



March 2026

HERITAGE STATEMENT

Font House, Teffont Magna, Salisbury, Wiltshire, SP3 5QY.

INTRODUCTION

This Heritage Statement relates to the proposal for Household Planning Permission for a new side/rear extension, new outbuildings, and external alterations at Font House, Teffont Magna. This application seeks approval for a new extension to the West (rear) and South (side), to provide additional and improved ground/first floor space. Other external and internal alterations to the existing dwelling proposed as per R&S drawings. The overall footprint of the existing property will only increase slightly. The provision of new carport and studio/office outbuildings will have a limited impact on the overall site. The existing property is well concealed from the public domain via existing established vegetation to the front boundary. The properties current features are of limited architectural interest.

EXISTING BUILDING

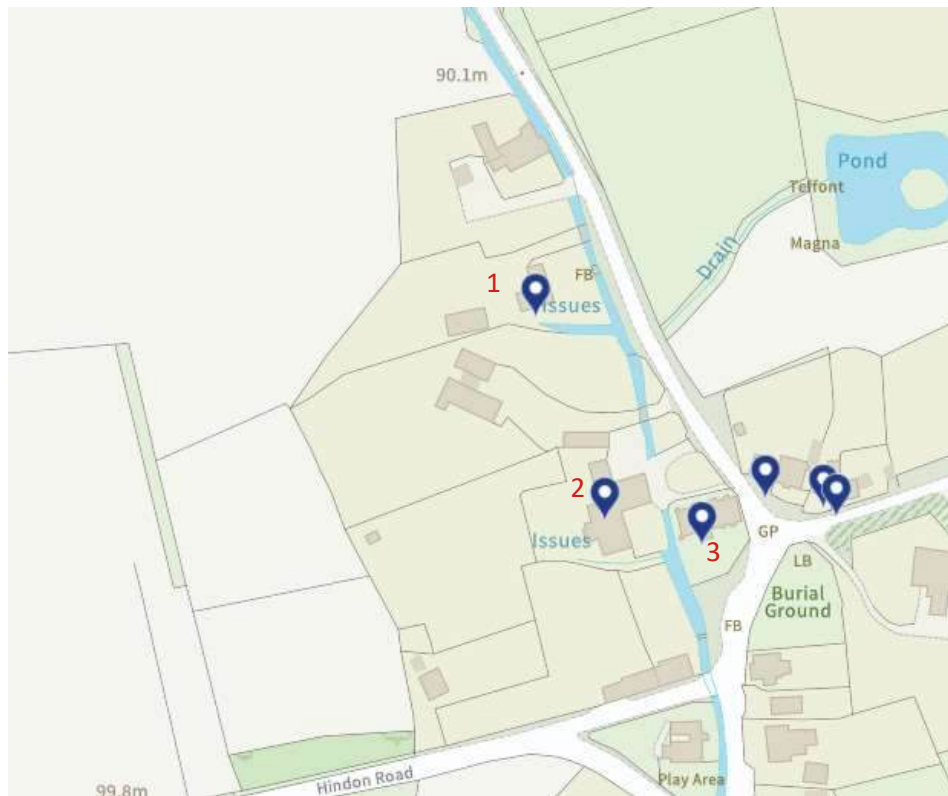
Please refer to drawings 25041-01, 02 and 06 for the existing building drawing layouts and details.

The existing building sits in an isolated position to the North of Teffont Magna. The property has an existing driveway access and parking. Gardens to the side and rear mainly laid to lawns, with fenced boundary and established vegetation surrounding. The existing building although containing some traditional features, is of relatively modern construction. There is an existing single storey lean-to garage to the East of the property, accessed via the existing driveway. The external facades of this property are stone for the main, with a slate roof to all pitched surfaces. The property has a large pitched roof over the 2-storey, with lower single storey elements. There are large private gardens to lawn to the rear and side of the existing property, with an established hedgerows and trees to the front, side and rear boundaries.

LISTED BUILDING INFORMATION

Please refer to the plan below for locations.

