Historic Building Advisory Service

Heritage Asset Impact Assessment

83 High Street, Ansty, Salisbury, Wiltshire



October 2023

Reference: 23793

PORCH ALTERATIONS
MULLION COTTAGE
83 HIGH STREET
ANSTY
SALISBURY
WILTSHIRE

Historic Building Heritage Impact Assessment

Prepared on behalf of

Mr & Mrs A Baldwin
Mullion Cottage
83 High Street
Ansty
Salisbury
Wiltshire
SP3 5QG

By

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Reference: 23793

October 2023

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ANSTY
SALISBURY
WILTSHIRE

Historic Building Heritage Impact Assessment

Summary



Fig 1: Garden elevation

The Historic Building Advisory Service was commissioned by Mr & Mrs A Baldwin to undertake an historic building heritage impact assessment to accompany a retrospective planning application to consider a difference in the formation of part of the roof structure

that was previously approved by planning application N°:16-02474-FUL at 83 High Street, Ansty, SP3 5QD. This document seeks to consider the impact this alteration has had on the historic building to which it is attached.

The roof as built is on the south side of the extension is partially glazed as that previously approved, but of a slightly larger form and configuration. There were also some minor differences within the fenestration as built compared to that originally submitted for consideration.

Overall the difference in the roof and the glazing as actually built results in the south side of the porch having a more balanced and cohesive appearance that balances that west (rear) elevation. This results in a porch addition that is in keeping and proportion with the listed building to which it is attached, but without adversely affecting its historic character or significance.

The site inspection was carried out on 21th September 2023.

RETROSPECTIVE DIFFERENCE DESCRIPTION MULLION COTTAGE 83 HIGH STREET ANSTY SALISBURY WILTSHIRE

Historic Building Heritage Impact Assessment

1 INTRODUCTION

1.1 Project background

1.1.1 The Historic Building Advisory Service was commissioned by Mr & Mrs A Baldwin to undertake an historic building heritage impact assessment to accompany a retrospective planning application to consider a difference in the formation of part of the roof structure that had been approved by a previous planning application

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 was affected by the proposed work.

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 rear porch extension
- Location: 83 High Street
Ansty
Salisbury
Wiltshire
SP3 5QD
- Client: Mr & Mrs A Baldwin
- Property Occupant: Mr & Mrs A Baldwin
- Current Use: Dwelling
- Reason For Inspection: Historic building assessment
- Inspection By: R J Hill MRICS, MCI*f*A
- Inspection Date: 21th September 2023
- Listed Building? Grade II
- Registered Park / Garden No
- Scheduled Monument No
- Conservation Area? Yes
- AONB / National Park? Yes

2 GENERAL

2.1 Location



Fig 2.1: Street elevation

2.1.1 83 High Street is located on the west side of the main road through the village, where this is to the north of the triangle road junction in the centre where the maypole is situated.

2.1.2 This sits on a rectangular plot where the house is set slightly back from the front part facing the road and against the north boundary where it is attached to the adjoining property on that side. The main part of the plot lies to the west and south.

2.1.3 The ground slopes from the run down into a narrow valley on the west side as well it having a slight cross fall from the northeast to the southwest corner. There is a separate single storey building in the centre of the south boundary.

2.2 Description



Fig.2.2: South elevation with the entrance of the extension

2.2.1 This cottage is a two storey stone built cottage of a mid to late 17th style and form, that is **L** shape on plan with the leg of the **L** being against the north boundary and the toe projecting off the east end of the south side to the south. This attaches to the cottage on the adjoin plot to the north.

2.2.2 It has walls that are built of roughly squared random rubble with windows with stone surrounds and mullions. The roof is gable ended with upstanding parapet heads with a full covering of thatch.

2.2.3 On the west end (top of the leg of the **L**) there is a modern single storey extension that has a slate covered mono pitched that leans against the gable wall at that end. This extension then slightly wraps around the southwest corner of the cottage addition to create a small entrance porch on the south side.

2.2.4 The roof to the south porch was approved and then subsequently covered with double glazing units that pitch up against the side of the south side of the house. The difference is that the top of the roof as built as that to the west side, but not as

the half height as previously approved. It is this difference in the extent of the roof over this latter section that is the subject of this retrospective planning application, built from timber and glazing.

