Historic Building
Advisory Service

Historic Building Impact Assessment

Frog Cottage, Frog Lane, Chilmark, Salisbury, Wiltshire



Aug 2023

Reference: 23793

ROOF COVERING REPLACEMENT
FROG COTTAGE
FROG LANE
CHILMARK
SALISBURY
WILTSHIRE

Historic Building Heritage Impact Assessment

Prepared on behalf of

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Summary



Fig: East elevation

The Historic Building Advisory Service was commissioned by Mr D Surtees to undertake an historic building heritage impact assessment of proposed works to replace the existing roof coverings to the single storey extension on the east side of Frog Cottage with new clay tiles.

The current roof covering are laid to a slope that is below that recommended for the type of tile employed. That results in leakage and water damage to the interior of the roof and this part of the house. The replacement tiling is to be in a new single lap clay tile with the general appearance of a double Roman tile.

The site inspection was carried out on 27th March 2023.

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Historic Building Heritage Impact Assessment

1 INTRODUCTION

1.1 Project background

1.1.1 The Historic Building Advisory Service was commissioned by Mr D Surtees to undertake an historic building assessment of works to and around a building known as Frog Cottage at Frog Lane, Chilmark, Wiltshire. These works are to replace the existing tiles on the modern single storey extension.

1.1.2 The examination of the building was undertaken generally within the guidelines of good surveying and building archaeology practice. The purpose of the survey was to undertake an assessment of the historic nature and character of the building that is presently used as dwelling and how it may be affected by the proposed work. This was undertaken by means of a visual and physical assessment and analysis of the building to understand its means of construction as well as the way it has been altered and adapted over time.

1.2 Survey Content

1.2.1 The aim of this report is to produce an overall impression of the property and its setting at the time of the inspection. This was undertaken by a visual examination of the elements that make up this facility to identify the means of construction, analyse its construction, and assess its historic significance and what historic character remains.

1.2.2 Readily accessible documentary sources were reviewed in an attempt to create an established time and ownership line for the relevant parts of the site and buildings. The results of this research were then applied to the findings from the site survey in an attempt to show the development of the relevant part of the site.

1.2.3 This assessment has been compiled in line with good practice to meet the requirements of NPPF.

1.3 Survey Information

- Premises inspected: Single storey extension of Frog Cottage
- Location: Frog Lane
Chilmark
Wiltshire
SP3 5BB
- Client: Mr D Surtees
- Property Occupant: Mr D Surtees
- Current Use: Dwelling
- Reason For Inspection: Historic building assessment
- Inspection By: R J Hill MRICS, MCI*f*A
- Inspection Date: 27th March 2023
- Listed Building? Yes
- Registered Park / Garden No
- Scheduled Monument No
- Conservation Area? Yes
- AONB / National Park? Yes

2 GENERAL

2.1 Location

2.1.1 Frog Cottage is located on Frog Lane in the village of Chilmark, within the Cranborne Chase AONB.

2.1.2 The property sits to the front of an approximately rectangular plot with a shared access drive on the east side and at the back of the plot there is a modern timber framed studio and workshop within a single building. It is effectively an **L** shape on plan with the leg of the being against the road on the north side and the toe being at the east end pointing to the south.

2.2 Description

2.2.1 Frog Cottage is the eastern half of a pair of a semi-detached two storey thatched cottage, that is comprised of two main sections. One is the main and traditional house that is effectively on an east - west alignment. The other part of the block is a modern single storey structure that runs out from the northeast corner of the old part and then extends back along the east boundary.

2.2.2 The main part of the house is a traditional stone built structure with a thatched roof and is apparently mid 17th century in its overall style and form, although it may have origins extending back to the late 16th century. On its east end there is a late 19th century one-bay extension, with weatherboard clad walls that had had the thatch extended over it.

2.2.3 The east end addition is a modern single storey structure, largely mid-to-late 20th century and which was then linked to the main house with an extension granted planning approval in 2009.



