RIDGEWAY
HERITAGE CONSULTANCY

CHITTERNE HOUSE, TOWNSEND, CHITTERNE, WARMINSTER, WILTS BA12 0LG:

A Heritage Statement for The Cottage



Client: Mr Charles Seymour

Project No: RHC 2023-48

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Chitterne House, Townsend, Chitterne, Warminster, Wiltshire BA12 0LG

A Heritage Statement to support proposed alterations to the adjoining Cottage

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Front cover, view, looking north-east, of the south-west elevation of Chitterne House and adjoining Cottage.

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SUMMARY

The Grade II-listed Chitterne House is of three principal phases of construction, of which the first appears to be of late seventeenth-century date. An early twentieth-century extension on the south-western side of the house may have been accompanied by the construction of a small service cottage of one and half storeys. While of early twentieth-century date, this building may incorporate an earlier brick wall on its south-eastern side. The Cottage is a plain building of limited architectural interest, which retains some aspects of vernacular style. It comprises part of a group of ancillary buildings on this side of Chitterne House which may include surviving elements of a traditional farmstead.

The south-east elevation of the Cottage is of plain brick, and includes two blocked full-height camber-headed openings. It is proposed to remove the blocking and to insert timber-framed double doors to match those on the south-east elevation of the main house. The revealing of historic features would enhance the architectural interest and character of this elevation of the building, which is otherwise somewhat featureless. It would also enhance the interest of wider views of the south-east elevation of Chitterne House.

It is also proposed to remove a defective door and window on the north-west elevation of a modern single-storey extension on the south-western side of the Cottage, and to install a new timber-framed casement. The remaining space would be infilled to match the existing. The removal and partial replacement of dilapidated features would enhance the appearance of this elevation. The conversion of the adjoining single-storey space to a new bathroom would entail no adverse impacts to historic fabric or to appearance. This proposed alteration would be wholly beneficial, and would enhance the visual aspect and character of both the Cottage and the adjoining Chitterne House There would be no adverse impacts to the wider settings of neighbouring heritage assets.

The proposed alterations to the Cottage at Chitterne House would be beneficial in effect, both to the building concerned and to the main house, and it is considered that in view of the resulting tangible heritage benefits there should be no objection to the granting of planning permission and Listed Building Consent.

1. INTRODUCTION

1.1 In August, 2023, Ridgeway Heritage Consultancy was commissioned by Fowler Architecture and Planning Ltd, on behalf of Mr Charles Seymour, to prepare a Heritage Statement to support proposed alterations to the Cottage at Chitterne House, Townsend, Chitterne, Warminster, Wiltshire BA12 0LG (NGR 399258 144280), (Figs. 1, 2 and 3), hereafter referred to as 'the Cottage'. Chitterne House is of seventeenth-century origin, with a later eighteenth-century south range and an early twentieth-century extension on the south-west side. It is listed at Grade II in view of its architectural and historic interest (NHLE 1036438). The Cottage is an ancillary building close to the south-west side of the main house, which is of probable early twentieth-century date, and is curtilage-listed.

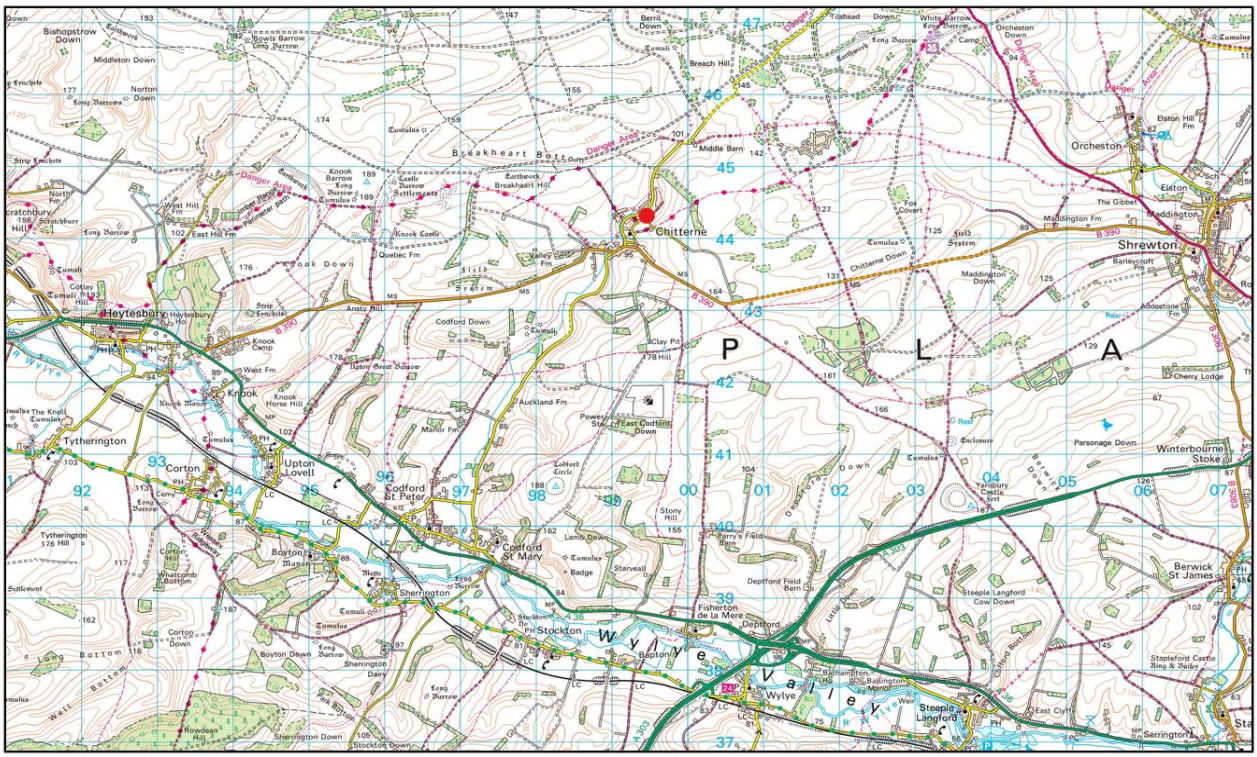

Fig. 1: Location Plan Approximate Scale 1:50,000).