2.2.5 There has also been a slight change to the side wall glazing to the south wall where this is of four timber framed glazing units instead of the three shown on the planning approved documents. The materials employed for this are as that approved.

3 EXTERNAL INSPECTION

3.1 Approved version

3.1.1 On the approved drawings the south side porch roof is shown as double glazed roof units abutting what was intended to be a gable wall closing off the south side of the west extension. This was wall was proposed to be hung with plain tiles above the top of the glazed roof section.

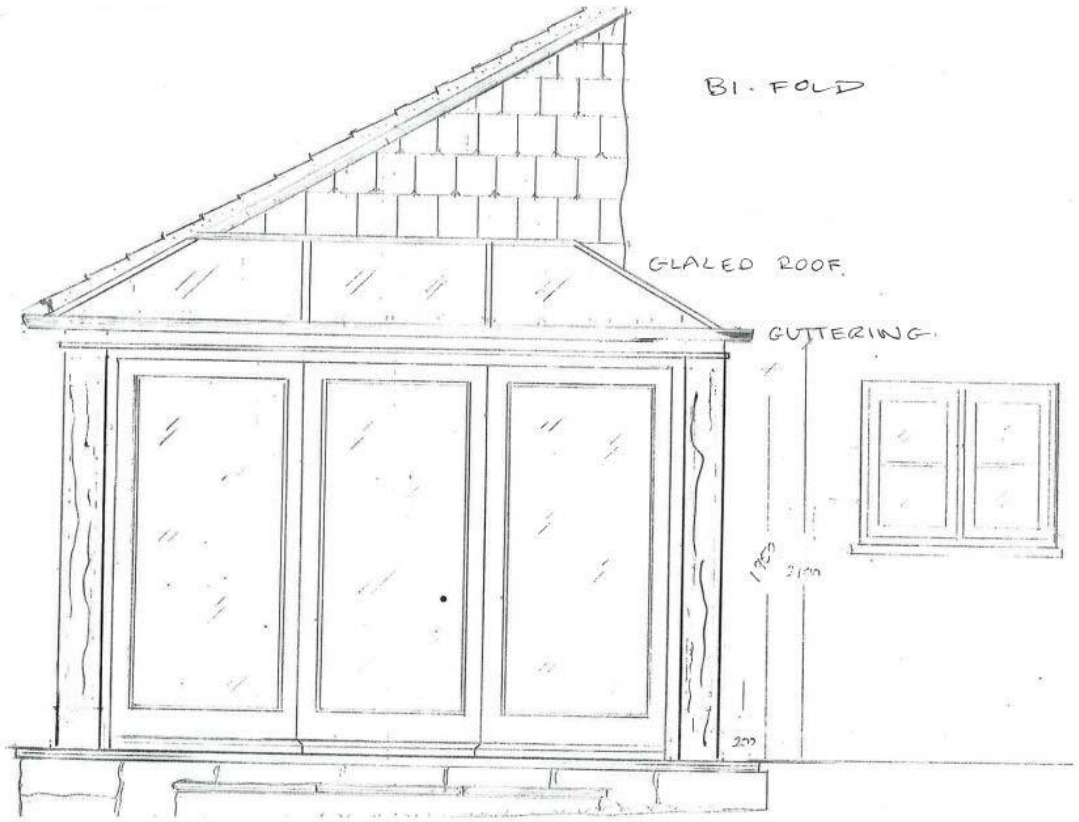

Fig 3.1.1: Approved south elevation (NTS)

3.1.2 On the west side there was three panel fixed double glazed timber framed wall panel that extended from the rendered wall of the remainder of this side. This was to have the main roof slope covered with plain tiles finishing over the south side vertical wall. However, this resulted in a visually awkward junction with the south end porch roof above the southwest corner of this addition, where there would have been a small section of glazed roof running up to the side of the closing wall

above it. Below that the west wall would have run-out from under one form of roff to that of another with no element to create a unifying feature.