Fig.2.2.3: North elevation of the extension

3 EXTERNAL INSPECTION

3.1 Cottage Roof

3.1.1 The original part of Frog Cottage has a hipped thatched roof with cut or block ridge. On the slopes there are eyebrows dressed over eaves windows around.

3.2 Extension Roof

3.2.1 Over the east extension the roof has a gable at the south end and the north end there is a hip on the northeast corner. The link block extension roof run out from the east side of the main cottage and then into the west side of the extension, so that its north slope is continuous with the north end of the addition.

3.2.2 The roof over the extension is covered with traditional clay single roll pantiles that are laid to a roof slope below that recommended for this type of covering. The minimum pitch of a roof for this tile is 35° while the actual pitch is slightly over 22½°.



Fig. 3.2: The single storey extension, looking north

3.3 Eaves and Rainwater Goods

3.3.1 There are no rainwater goods associated with any part of the main cottage roof as is typical for a thatch. Here the water runs off and drips away from the building due to the overhang of the eaves.

3.3.2 On the single storey extension there are half round section PVC gutters and circular downpipes, fixed to a painted fascia board attached to the head of the walls.



Fig.: 3.3: West elevation of the extension

4 DESK TOP STUDY

4.1 Map Study

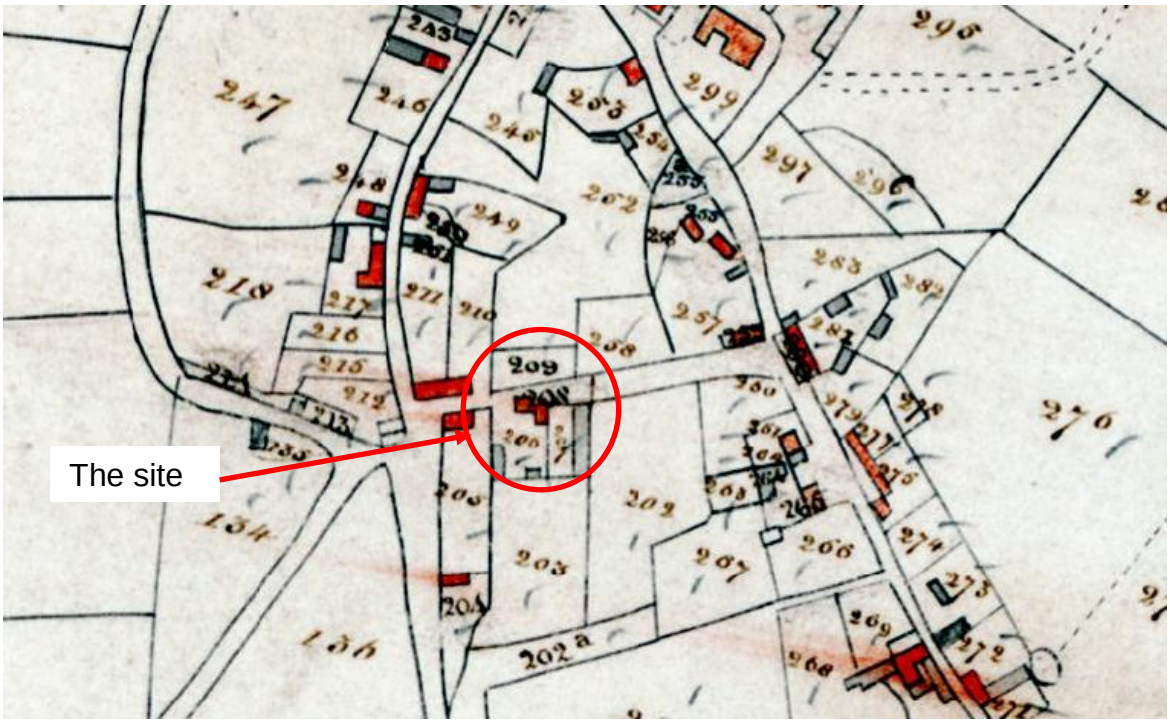


Fig.4.1.1: Tithe Map from 1840

4.1.1 The first large scale map of the area is the Tithe Map of 1840 which shows the cottage with a small return wing to the rear on its east end. Further to the east there is a longer building on a north - south axis.