1.2 A limited scheme of alterations the Cottage is proposed, which include the opening up of blocked openings on the south-east elevation of the building, and the installation of timber-framed double doors within the timber-framed openings. In addition, it is proposed to remove an existing door and a dilapidated casement window on the south-west elevation, and to replace this with a new casement window. These proposed changes may have a limited effect on the plan-form and aspects of external historic character of the Cottage,

but would have minimal effect on the internal spaces of the building. They would have potentially beneficial implications for the settings and historic character of Chitterne House and neighbouring listed buildings. This Heritage Statement will support a planning application for the alterations to the Cottage, and will include an assessment of the building and its significance, and of the potential impacts associated with the proposed alterations.

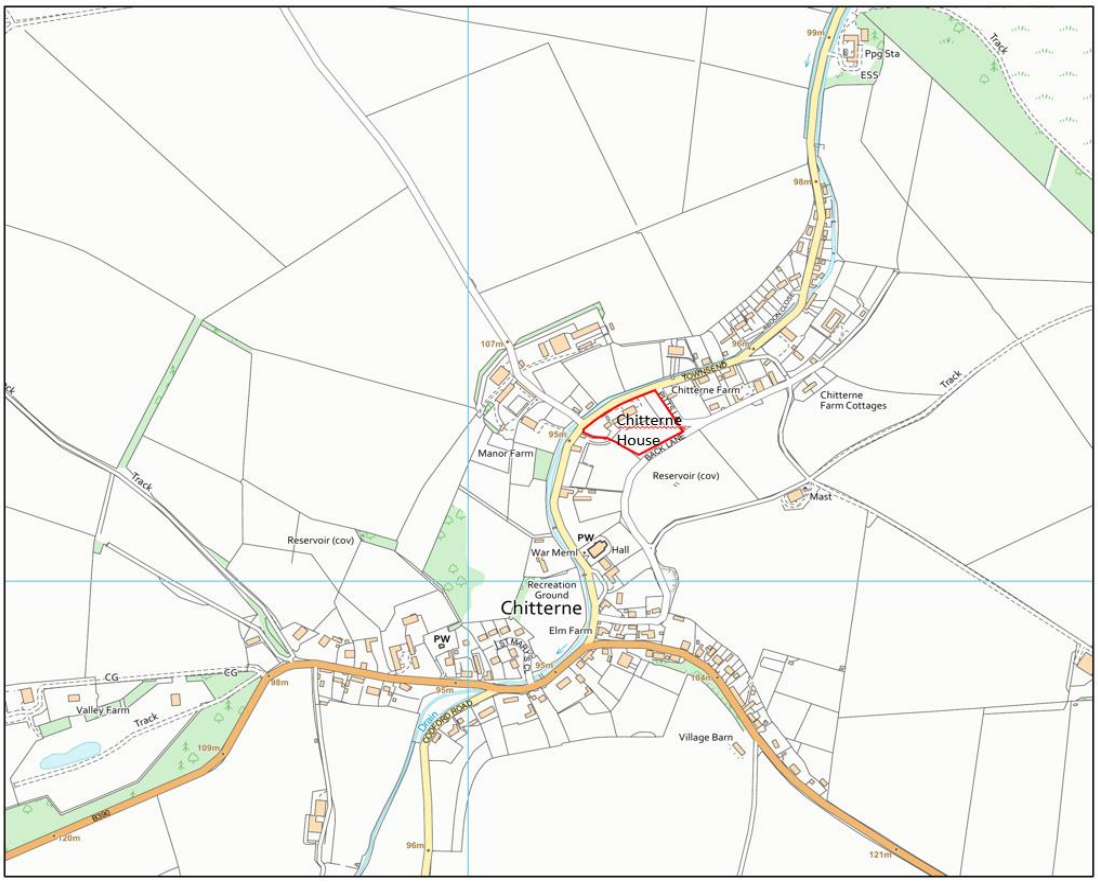

Fig. 2: The location of Chitterne House within Chitterne village (approximate scale 1: 2000).

Location and context

1.3 Chitterne House is located on the south-eastern side of Townsend, a thoroughfare which runs north from Biddendon Lane, which forms the principal east/west axis of the village. The house is set within spacious grounds of 0.97ha area. These are bounded to the north-west by the roadway, to the south-east by the minor thoroughfare of Back Lane and a belt of broadleaf trees, and to the north-east and south-west by adjoining properties, including the Grade II*-listed Gatehouse (Figs. 2 and 3). Ancillary buildings located immediately to the south-west of Chitterne House include the Cottage, together with barns and an eighteenth-century stable building (Figs. 2 and 3).

1.4 Chitterne House and associated buildings are situated on level ground, within a narrow dry valley which runs south-west/north-east from the village and the source of the Chitterne Brook. It is situated at an elevation of 100m above Ordnance datum (aOD), within an area of rolling chalk downland, with land immediately to the north-west and south-east rising to an elevation of 150m aOD. Warminster town centre is located 12km to the west, and Amesbury 17km to the east.

The Scope of the Heritage Statement

1.5 In considering applications for development which result in impacts to listed buildings, the statutory duty, under Sections 16 (2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990, is to 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". It will also be necessary to articulate the significance of this heritage asset and to assess the impact of the proposed works upon that significance, in accordance with Paragraph 194 of the National Planning Policy Framework:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

1.6 The scope of this Heritage Statement will therefore include the following:

- A detailed assessment of the historical development, plan form, architectural interest and historic fabric of the Cottage, and its heritage significance;
- An assessment of the potential impact of the proposed alterations on the architectural interest, historic fabric and significance of the Cottage;
- An assessment of the potential effects of the proposals on the wider settings and significance of neighbouring heritage assets, resulting from the proposed alterations;
- An assessment of the overall level of harm to the significance of the Cottage, resulting from the proposed alterations and additions.