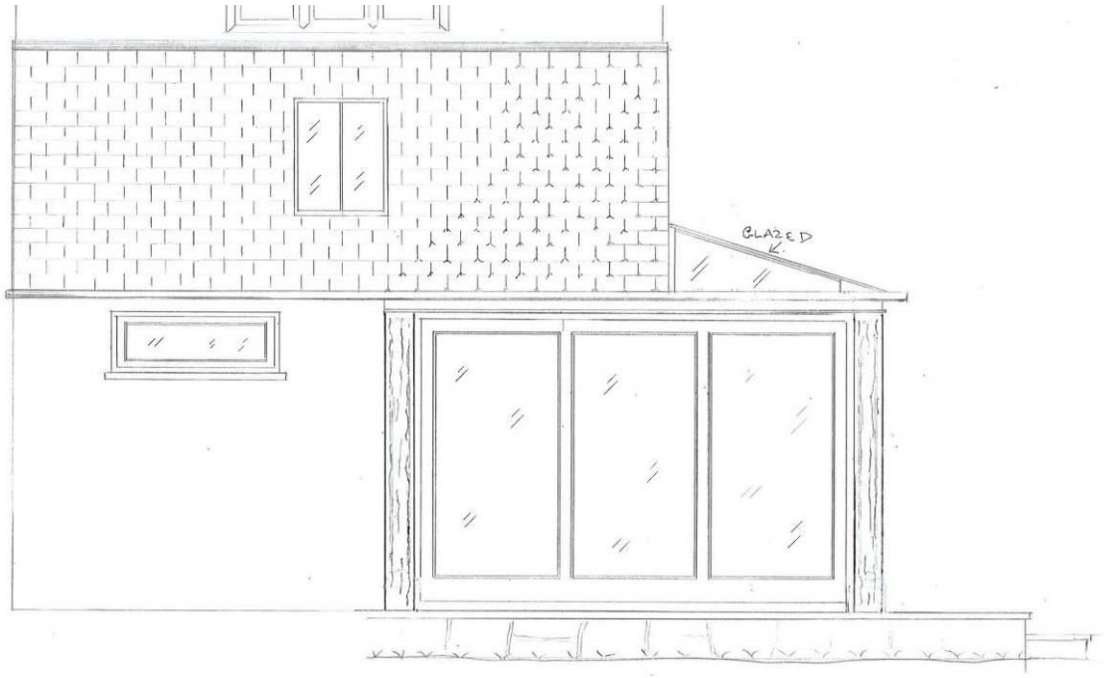

Fig 3.1.2: Approved west elevation (NTS)