4.1.2 The 1886 25" to the mile scale Ordinance Survey (OS) Map is the first accurate large scale map for this part of Chilmark. On this map Frog Cottage is shown, apparently, as a single building but this does not mean that it had not been subdivided by that stage.

4.1.3 To the south of the cottage as well as the rear west boundary show where there are other buildings, but the long east side building seen on the Tithe Map has disappeared. The east side rear return of the cottage has also been removed.

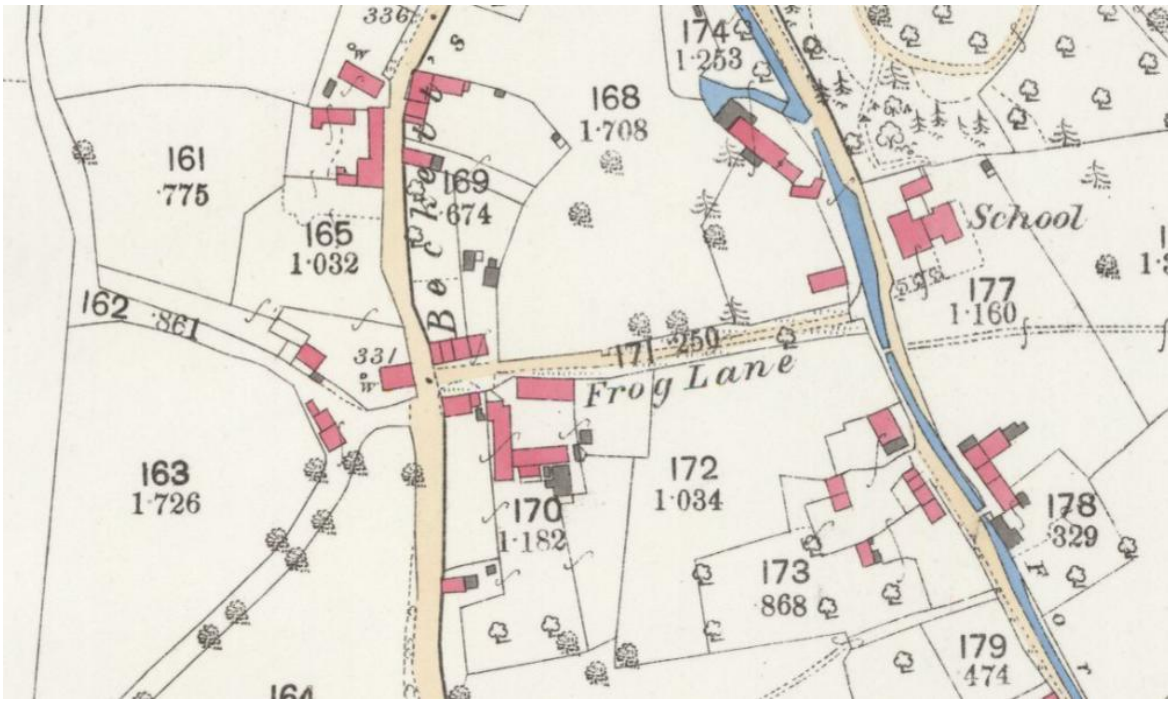


Fig 4.1.2.: 1886 25” scale map extract

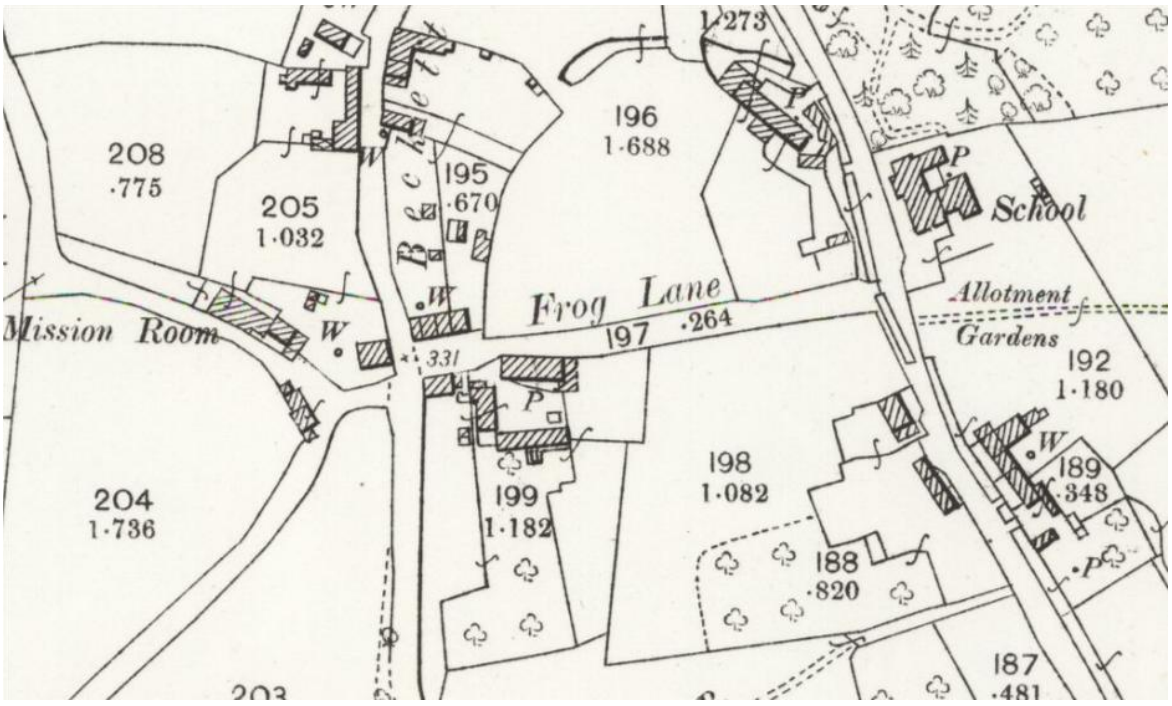


Fig 4.1.4: 1900 25” scale map extract

4.1.4 The next edition of the large scale OS map is from 1900 when the most significant alteration is where an open-sided extension has been attached at the east end of the cottage.