1.7 A site visit, including a detailed external assessment of Chitterne House and the Cottage, was made on July 13th, 2023, in sunny conditions.



Fig. 3: Aerial view of Chitterne House and associated buildings, including the Cottage (Geoinformation Systems).

2. PLANNING POLICY CONTEXT AND GUIDANCE

2.1 This Heritage Statement has been compiled in accordance with the following statutory, planning policy and guidance documents:

- National Heritage Act 1983 (amended 2002);
- Planning (Listed Buildings and Conservation Areas) Act 1990;
- National Planning Policy Framework 2012 (amended 2021);
- National Planning Practice Guidance: Conserving and Enhancing the Historic Environment (2016 revised 2021);
- English Heritage guidance: 'Conservation Principles; polices and guidance for the sustainable management of the historic environment' (2008);
- Historic England guidance: 'Historic Environment good practice advice in planning: Note 2; Managing significance in decision-taking in the historic environment' (2015a); and
- Historic England guidance: 'Historic Environment good practice advice in planning: Note 3: The Setting of Heritage Assets' (2015b).

Planning (Listed Buildings and Conservation Areas) Act (1990)

2.2 The 1990 Planning Act states that:

'in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall, or as the case may be, 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 that it possesses (Section 66)*'.*

National Planning Policy Framework (2012, rev. 2021)

2.3 The Framework sets out national planning policy relating to the conservation and enhancement of the historic environment. It defines the historic environment as: "all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past activity, whether visible, buried or submerged, and landscape and planted or managed flora." Individual components of the historic environment are considered to constitute heritage assets: "buildings, monuments, sites, places, areas or landscapes identified as having a degree of

significance meriting consideration in planning decisions, because of their heritage interest".

2.4 Key tenets of the Framework are that:

- when considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater that weight should be (Paragraph 199).
- heritage significance can be harmed or lost through alteration or destruction of the heritage asset, or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to, or loss of, a Grade II-listed building, park or garden should be exceptional. Substantial harm to, or loss of, designated assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, Grade I or II*-listed buildings, registered parks and gardens and World Heritage Sites should be wholly exceptional (Paragraph 200).
- where a proposed development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal (Paragraph 202).
- With regard to non-designated heritage assets, a balanced judgement will be required having due regard to the scale of any harm or loss, and to the significance of the heritage asset affected (Paragraph 203).
- Local planning authorities should look for opportunities for new development within Conservation Areas [and World Heritage Sites], and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably (Paragraph 206)

2.5 Local Planning Authorities are urged to request applicants to describe the significance of any heritage assets affected by a proposed development, including any contribution made to significance by their setting. The level of detail required in the assessment should be "proportional to the assets' importance, and no more than is sufficient to understand the potential impact of the proposal on their significance".

Local Planning Policy

The Wiltshire Core Strategy (2015)

2.6 In Wiltshire, the current Development Plan includes the Wiltshire Core Strategy, of 2015, and includes a number of saved policies from District Local Plans. Within the Core Strategy, relevant provisions for development design are contained within Core Policy 57: Ensuring High-Quality Design and Place-Shaping. Provisions for the conservation of the historic environment are contained within Core Policy 58.

Core Policy 57 Ensuring high-quality design and place-shaping

2.7 A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

i. enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced;

ii. responding positively to landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines, to effectively integrate the building into its setting;

iii. being sympathetic to and conserving historic buildings and historic landscapes; and

iv. the use of high standards of building materials, finishes and landscaping;

Core Policy 58 Ensuring the conservation of the historic environment

2.8 Development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved and, where appropriate, enhanced in a manner appropriate to their significance, including:

i. nationally significant archaeological remains;

ii. World Heritage Sites within and adjacent to Wiltshire;

iii. buildings and structures of special architectural or historic interest;

iv. the special character or appearance of conservation areas;

v. historic parks and gardens; and

vi. important landscapes, including registered battlefields and townscapes.

2.9 Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets which contribute to a sense of local character and identity, will be conserved and, where possible, enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping). Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications.

3. METHODOLOGY

3.1 The Historic England *Planning Note No 3* (Historic England 2015b) provides key stages of consideration in regard to assessing the impact of a proposal on the setting of a designated heritage asset (listed building) as follows:

- Identify the degree to which setting makes a contribution to the significance or the heritage asset or allows its significance to be appreciated;
- Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;
- Explore ways to maximise enhancement and avoid or minimise harm; and
- Make and document the decision.

3.2 Paragraphs 9 and 10 of *Note Number 3* also provide an overall and general understanding of 'Setting'. Paragraph 9 states 'Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or the ability to appreciate that significance'. While Paragraph 10 states 'The contribution of a setting to the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or place which can be static or dynamic, long, short or of lateral spread, and include a variety of views of, from, across, or including that asset.'

General

3.3 The methodology employed by this assessment is in accordance with key professional guidance, including the *Standard and Guidance for Historic Environment Desk-Based Assessment* (Chartered Institute for Archaeologists 2014), the Historic England guidance *Conservation Principles* (2008) and Historic Environment Good Practice Advice in Planning Note 2: *Managing Significance in Decision-Taking in the Historic Environment* (Historic England 2015). Impacts to heritage settings were assessed using the methodology detailed within the current Historic England guidance *Historic Environment Good Practice Advice in Planning Note 3: the setting of heritage assets* (2015).

Sources

3.4 This Heritage Statement has involved detailed consultation of readily-available historical information drawn from documentary and cartographic sources. The major repositories of information consulted have comprised:

- National Heritage List for England (EH);
- Published and unpublished documentary sources;
- Historic maps and photographs;
- English Heritage Archives (EHA) and AMIE (Archives and Monuments Information, England) data;
- Online sources, including Local Plan policies and information.

3.5 A bibliography of documentary, archive and cartographic sources consulted is included in the References section of this report.