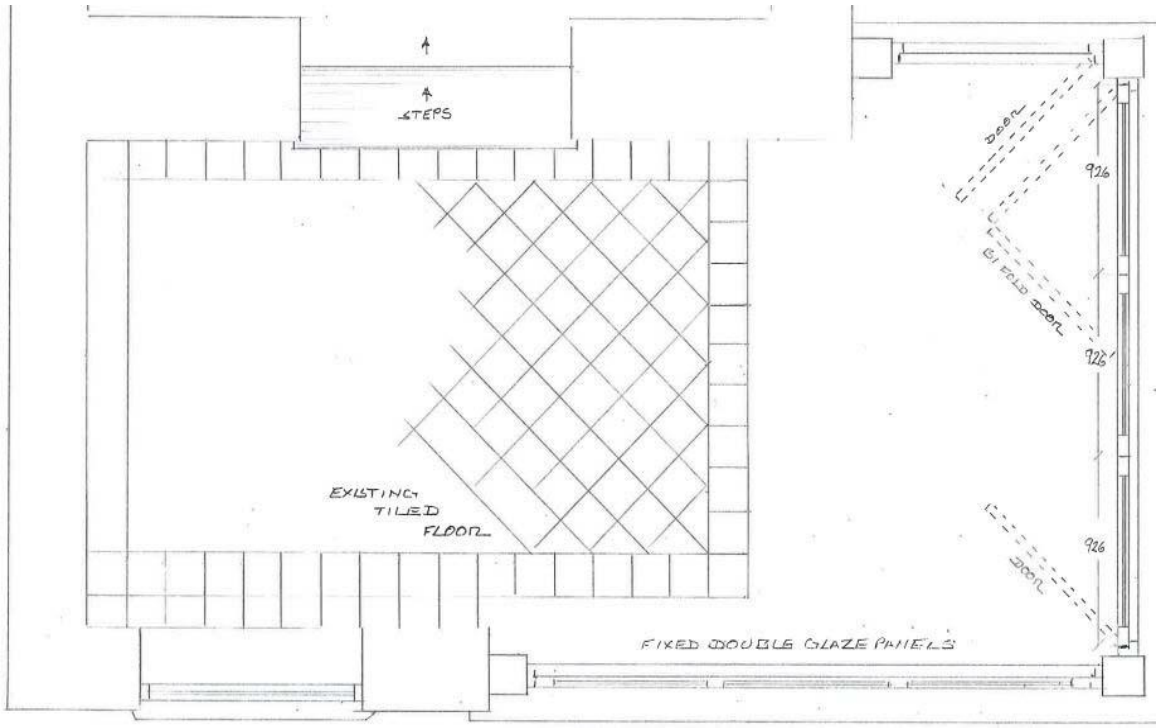

Fig 3.1.4: Approved plan (NTS)

3.1.3 Within the rear extension the underside of the opening underside of the roof ran down from the house gable wall to the west eaves. This would have been closed-off on the south end by a drop wall down to eaves level, which would have limited light entry into the block from that end.

3.1.4 The approved entrance was located on the east end of the south side return and on the south side there was to be three unit folding timber wall.

3.2 As built version

3.2.1 The south side roof as built is fully glazed that runs up to meet the same level as that of the top of the west side mono pitched roof. This extends slightly along the south side of the house as that approved by the planning application. The rafters supporting the glazing project over the head of the south wall in an open configuration, with a small section of traditional lead dressing to weather the junction between the

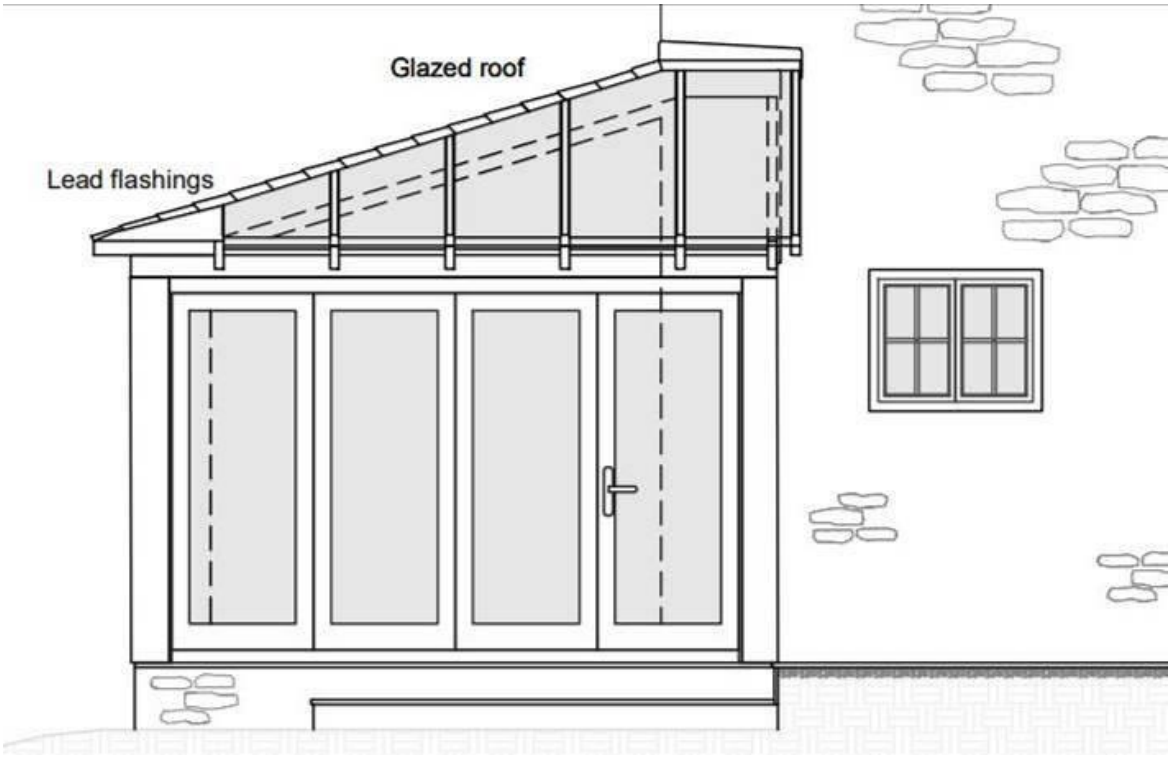

Fig 3.2.1: As built south elevation (NTS)

3.2.2 This arrangement means that at south end of the west extension Internally there was no requirement for a drop wall to close-off the roof space. The result is that the ceiling returns as a glazed skeiling to the underside of the amended roof structure. This maintains the same open configuration from the west side around

to the south and allows the corner of the house to be properly seen within the addition in it full form.