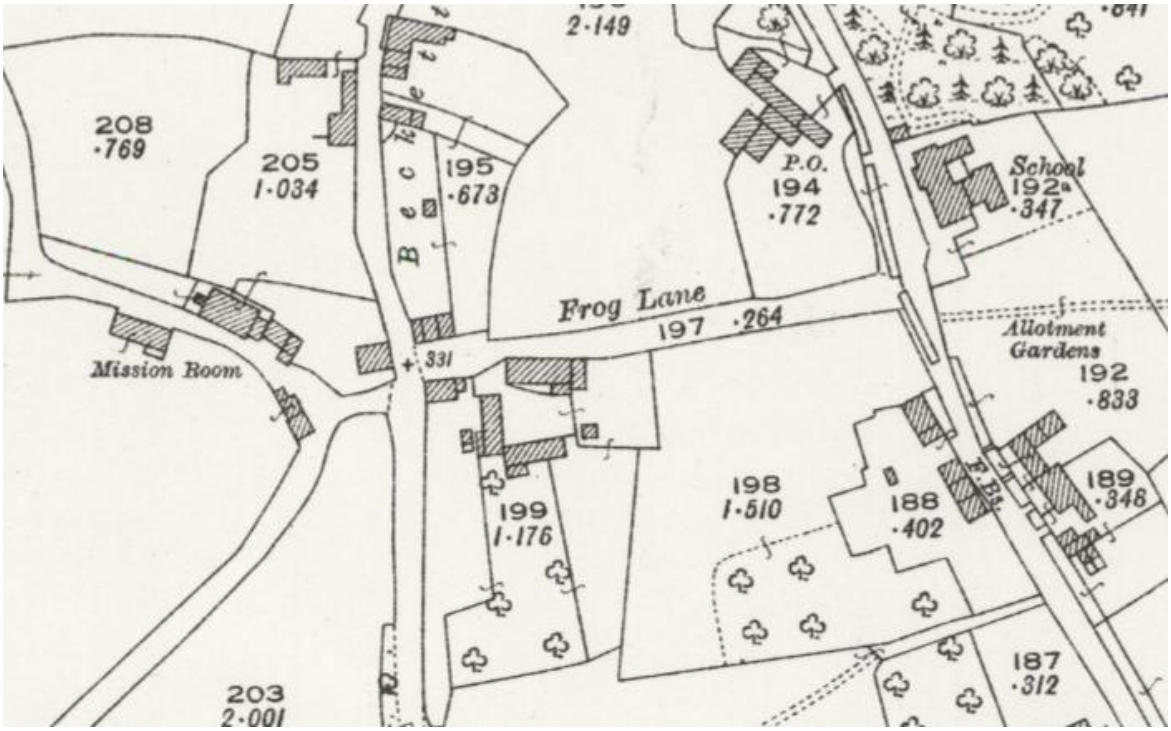


Fig 4.1.5: 1923 25” scale map extract

4.1.5 On the 1923 25” to the mile scale OS map it is noticeable that on the south wall of the cottage, at the entrance, a new porch extension been added.

4.1.6 The other significance change is the extension on the east end, previously shown as open-sided, has been enclosed.

4.1.7 There is still no sign of the single storey annexe at the east boundary line, neither any of the neighbouring houses towards east.

4.1.8 There is an air photo from 1950 when the detached annex and the branch drive of Frog Lane is noticeable.

5 LISTING

5.1 FROG COTTAGE

5.1.1 Overview

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1249966
Date first listed:	27-Jul-1985
Statutory Address:	FROG COTTAGE, FROG LANE

5.1.2 Location

Statutory Address:	FROG COTTAGE, FROG LANE
District:	Wiltshire (Unitary Authority)
Parish:	Chilmark

5.1.3 National Grid Reference: ST 96938 32473

5.1.4 Details

ST 93 SE CHILMARK FROG LANE (south side)
1/91 Frog Cottage and Village Farm
GV II
Pair of semi-detached cottages. Mid C17 and C19. Rubble stone and dressed limestone, hipped thatched roof, brick stacks. Entrances at rear; single storey and attic, 4 windows. Two C20 porches and doors to left and right in C19 weatherboarded one-bay extensions, four 2-light casements to ground floor and first floors. Right return has 3-light casements and C20 casement to ground floor in weatherboarded wall, 2-light casement to attic dormer. Left return has 3-light casement to ground floor and 2-light casement to dormer. Rear facing road has two 2-light casement and 2 single casements with 2 eyebrow dormers, each with 2-light casements. Interiors have deeply chamfered beams with stepped stops, open fireplaces have chamfered lintels with stepped stops on chamfered stone jambs.

Listing NGR:	ST9693532474

5.1.5 Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:	320317
Legacy System:	LBS

5.1.6 Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

6 PROPOSED WORKS

6.1 Roof covering replacement

6.1.1 It is proposed to take off the existing roof tiles on the single storey extension that are clay single roll pantiles and replace them with clay Marley Lincoln Single pantiles. The current tiles should be laid to a minimum roof pitch of 35°, but as this roof is approximately 22½° there are regular problems with water ingress to the coverings. The replacement tiles can be laid to pitches down to 12½°, but will still retrain the overall appearance of what is seem now with improved weather resistant.