The Significance of Heritage Assets

3.6 Heritage assets are defined by the National Planning Policy Framework (henceforth, 'the Framework'; revision of 2021) as 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest'. The term Heritage Asset includes both designated heritage assets and assets identified by the local planning authority as possessing heritage significance (including locally- listed structures)'. Designated heritage assets include: World Heritage Sites; Scheduled Monuments; Listed Buildings; Protected Wreck Sites; Registered Parks and Gardens; Registered Battlefields; and Conservation Areas. Non-designated heritage assets include sites held on the Historic Environment Record, in addition to other elements of the landscape understood to have a degree of significance meriting consideration in planning decisions.

3.7 The assessment of the heritage value (significance) of a site determines the ways in which particular aspects of a place and different periods in its evolution contribute to, or detract from, those identified heritage values associated with the asset.

3.8 Heritage significance is defined in Planning Practice Guidance (Annex 2, 2021) as 'the value of a heritage asset to this and future generations because of its heritage interest.

That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical fabric, but also from its setting.'

3.9 The method for assessing the various aspects of significance is drawn from the guidance provided by the English Heritage publication "Conservation Principles, Policy and Guidance" (2008). The degrees of significance are defined within this guidance as:

A. *Exceptional Significance* Elements of the place which are of:

• key national or international significance, as among the best, or the only surviving example, of an important type of monument,

• or outstanding representatives of important social or cultural phenomena,

• or are of very major regional or local significance.

B. *Considerable Significance* Elements of the place which constitute:

• good and representative examples of an important class of monument or the only example locally,

• or have a particular significance through association, even if surviving examples may be relatively common on a national scale,

• or which make major contributions to the overall significance of the monument.

C. *Moderate Significance* Elements of the place which:

• contribute to the character and understanding of the place,

• or which provide an historical or cultural context for features of individually greater significance.

D. *Low Significance* Elements of the place which are:

• of individually low value in general terms,

• or have little or no significance in promoting understanding or appreciation of the place, without being actually intrusive.

Assessment of Heritage Values

3.10 At the heart of any statement of significance is the articulation of why a heritage asset matters to present and future generations. Current national guidance for assessing the significance of heritage assets is based on the criteria provided by Historic England (formerly English Heritage) in *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (English Heritage 2008). Within this document,

significance is weighed by the estimated potential for the asset to demonstrate the following values:

- Evidential value derives from 'the potential of a place to yield evidence about past human activity' (ibid, 28). It is primarily embodied by physical remains or historic fabric, but also includes buried archaeology;
- Historical value derives from 'the ways in which past people, events and aspects of life can be connected through a place to the present' (ibid, 28). Illustrative historical values depend on visibility in a way that evidential value does not; and 'have the power to aid interpretation of the past […] through shared experience of a place' (ibid, 29). Associative historical values relate to historical connections with a notable family, person, event or movement;
- Aesthetic values derive from 'the ways in which people draw sensory and intellectual stimulation from a place' (ibid, 30). Aesthetic value might be generated through conscious design and artistic endeavour, fortuitous and organic change, and the relationship of structures and materials to their setting; · Communal value is tied to historical (associative) value and aesthetic value, deriving from 'the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory' (ibid, 31);
- Communal values may be commemorative, symbolic or social. The latter is typically 'associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence,' and might only be articulated when the resource is under threat (ibid, 32).

3.11 Further information on good practice in implementing historic environment policy in the NPPF is provided within the guidance Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015a). This document provides advice on the assessment of the significance of heritage assets in support of applications for planning permission, and emphasises that the information required regarding heritage significance should be no more than would be necessary to inform the planning decision.

Assessing levels of Impact

3.12 Impact assessment addresses predicted changes in the existing condition of the environment, as a result of a proposed development. The significance of an impact is generally determined as the combination of the 'sensitivity and/or value' of the affected receptor, and the predicted magnitude of change. In this case, heritage receptors comprise a group of Grade II-listed buildings, which may be considered both as individual structures and as a coherent group of related assets. These are considered to represent receptors of medium to high sensitivity and/or value.

Magnitude of Impact

3.13 The determination of the magnitude of change is based on the current level of survival, or condition, of the receptor. The variable factors which determine the magnitude of change include the vulnerability or sensitivity of the site or feature to change. The criteria commonly used to determine the magnitude of impact are as described in the following table:

Magnitude of Impact	**Description**
Major	The proposed development would cause a large change to existing environmental conditions. Complete destruction of the site or feature. Change resulting in a fundamental change to the ability to understand or appreciate the asset and its context and setting.
Moderate	The proposed development would cause noticeable change to existing environmental conditions. Change resulting in appreciable change to the ability to understand or appreciate the asset and its context and setting.
Minor	The proposed development would cause small change to existing environmental conditions. Change resulting in small change to the ability to understand or appreciate the asset and its context and setting.
Negligible	The proposed development would result in no discernible change to existing environmental conditions. Negligible change or no material change to the site or feature. No change to the ability to understand or appreciate the asset and its context and setting.

Table 1: Criteria used to determine the level of impact.

Significance of Impact

3.14 The significance of impact and environmental effect is determined by two variables:

- The importance or significance of the receptor; and
- The magnitude of change affecting the receptor.

Environmental effects may be either adverse or beneficial, depending on the nature of the impact.

Receptor sensitivity/value	**Magnitude of Impact**			
	Major	**Moderate**	**Minor**	**Negligible**
Very high	Substantial	Substantial	Moderate	Slight
High	Substantial	Moderate	Slight	Negligible
Medium	Moderate	Slight	Negligible	Negligible
Low	Slight	Negligible	Negligible	Negligible

Table 2: Criteria used to determine the significance of impact.

