



March 2026

DESIGN ACCESS STATEMENT

Stone Lodge, Chalk Lane, Hindon, Salisbury, SP3 6EG.

INTRODUCTION

This Design and Access Statement relates to the householder planning application submission, proposing the alternation and extension to the main house and existing garage outbuilding at Stone Lodge, Hindon.

THE BRIEF

The proposal at this dwelling is to make alterations to renovate and extend the existing house and detached garage outbuilding. These proposals will offer an improvement to the existing building, whilst providing the applicants with additional usable space with the provision of new ground and first floor areas. An extension to the rear elevation will also improve the usable floor space of the existing GF and Master suite, whilst linking the building into the existing topography of the site. The proposals are largely concealed by the forms of the existing buildings. To the front of the building, a new pitched roof construction will marginally raise the roof of the existing outbuilding, to provide additional habitable space. There will be limited impact on any current parking provisions within the site. There are a number of outbuildings to the front, side and rear of neighbouring properties. These proposals will provide solutions to problems experienced by the current applicants, without impacting the properties rural setting.

EXISTING BUILDING

Please refer to drawings 25066-100, 101, 102 and 103 for additional details of existing property.

The existing property comprises a detached dwelling garage outbuilding, to the South-West of the site. Stone Lodge is located to the South of the village of Hindon, on Chalk Lane. The site is located outside the Hindon Conservation Area and but within the Cranborne Chase AONB. The property is located to the North of the public highway, and is bordered on 3 sides by established vegetation. The property is of a modern style, with stone, render, slate to most roof faces. There are a number a number of alterations that have been undertaken on the property in recent years. There is a modern conservatory element to the rear of the property, which is in poor condition and requires replacement. To the front and rear of the property are gardens laid to mainly to lawn, with a gravel driveway access and parking. To the rear garden there is a patio, with a long tiered grass lawn to the North. The property is well concealed by the topography of the site and surrounding areas.

EXISTING MATERIALS

Please refer to photographs below, and drawing 25066-100 to 103 for the existing building details.

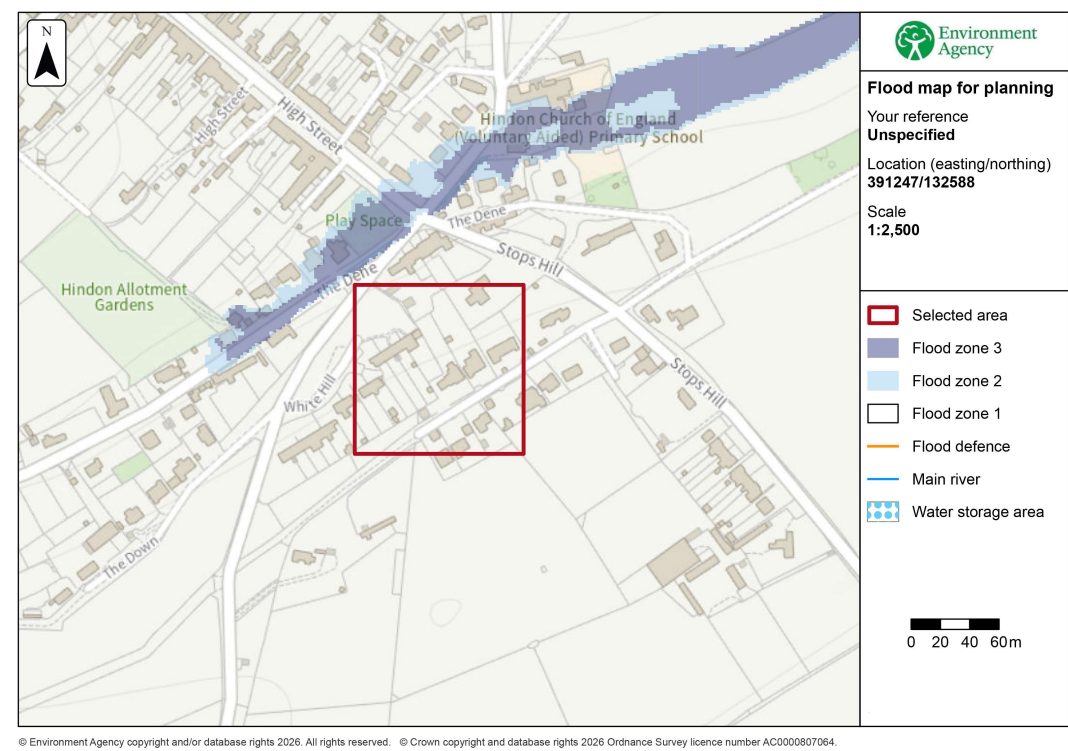
Walls: Stone, timber cladding.