Fig.6.1: The proposed tile

6.1.2 Where the thatch and the recently constructed link's roof meet the new tiles will be carefully dressed under the eaves of the thatch, to avoid the need of trimming. At this junction a new lead flashing in accordance with Lead Sheet Association recommendations will be formed too.

7 HISTORICAL ANALYSIS

7.1 Building Construction

7.1.1 The oldest part of the cottage was built during the 17th century from rubble stone and dressed limestone although it may have origins extending back to the late 16th century.

7.1.2 During the late 19th century it was extended at the east end that was originally open-sided and later closed around. This has a stone wall on north side and is weatherboard clad on east and south and where the thatch roof was extended over.

7.1.3 In the early 20th century a small stone porch was added on the rear elevation of the cottage, at the east end.

7.1.4 A separated single storey annex was erected during the mid to late 20th century on the east boundary towards the road end. This is largely as the main part of the extension that is still seen being a mixture of timber frame construction covered with weatherboarding and with other sections having a mixture of stone and brick walls. The roofing over this is of clay pantiles.

7.1.5 Planning permission was granted in 2009 to create a new link corridor to connect the earlier building to the main house. Since then this is all been used as an annex to Frog Cottage.

7.2 Historic Impact

7.2.1 There is no proposed alteration on the original historic cottage, so its historical character and significance will not be harmed.

7.2.2 The works only involve the replacement of the tiling to the 20th century east side single storey extension. The existing roof tiles, that because of their nature, have to be laid at a reasonably steep pitch will be replaced with a modern clay tile of matching colour and profile that can be laid to a lower pitch that is more suitable for this structure.

7.2.3 With the replacement tiles there will be some loss of historic patina to the surface of the coverings but this will soon regenerate. The colour, profile and general texture will mean that when seen from the street the roof over this part will be visually as it currently is and so there will be no loss of historic significance or character to the extension.

7.3 Significance Considerations

7.3.1 Frog Cottage is a listed building. While the listing recognises the national architectural and historic interest of the building, the official list description does not normally set out what features are important, or to what degree and nor does it describe what elements play a neutral role, or detract from the building's significance. Understanding these aspects is essential in enabling informed decisions to be taken when proposing alterations to the building, so that its special interest can be conserved wherever possible. The purpose of this section is to provide a detailed assessment of significance, so that the effects of any proposed changes upon the listed building can be fully evaluated.

7.3.2 The following assessment of the building uses Historic England's Conservation Principles (2008), which provides tools for understanding the significance of the buildings and places in relation to the following values.

7.3.3 **Evidentia**l (or architectural) value – the physical aspects of a building that yield evidence about its past.

7.3.4 **Historic** value – the extent to which the building is associated with or illustrative of the historic events or people.

7.3.5 **Aesthetic** (architectural / artistic) value – which includes the importance of buildings or places for their design, visual, landscape and architectural qualities.

7.3.6 **Communal** value – includes the importance of buildings or places to societies and communities, including the local identity.

7.3.7 This assessment draws upon the historical understanding set out above, and follows established conservation practice in using the following terms:

7.3.8 **Higher Significant** – original elements which make a notable contribution to the building's historical and architectural interest of the building.

7.3.9 **Significant** – original elements which make a strong though secondary contribution to the building's special interest, or later additions which have notable historic or design value.

7.3.10 **Lower significance** – this may include original elements where these are of very modest or greatly diminished value; more often it relates to non-original features which contribute to maintaining the overall building's architectural or historic interest (e.g. replacement windows which replicate the original design).

7.3.11 **Neutral or Detracting** – features which do not contribute positively to the historic and architectural interest of the building, and in some cases may even detract from an appreciation of its significance. This can include original fabric where it is of minimal special interest, and is located in an area that has undergone notable change.