4. THE COTTAGE AT CHITTERNE HOUSE: ITS FORM, HISTORY AND SIGNIFICANCE

Description of Chitterne House

4.1 Chitterne House was added to the National List on September 11th, 1968, on the basis of its historic and architectural interest (NHLE 1036438). The listing description is given as follows:

Detached house. Late C17, late C18 north east wing, early C20 services. Banded flint and limestone, tiled roof with brick stacks. Two-storey and attic, 5-window. Chamfered plinth, door with 6 fielded panels in architrave with moulded lintel to right of centre, 4-light ovolo-mullioned casement with dropped sill to right and two to left, the left hand with dropped sill. Continuous moulded string course, datestone over door, possibly reset inscribed HEALTH AND / PEACE / THIS HOUSE / INCREASE / 1635 GD. First floor has two single-light and three 4-light ovolo-mullioned casements, stone string course with pulvinated frieze to wooden modillioned cornice of raised eaves. Three C20 attic dormers. Left return has 2-light mullioned casement to ground and first floor, small wooden pointed casement to attic, lead rainwater goods. Five-bay, 2-storey late C18 rear range in English bond brick; French windows and 12-pane sashes, glazed open conservatory, five first floor sashes. Rear of C17 wing to left has 4-light ovolo-mullioned casements, parapet to roof with attic dormer. Early C20 service extension attached to right return, in cavity wall brick with flint and stone front to match C17 range and ovolo-mullioned casements. Interior: entrance hall has stairs with C17 turned balusters, brought here from Heale House (q.v. Woodford C.P.). Dining room has Tudor-arched stone fireplace in corner, plaster frieze with floral design. First floor bedroom over dining room has similar Tudor-arched fireplace, plaster ceiling frieze, landing with panelled dado.. Alterations to exterior and to south east sitting room said to have been made by Lady Eva Dugdale in 1930s.



Fig. 4: View, looking south, of the north-west and north-east elevations of Chitterne House (Historic England).

4.2 Chitterne House comprises three broad phases. The first of these, a substantial two-storey house of mid to late seventeenth-century date, was greatly enlarged by a brick-built rear wing of *c.*1770, and subsequently by an early twentieth-century addition to the south-western side. The distinction between the three phases of constriction is readily apparent within external views of the house (Figs. 4 and 5), but less easy to ascertain internally, where numerous later alterations to plan-form, principally of the eighteenth century, have been made.



Fig. 5: View, looking north, of the south-east, rear elevation of Chitterne House.

4.3 Detailed descriptions of Chitterne House and its built form and significance have been provided in an earlier Heritage Statement report which supported proposals for internal alterations to this Grade II-listed property. The reader is directed to this report for further details of the house itself (Ridgeway Heritage Consultancy 2023).

Description of the Cottage

4.4 The south-west, side elevation of Chitterne House principally features a twentieth-century extension, which is gabled and in plain brick, with a doorway at ground-floor level. There is a single-light casement at the first floor and a three-light casement within a camber-headed opening at attic level (Fig. 7). Extending in linear fashion from the south-west

elevation of the house are a series of ancillary buildings, including the Cottage and adjacent barns of probable eighteenth-century date, which may be contemporary with the south range of the house (Figs. 10 and 16).



Fig. 6: Architect's drawings of the existing elevations of the Cottage (Fowler Architecture and Planning).

4.5 The Cottage is adjacent to the south-west elevation of the house, and is of one and half storeys. Construction on the south-west and north-west elevations is of plain, painted and rendered brick, with a half-hipped tiled roof and attic dormers on both north and south

sides (Figs 6 and 7). The north-west elevation has two three-light casements at the ground floor and two two-light casements set within hipped dormers. There is a plain wooden door set to the right of this elevation. At the south-west end of the Cottage is a single-storey lean-to extension with a tiled roof, part of which is of enclosed, concrete block construction, and the part to the south-west open on the north-west side. This addition, which appears to be of mid-twentieth-century date, has a simple doorway and a metal-framed window on the north-west elevation.



Fig. 7: View, looking north-east, with the south-west elevation of Chitterne House and the adjacent cottage.

4.6 The south-east elevation of the Cottage is of altogether different character, with a plain brick façade, laid in English Bond (Fig. 8). The character of this brickwork suggests an earlier date, and this construction appears to be contiguous with brickwork of similar character to the right, which forms the south-eastern wall of a small, single-storey extension on the north-east elevation of the Cottage. This continues further to the north-east as an archway with a wooden door, which directly abuts seventeenth-century fabric on the south-west elevation of Chitterne House proper (Fig. 8). It is suggested that this brickwork may represent part of a surviving south-eastern wall of the elongated structure depicted on the south-western side of Chitterne House on nineteenth-century Ordnance Survey mapping (Fig. 11). This building may have been partly demolished and adapted to form part of the south-eastern wall of the present Cottage building.



Fig. 8: View, looking north-west, of the south-east elevation of the Cottage.

4.7 The south-east elevation displays two full-height, camber-headed openings, which have been infilled with brick at an unknown date (Figs. 6 and 8). The character and colouration of the brick infill suggests an earlier twentieth-century date, possibly from the time of the construction of the Cottage itself. This elevation has two hipped dormers, to match those on the north-west elevation, which contain matching two-light casements. There is a large ridge-stack, with four ceramic pots, which is located slightly to the right of centre (Figs. 6 and 8).

4.8 In plan, the Cottage is very simple, being of single-room depth on both floors, with the first floor reached via a staircase leading up from the Sitting Room to a first-floor landing (Fig. 9). The first floor comprises the sitting room and an adjacent kitchen, with the single-storey extension on the south-western side currently in use as a store. There are two small lean-to extensions on the north-east elevation, one of which is in use an externally-accessed WC. The first floor contains two adjoining bedrooms, the north-eastern of which has been subdivided to form a small bathroom. The ground floor of the 'granary' structure at the south-western end is labelled as a store, although the upper level of this building does not appear to be in use (Fig. 9)