Roof: Slate (pitch varies)

Windows/Doors: UPVC, timber.

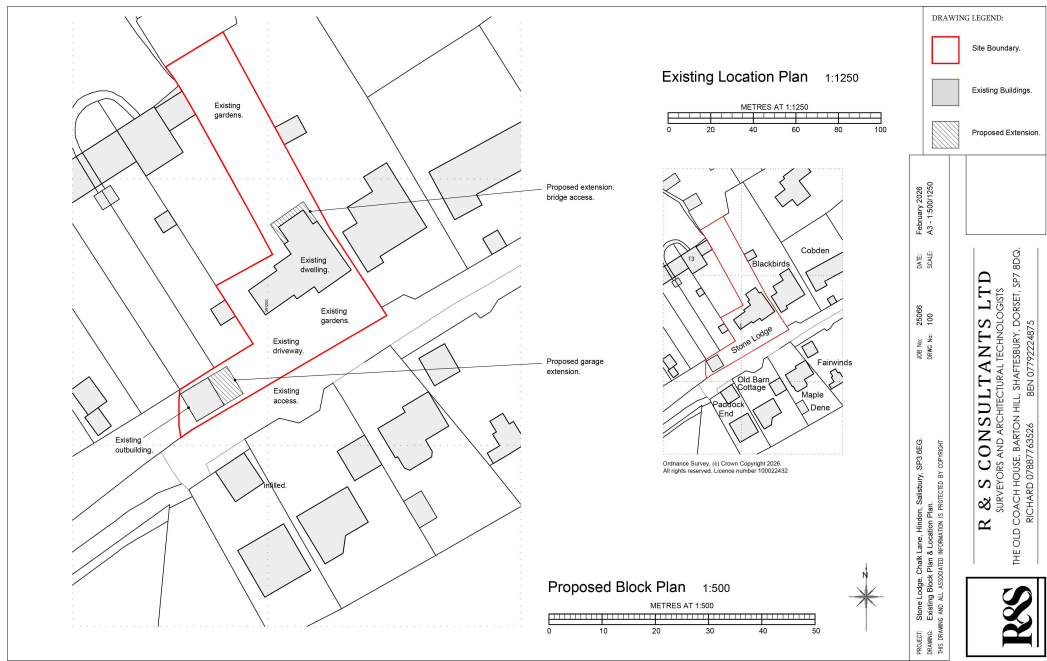
Rainwater Goods: UPVC. Timber fascia and barge boards.

FLOOD RISK ASSESSMENT



Flood risk assessment map via Environment Agency website. (Flood Zone 1)

SITE LOCATION PLAN



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

SITE PHOTOGRAPHS



Photograph 01, Existing dwelling from driveway/public highway.



Photograph 02, Existing outbuilding front elevation from driveway.



Photograph 03, View from existing first floor window over existing Conservatory roof.



Photograph 04, Existing rear elevation of existing dwelling showing conservatory.

PROPOSALS

Please refer to drawings 25066-104A, 105A and 106A for additional details.

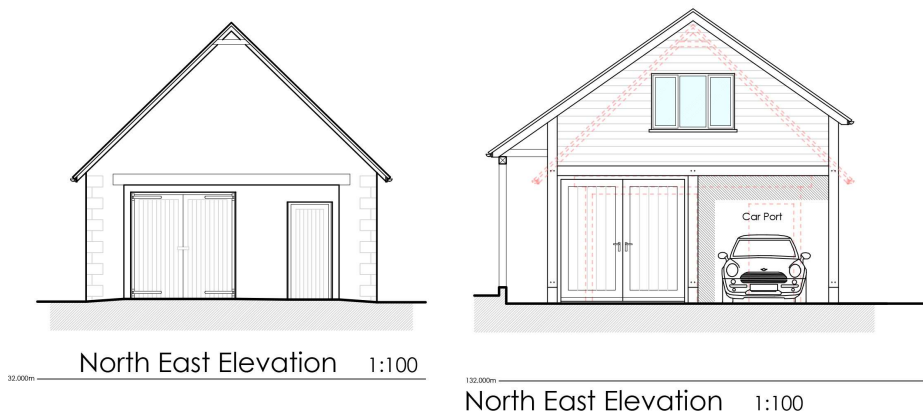
The proposals under this application at this property include works to the existing outbuilding and house.

Outbuilding

The proposals are to extend the existing outbuilding upwards and to the front, to provide a first floor area for ancillary accommodation. The existing garage at ground floor level will remain unaffected by the proposed works, whilst being extended forwards to provide undercover parking spaces and storage areas within the existing built form (current garage unusable for parking). The proposed new first floor extension works will offer the applicants with a flexible new space, that will be used for purposes incidental to the main house, remaining ancillary, providing accommodation for multi-generational living.