7.3.12 These terms are used in a purely relative sense within the context of the house, and should not be taken as descriptions of the absolute significance of elements compared to those in other listed buildings.

7.3.13 For this statement, the significance of the different elements has been assessed as follows:

7.3.14 The exterior of the building has for the most part a higher significance in terms of evidential and historic values. It has lower communal value as a private house.

7.3.15 The significance of the elements of the building that are affected by this work are highlighted below:

7.3.16 Replacing the roof covering on the single storey extension will not result in the loss of historical material as this is a mid to late 20th century addition. The current roof coverings result in leakage and this is causing damage internally and risking the stability of the structure. The proposed new tiling will prevent that damage, will have no loss of external appearance and so it will have a positive significance to the building.

7.4 Legislation, Policy and Guidance

7.4.1 Frog Cottage is a listed building; any proposals which would affect its special interest require Listed Building Consent and consideration will have to be given to the impact of the works on the significance of the building. The proposals are therefore subject to a range of national, regional and local authority heritage policies in addition to normal planning policy, and where relevant these are set out below.

7.5 Planning (Listed Buildings and Conservation Areas) Act 1990

7.5.1 The relevant Legislation is the Planning (Listed Buildings & Conservation Areas) Act 1990. In particular, Section 16 (2) deals with decisions on listed building consent applications and 66(1) covers the General duty as respects listed buildings in the exercise of planning functions:

7.5.2 (2) Inconsideration whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

7.5.3 66(1) In consideration whether to grant planning permission for the development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting.

7.5.4 Thus, any application for the works to a listed building should be judged on whether it preserves the special interest of the listed building or its setting.

7.6 National Policy-National Planning Policy Framework July 2021

7.6.1 The NPPF streamlined national planning policy into an integrated set of priorities, structured around the central theme of sustainable development, first in 2012 and then as revised in July 2018 and 2021. Paragraph 8 states: *Achieving sustainable development means that the planning system has three overarching objectives, which are independent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives).* The objectives are: economic, social and environmental.

7.6.2 Conservation and Enhancement of the Historic Environment Chapter 16 of the NPPF (paragraphs 189 to 208) sets out the national planning policies on the historic environment. Paragraph 189 sets out several important considerations local planning authorities need to bear in mind when dealing with applications affecting heritage assets, such as:

7.6.3 These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations...

7.6.4 The policy continues to place the assessment of the significance of heritage assets and the impact of proposed development on this at the heart of planning for the historic environment, as follows:

7.6.5 Paragraph 194 states:

7.6.6 In determining application, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

7.6.7 Paragraph 195 states:

7.6.8 Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

7.6.9 Paragraph 197 states:

7.6.10 In determining planning applications, local planning authorities should take account of:

7.6.11 a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

7.6.12 b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability: and

7.6.13 c) The desirability of new development making a positive contribution to local character and distinctiveness.

7.6.14 Paragraph 199 states:

7.6.15 When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial herm to its significance.

7.6.16 Paragraph 200 says:

7.6.17 Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

7.6.18 a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional:

7.6.19 Paragraph 202 sets out how the impact of the proposed works at Frog Cottage should be considered by the planning authorities in the decision-making process:

7.6.20 Where a development proposal will lead to less than substantial harm to the significant of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

8 CONCLUSION

8.1.1 It is proposed to take off the existing roof tiles on the single storey extension that are clay single roll pantiles and replace them with clay Marley Lincoln Single pantiles. The current tiles should be laid to a minimum roof pitch of 35°, but as this roof is approximately 22½° there are regular problems with water ingress to the coverings. The replacement tiles can be laid to pitches down to 12½°, but will still retrain the overall appearance of what is seem now with improved weather resistant.

8.1.2 The works only involve the 20th century east side single storey extension. There is no proposed alteration on the original historic cottage, so its historical character and significance will not be harmed.