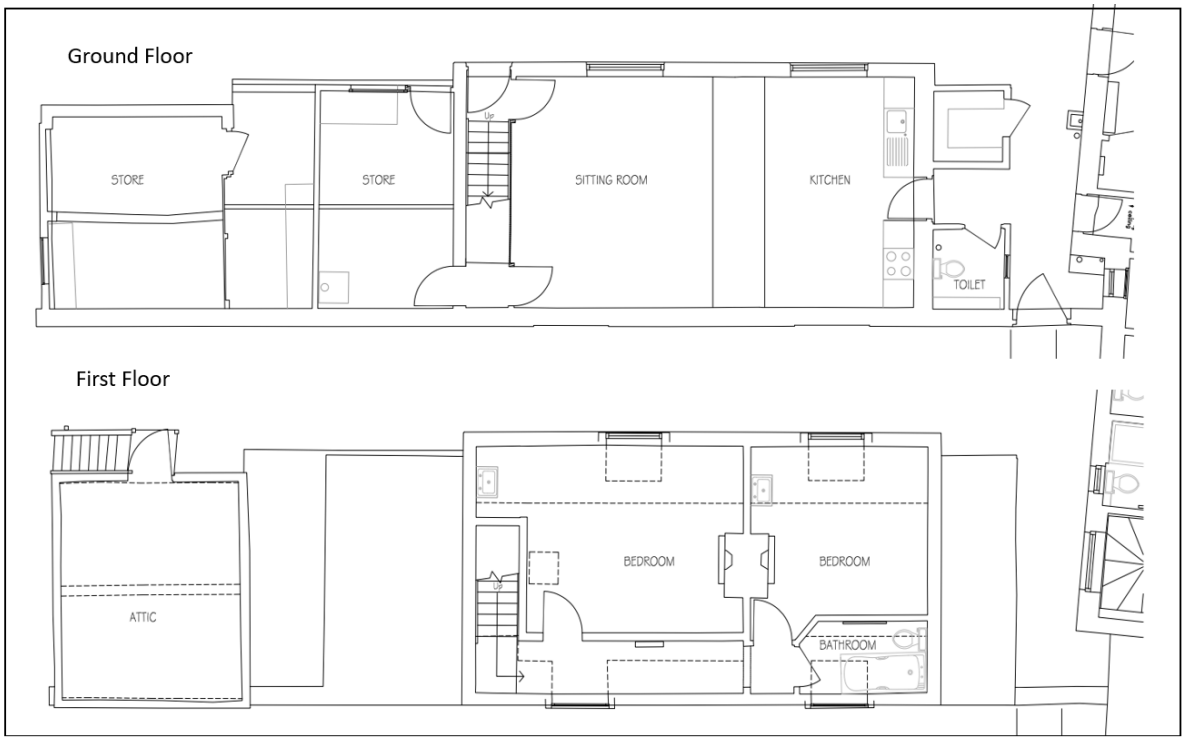

Fig. 9: Existing ground-floor and first-floor plans of the Cottage (Fowler Architecture and Planning).

4.9 The Cottage is associated with a number of ancillary buildings on this side of Chitterne House, which appear to represent components of an historic farmstead associated with the house (Figs. 3 and 16)). These include a stable block on the north-western side, together with a timber-framed structure immediately to the south-west of the Cottage, which is included in its ground-plan (Fig. 10). The evidence of historic mapping indicates that elements of this farmstead, possibly including a large barn, have not survived (Fig. 11). This structure is raised on a brick plinth of approximately one metre height, and is accessed through a doorway reached by timber steps on the north-western side. The upper structure is weatherboarded, but has no window openings. There is a gabled, slate roof. It appears likely that this structure was a granary, perhaps analogous to the commoner examples supported by staddle-stones, and thus an integral part of a traditional farmstead. The current proposals for the Cottage would have no effect on this building.



Fig. 10: View, looking south-west beyond the Cottage, with the raised, timber-clad 'granary' structure at its south-west end, and St Andrew's Chapel and the Gatehouse beyond.

The Significance of the Cottage

4.10 With its half-hipped roof, the Cottage clearly reflects aspects of local vernacular style, although the form of the dormers and fenestration is very much of twentieth-century character. While the brickwork of the south-east elevation suggests the partial incorporation of the wall of an earlier building on this site (Fig. 8), the Cottage as a whole is of early twentieth-century date, and therefore seems likely to have been part of a series of alterations and additions undertaken by Lady Eva Dugdale, possibly in the years following World War I. The interior spaces of the Cottage have been extensively modernised, but otherwise contain no features which would conflict with an earlier twentieth-century date of construction.

4.11 The Cottage retains historial illustrative heritage values of limited importance, which relate to the twentieth-century development and adaptation of the house by a succession of previous owners, including the provision of service accommodation at that time. It is also associated with design aesthetic heritage values of equally limited importance, which relate to its plain but harmonious exterior, and the pleasing integration of features such as roof

dormers and a half-hipped roof (Figs. 7 and 8). These add interest to what is otherwise a plain and unremarkable building. The blocking of the openings on the south-east elevation has detracted from the appearance and architectural interest of the Cottage. As an individual building, the Cottage therefore retains a low level of intrinsic significance, and is of little historic or architectural interest. Its principal signifiance derives from its close association with Chitterne House, and with the twentieth-century owners of that building.