The proposed extensions will be constructed with a timber-clad facade appearance, to match the neighbouring building. The stone and render lower wall sections will be retained as existing. New windows and doors will be largely located facing Stone Lodge, to minimise effects on neighbour amenity. To the front elevation will be a first floor window, located within the new timber clad gable, to match the style of other local buildings. 3no new rooflights will allow South light into the proposed first floor area.

Although the overall roof profile of this building is to be increased, the ridge will be only slightly raised above the existing (300mm) with the roof pitch shallowed to 35 degrees. This will allow the building to remain settled between its current surroundings, whilst offering the applicants a chance to utilise their existing buildings and increased floor spaces. As illustrated from the drawing extract below, the building alterations remain subservient to its neighbours, and partially obscured by the natural landscapes.



Extract from drawings 103 (existing) and 106A (proposed) (not to scale in this document)

The proposed alterations to this building will have minimal effects on the existing driveway, parking or overall property. The provision of a first floor will provide ancillary accommodation, which will provide multi-generational living. The outbuilding will remain part of the overall property, and continue to be subservient to the existing dwelling of Stone Lodge.

The new additions to this building will be located in an area of existing inaccessible garden, due to the sites existing topography. This allows the applicants to utilise an existing area of the site that is currently underused. The existing property benefits from a large front garden, and separation from the public highway. The existing driveway and external parking areas will remain unaffected by the proposed works under this application. The undercover parking will utilise areas of the existing driveway parking.

To the front and side elevations of the site, there is an established hedgerow, largely screening the property, buildings and gardens from public viewpoints. The choice of materials to match the main house and neighbouring buildings, will ensure this new building settles into its rural setting.

House Extension

To the rear of the existing house is an existing conservatory, separated from the Living Room by existing external doors. This existing Conservatory, although linking the property to the garden, provides an environment that is unusable in both summer and winter. This conservatory is in poor condition and nearing the end of its projected lifecycle. It is proposed as part of this application to replace the existing Conservatory with a new extension.

The new addition in this area would be 2-storey in nature, providing additional Living Space on the ground floor, and an increased Master Bedroom to the first floor. This new extension will be constructed using modern construction techniques providing thermal u-values compliant with the Building Regulations. This new extension will occupy an area of existing hardstanding/Conservatory, and extend the existing built form. The extension will utilise materials to match the existing property, with a plinth formed with existing stone, and locally sourced timber cladding above. New UPVC/aluminium doors and windows will provide continuity with the existing property.

The extension will be part of a larger re-modelling within the existing property. The existing Kitchen although central to the property, acts more as a circulation space, and given the sites topography does not have any external views. The relocation of the Kitchen will place it more within the core of the property, whilst linking it to the rear gardens via the proposed Living Room extension. On the first floor the existing Master Bedroom (small) will be extended to provide an improved space to match the size of the overall property. Please note there will be no increase in the overall number of bedrooms.

This new addition to the rear of the property will remain concealed from public viewpoints by the existing property and hedging/landscape. The proposed extension will utilise existing materials and styles in order to retain and enhance the character of the property.



Extract from drawings 102 (existing) and 105A (proposed) (not to scale in this document)

PROPOSED MATERIALS:

- Walls: Horizontal timber cladding, above stone/brick plinth to match.
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).
- Windows/Doors: UPVC to match existing/aluminium.

Please see drawings 25066-104A, 105A and 106A for additional details and locations of materials.

DRAINAGE:

Storm Water Drainage: New soakaways will take all surface water from the proposed extension. All surface water drainage to new soakaways to be designed by Polypipe or equivalent specialists, and constructed in accordance with their details. All new soakaways will be a minimum of 5.0m metres from buildings and boundaries. Some rainwater from the new building will be harvested and used for watering the gardens.

Foul Drainage: The new foul drainage to the house will be connected into the existing mains drainage for the property. All new drainage to be laid to falls around the site/building and all connections will be to the existing private system, within the property boundaries. No new mains connection required.

CONCLUSION

The proposed extensions to the existing outbuilding will improve and increase the first floor and usable floor space for the owners of the existing dwelling. The extension will partially occupy the area of the existing building with extensions as required. The proposed extension will have minimal impacts on the surrounding areas, and neighbour amenity will not be impacted. The proposed garage outbuilding works, although more modern in form, will provide a continued evolution to the existing property. All proposals will remain ancillary and within the same ownership of the existing dwelling. The proposals under this application would accord with the relevant local and national planning policies