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|----|----------------------|--|
| 1. | List Entry: | 1146274, Grade II. |
| | Moon Cottage. | Distance – approx 30m from Font House. |
| 2. | List Entry: | 1146273, Grade II. |
| | The Malthouse. | Distance – approx 50m from Font House. |
| 3. | List Entry: | 125111, Grade II*. |
| | Church of St Edward. | Distance – approx 80m from Font House. |



Extract Map from Historic England showing Listed Building Locations (not to scale in this document)

PROPOSED WORKS

It is proposed to make various alterations to the existing dwelling and surrounding site. The existing garage is to be converted to provide additional utility space, with 2no Oak extensions to improve the usable floor spaces of the property. An overall improvement to the aesthetics of the dwelling is proposed with only new extensions and ground floor level. A change in materials at first floor level will assist with softening the property within its surroundings, and harmonise the new additions. New small outbuildings are proposed to the front and rear of the property, providing a carport and studio/home office. The proposed new additions will offer an evolution to the existing building, allowing the occupiers to meet current thermal performance regulations. The alterations will provide accommodation over 2no floors, however the raising of the ridge and eaves will be minimal, whilst still accounting for the bat provisions required. The property is not very visible from public viewpoints, and the proposals will have minimal effect on the neighbouring dwellings and surrounding fields. Externally new planting will assist visually.

PROPOSED MATERIALS

Walls:	Stone to match. Timber cladding. Existing stone to be made good on completion of works.
Rainwater Goods:	UPVC to match existing.
Roof:	Slate tiles to match existing (re-used where possible). High performance / lead flat roof.
Windows/Doors:	Aluminium windows and doors.

Please see drawing 25041-3C and 7 for additional details and locations of materials.

SITE PHOTOGRAPHS



Photograph 01, *Existing dwelling from driveway.*



Photograph 02, *Existing dwelling from gardens.*



Photograph 03, Existing dwelling from gardens.



Photograph 04, Existing dwelling from gardens.

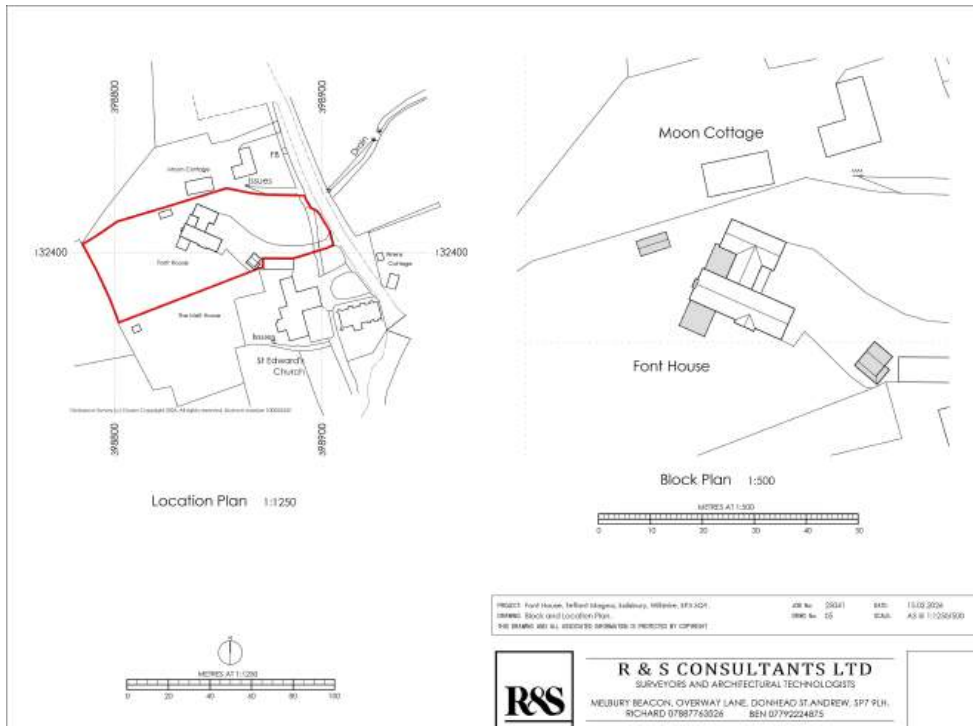


Photograph 05, *Existing dwelling from gardens.*



Photograph 06, *Existing driveway and location for new carport.*

SITE LOCATION PLAN



Extract from Location Plan drawing 100 (not to scale in this document)

CONCLUSION

The appearance, layout and scale of the extension is representative of the existing dwelling with only a small increase in the overall ground floor area, and roof profiles. The site is not located within the AONB or Conservation Areas. The alterations will be sympathetic with simple details and local materials in order to replicate the character of the existing building and to provide continuity. There will be no impacts on neighbours amenity, or any local listed historic buildings.

Given the secluded nature of the property at present, and the minimal impacts it would have on surrounding properties, neighbouring amenities would not be impacted. The proposed building will be an aesthetic improvement on the existing building. The extensions and alterations at this property will address some concerns with the existing building elements, as well as improving its links with the surrounding site.