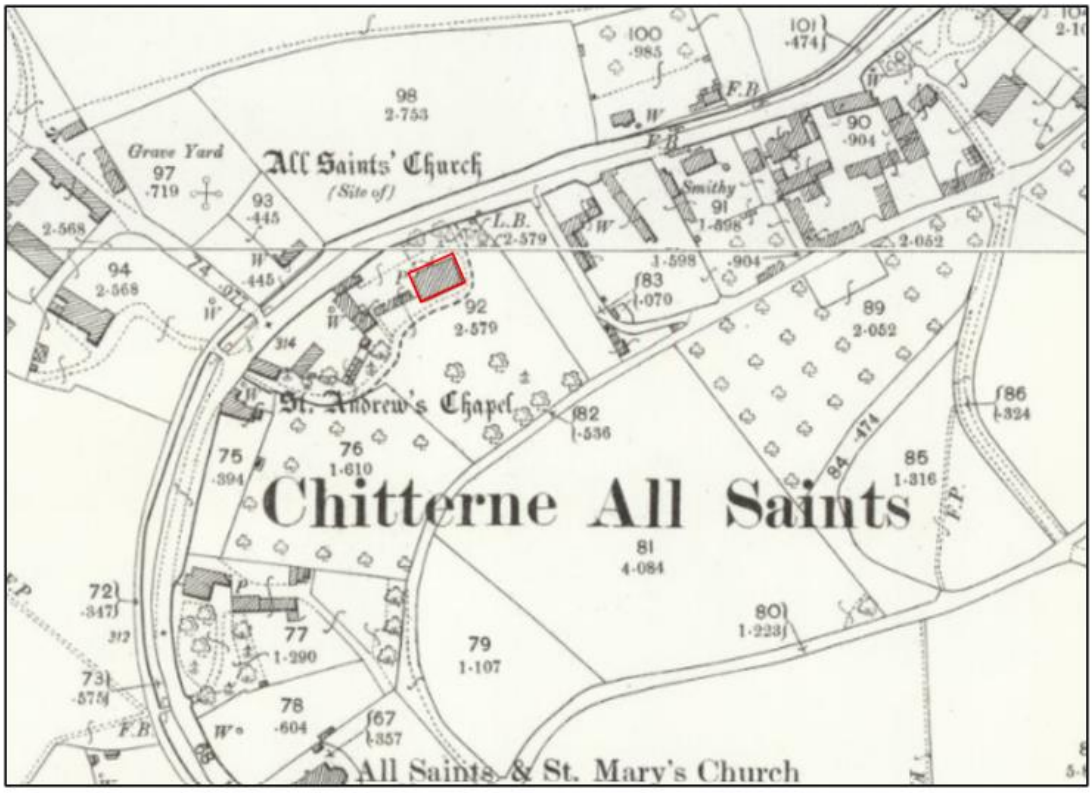

Fig. 11: Extract from the Ordnance Survey 25-inch England and Wales series 1842-1952, surveyed 1900 (National Library of Scotland).

5. THE PROPOSED ALTERATIONS AND THEIR IMPACT

5.1 The proposed works principally include the careful opening-up of the blocked openings on the south-east elevation of the Cottage to their original dimensions, and the making good of all exposed surfaces (Figs. 8, 12 and 14). It is then proposed to install new timber-framed double doors, to match those on the south-east elevation of the main house. The brick infill comprises fabric of modern date, which is of minimal significance. It is not known whether these full-height openings originally comprised part of the elevation design of the Cottage itself, or whether they were integral to an earlier structure which was integrated with the Cottage in the earier twentieth-century.

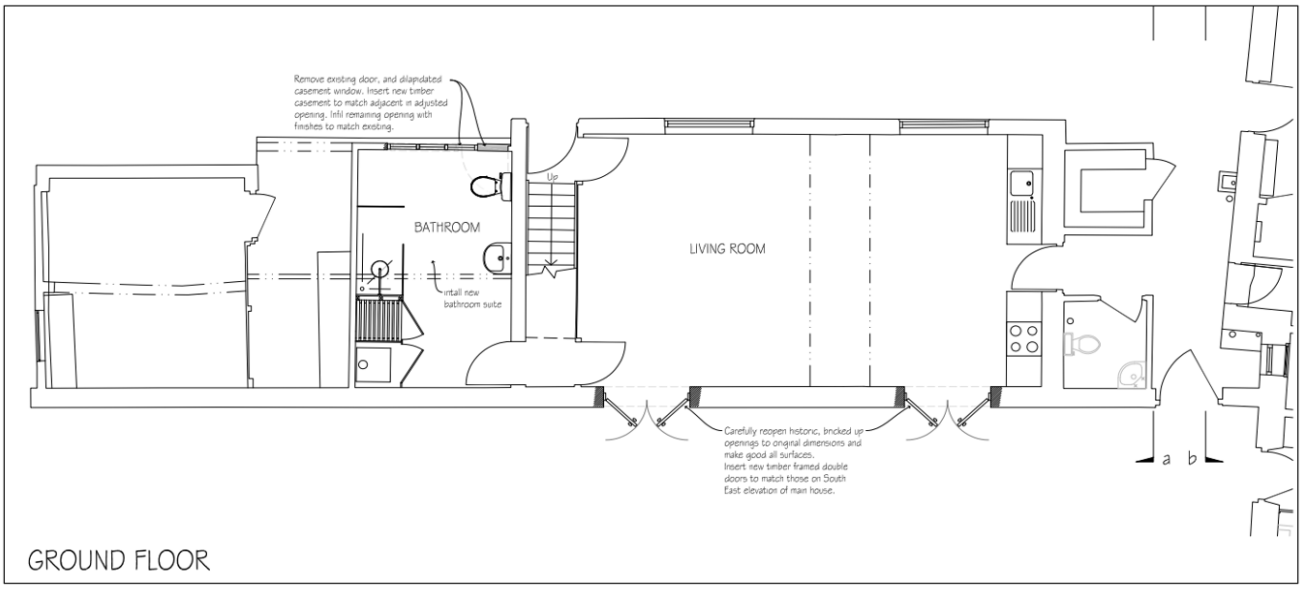

Fig. 12: Ground-floor plan of the Cottage, with proposed alterations (Fowler Architecture and Planning).

5.2 On the north-west elevation of the Cottage, it is proposed to remove the existing door and dilapidated casement window on the single-storey twentieth-century extension on the south-west side (Figs. 7, 9, 12, 13 and 14). A new timber-framed casement would be inserted within the opening, which would match adjacent casement windows on the Cottage. The remaining opening, which would be largely represented by the position of the removed door, would be infilled, with a rendered and painted finish to match the existing on this elevation (Fig. 14). This single-storey space is currently in use as a store, although it is proposed to convert it to a bathroom, with the installation of a new bathroom suite. It

is currently accessed internally, by a door leading from the adjoining ground-floor sitting room (Fig. 9).



