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FERNELY COTTAGE, WATER STREET, SP7 0HS

Design Access Statement.

Introduction and over-view.

Fernley Cottage is Listed on the National Heritage List for England, and has a Heritage category of Grade II. The property was first listed 27 July 1985 (Grovely Cottage) and subsequently 14 June 2001 as Fernley Cottage-Grovely Cottage. As there are no specific entries it is considered the Grade II listing includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building. This application is for a minor alteration for safety reasons and to protect the Thatched roof of the listed properties.

District:
Wiltshire (Unitary Authority)
Parish:
Berwick St. John
National Grid Reference:
ST 94657 22147
Details
ST 92 SW BERWICK ST. JOHN WATER STREET (west side)

5/68 Grovely Cottage and Fernley Cottage

GV II

Pair of semi-detached cottages. Circa 1860. Rubble stone and dressed limestone, half-hipped thatched roof, brick stacks. 2- storey, 4-window front. Two half-glazed doors with margin-panes and fish scale tiled canopies, four 3-light and two 2-light casements. First floor has four 3-light casements, half above eaves. Right return has C20 casement to first floor. Left return has 2-light casement to ground floor and first. Rear wing has same casements as front and half-hipped thatched roof. Contemporary with Monks Cottage (q.v.), both buildings are good examples of estate building in this village.

Details of the listing are as follows:

Listing NGR: ST9465722147
Legacy System number:
320294



Front Elevation Fernley Cottage (LH side) and Grovely Cottage (RH side)

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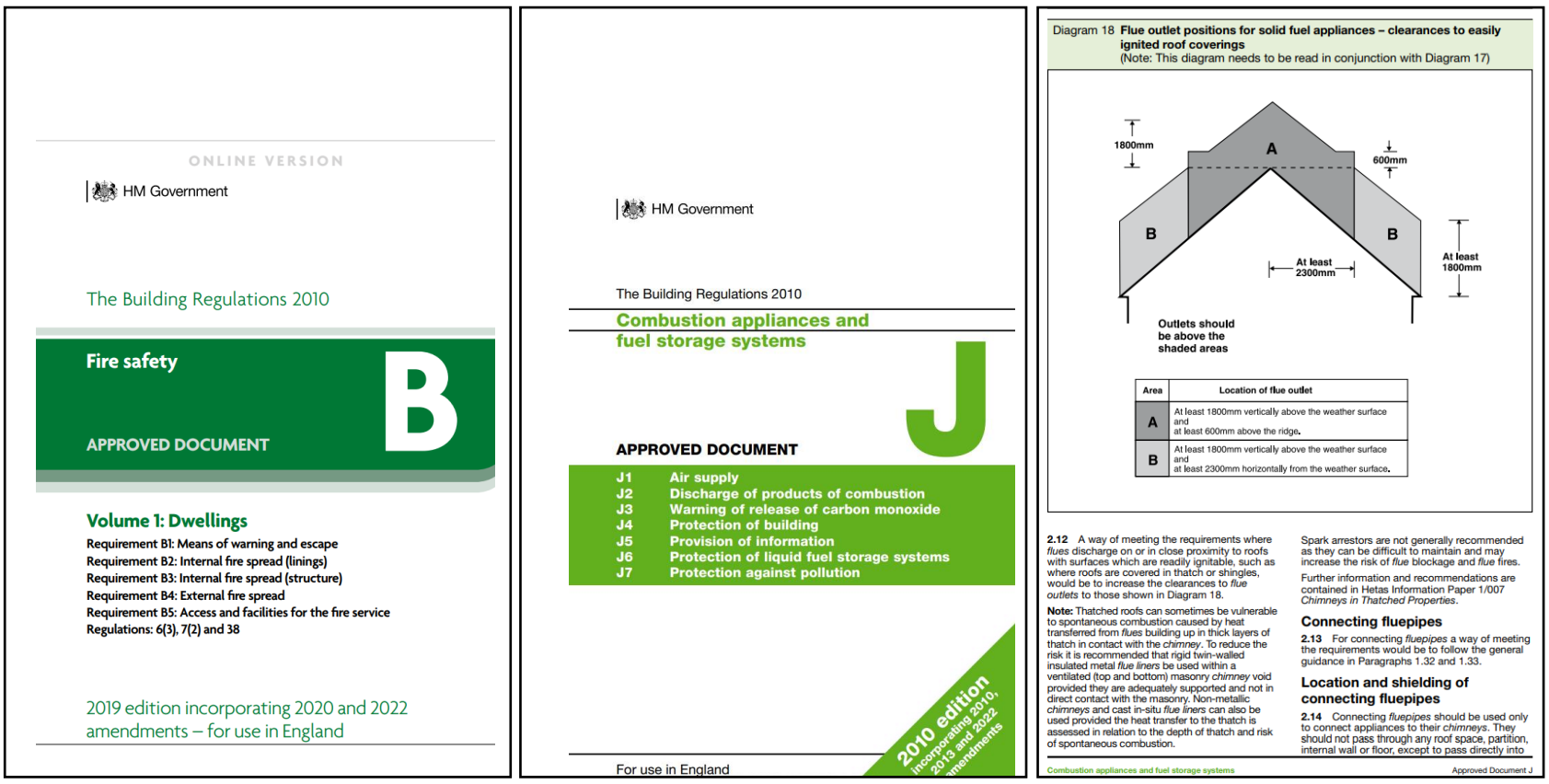
Aligned with National Planning Guidelines this DAS is set out to address the 6 specific points

1. Features.
   As described the property Grade II listed cottage – Semi Detached – built circa 1860. The elevations are Rubble stone and dressed Lime stone below a traditional thatched roof with brickwork stacks and terracotta flues.

2. Access.
   This application does not amend any access arrangements , and is limited only to the requested minor alteration to the height of the Terracotta flues as required by various regulations around combustible roof types.

3. Layout Amendments
   No layout amendments are proposed with this Planning Application.

4. Scale and Appearance.
   The scale and appearance of the buildings remain, with a minor amendment requested to increase the height of the Terracotta flue. This requirement is due to safety issues – as described in regulation documents – specifically Approved Document B and Approved Document J specifically Section 12.00 which provides details of Flue positions and heights relative to roof fabric.



Section 12.00 and specifically diagram 18.00 notes that flues should be located +1800 above the roof line in the case of Thatched or combustible roofs. This guidance is also noted in HEERAS guidelines and endorsed in Insurances. Therefore to be able to operate the heating sources within the listed building, making use of the existing stacks , it is proposed to raise the existing terracotta stack from circa 1200mm to 1800mm to align with the Safety regulations, whilst preserving the Thatched roof of the listed cottages.

5. Landscaping.
   There are no proposed changes to landscaping with this proposal

6. Heritage Asset and impact.
   This application seeks to maintain all heritage aspects, and only seeks to amend the height of the terracotta stacks to accord with the Regulatory documents and insurance requirements. The Thatched roof is key to the listed building, however the owner must be able to demonstrate compliance with regulations, whilst being able to heat and maintain the property. The Terracotta flues are prevalent in the immediate area, and will be traditional pots such as Redbank. Due to the elevation of the property from Water Street itself, and the viewing angles , this minor amendment will not alter the street scene or building elevations, and seeks to preserve all Heritage aspects of the Cottages.

   END