Fig. 13: View, looking north-west within the single-storey extension on the south-western side of the Cottage, with the door and window proposed to be removed.

The Impact of the proposed alterations to the Cottage

5.3 The single-storey extension on the south-western side of the Cottage appears to be of later twentieth-century date, and is of minimal architectural or historic interest. It does not contribute to the significance of the Cottage, or to that of the main house. The removal of a door and window on the north-west elevation of this extension would therefore affect only recent fabric (Fig. 13). The proposed replacement of a dilapidated casement window of appropriate design, and the infilling of the door opening, with construction and finish to match the existing, will not have a deleterious effect on the appearance of this elevation of the Cottage (Fig. 14). This alteration would remove and/or replace defective elements, and thus enhance the appearance of this elevation. The very limited proposed changes to the plan-form of this part of the Cottage would not detract from its significance, and the conversion of this space to a modern bathroom would entail only internal changes. The overall impact of this proposed alteration is therefore assessed as essentially beneficial.



Fig. 14: Architect's drawings of the proposed south-east and north-west elevations of the Cottage, with alterations (Fowler Architecture and Planning).

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5.4 The unblocking of the full-height segmental-headed openings on the south-east elevation would entail the revealing and reinstatement of historic features, which would enhance the architectural interest and significance of the Cottage (Figs. 8 and 14). The existing south-east elevation currently features an almost featureless expanse of brickwork, and thus does not contribute to the wider interest and significance of this elevation of the main house. The unblocking and reinstatement of these openings would re-animate a part of this elevation, and restore what are probably the most significant architectural features of the

building. The installation of timber-framed double doors, to match those on the south-east elevation of the main house, would be wholly appropriate, and would further enhance the appearance and character of the Cottage on this side.

Effects on heritage settings

5.5 In enhancing the external appearance and character of the Cottage, the proposed alterations would have a beneficial effect on the historic character and setting of the main house. In particular, the unblocking of the openings on the south-east elevation would reveal historic features and add interest within those wider views which encompass the south-east elevation of Chitterne House (Fig. 15).



Fig. 15: View, looking west, of the south-east elevation of Chitterne House, with the Cottage to the left.

5.6 The proposed alterations would affect the external appearance of the Cottage only on its south-east and north-west elevations, and would therefore not be visible within inward views from the south-west, including from the Grade II*-listed Gatehouse and St Andrew's Chapel, and associated buildings. Consequently, these alterations would not be visible from the designated heritage assets located in that direction (Fig. 16). Any potential effect of the proposed alterations on the wider settings of neighbouring heritage assets

is therefore assessed as negligible. Indeed, the effect of the proposed alterations on the appearance of the Cottage and the quality of any inward views would be beneficial.



Fig. 16: View, looking south-west from the north-western side of the Cottage, with St Andrew's Chapel and The Gatehouse visible in the distance.

6. CONCLUSIONS

6.1 Chitterne House is a Grade II-listed building, which is located on the east side of Townsend, a thoroughfare on the northern side of Chitterne. The house is of three principal phases of construction, of which the first appears to be of later seventeenth-century date. An early twentieth-century extension on the south-western side of the house appears to be broadly contemporary with the construction of a small service cottage of one and half storeys, which is located immediately to the south-west. This Cottage is included within a curtilage listing. While of early twentieth-century date, it may incorporate elements of an earlier brick building on its south-eastern side. The Cottage is a plain building of limited architectural interest, which retains some aspects of vernacular style, including a half-hipped, tiled roof and dormers on the north-west and south-east elevations. Internally, the house is of simple plan, and has been extensively modernised. It comprises part of a group of ancillary buildings on this side of Chitterne House which may comprise surviving elements of a traditional farmstead. These include a raised timber structure at the south-western end of the Cottage, which may be a former granary.

6.2 The Cottage has a painted and rendered finish on all but the south-east elevation, which is of brick, and includes two blocked, camber-headed openings. It is proposed to remove the blocking and to reinstate those openings with the insertion of timber-framed double doors, to match those on the south-east elevation of the main house. This proposal would reveal and reinstate historic features, and add considerably to the architectural interest and character of this elevation of the building, which is otherwise somewhat featureless. It would also enhance the quality and interest of wider views of the south-east elevation of Chitterne House which include the Cottage. Paragraph 206 of NPPF states that:
'Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably'.

6.3 It is also proposed to remove a defective door and window on the north-west elevation of a modern single-storey extension on the south-western side of the Cottage, and to install a new timber-framed casement to match the existing on this side of the building. The remaining space would be infilled with construction and finish to match the existing. The removal and partial replacement of dilapidated and defective features would enhance the

appearance of this elevation of the Cottage. The conversion of this space to a new bathroom would entail no adverse impacts to historic fabric or to character and appearance. This proposed alteration would be wholly beneficial, and would enhance the visual aspect and character of both the Cottage and the adjoining Chitterne House There would be no adverse impacts to the wider settings of neighbouring heritage assets.

6.4 The proposed alterations to the Cottage at Chitterne House would be beneficial in effect, both to the building concerned and to the setting of the main house. On the basis of this assessment, it is considered that, in view of the resulting tangible heritage benefits, there should be no objection to the granting of planning permission and Listed Building Consent in this case. The Planning (Listed Building and Conservation Areas) Act 1990 requires that special regard to be given to the desirability of preserving a listed building and any features of architectural or historic interest it possesses. This statutory approach is reflected in Policy CP58 of the Wiltshire Core Strategy. Similarly, Paragraph 199 of the National Planning Policy Framework (NPPF) states that, when considering the impact of development on the significance of a listed building, great weight should be given to its conservation. On the basis of the assessment presented in this Heritage Statement, it is considered that the proposed changes to this curtilage-listed building are proportionate to its scale, and would result in benefits to its significance and that of the adjoining Grade II-listed building. Such proposals are in accordance with the statutory requirements stated in Section 66 of the Planning Act, the National Planning Policy Framework and Policies CS57 and CS58 of the Wiltshire Core Strategy.

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