3.2.3 On the west elevation the west eaves continue all across that end as de the roof and where it then runs up as a hip end from the southwest corner of the extension to the corresponding corner of the house. That section is covered with slates, as the pitch is too flat for plain tiles and which has a traditional lead dressed cap to the hip.

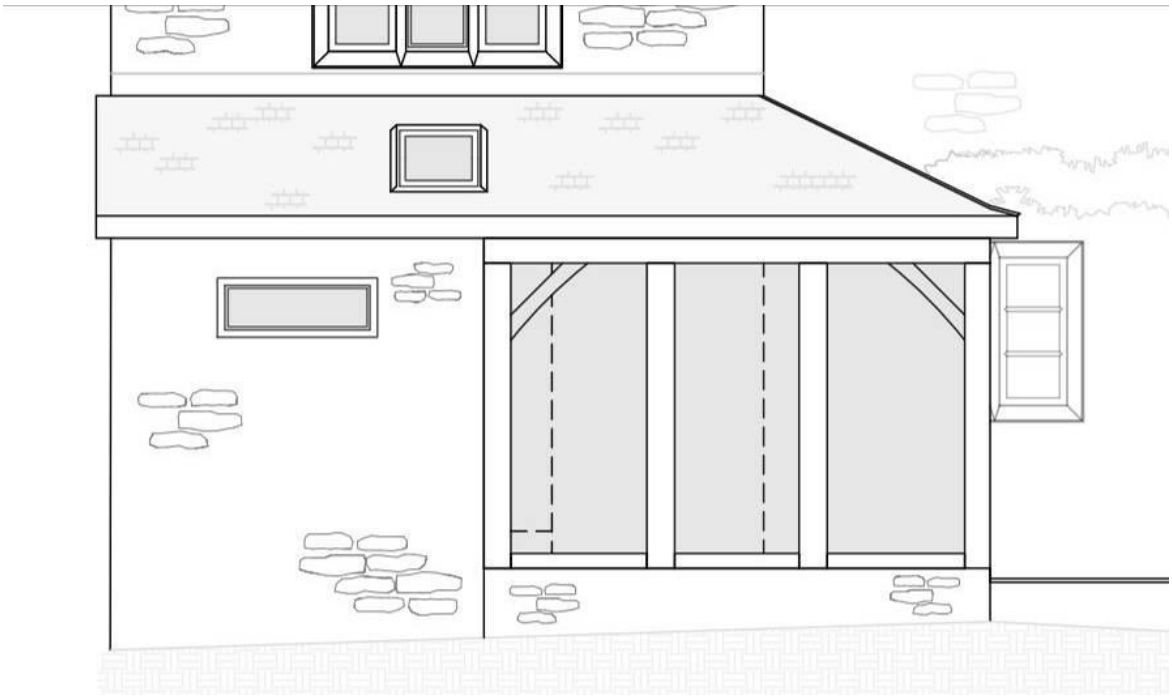

Fig 3.2.3: As built west elevation (NTS)

3.2.4 The entrance into the porch has changed so that there is a fixed light on the east side, which was originally shown as the door. On the south side the three unit folding screen has been change to be four panels, one of which acts as the entrance door to the back of the house.

3.2.5 On the west elevation there are three fixed glazed panels, separated by 180 x 180 oak posts as well as a door, instead of a three panel double glazed screen that was previously approved. This is all in oak framing.

3.2.6 Within the combined west extension and south porch there is a skeiling ceiling following the underside of the roof structure that now wraps around the corner of the building. This is supported by exposed roof support and hip rafters as well as a simple timber truss that supports this all in a traditional form and configuration allowing much light into this whole part.

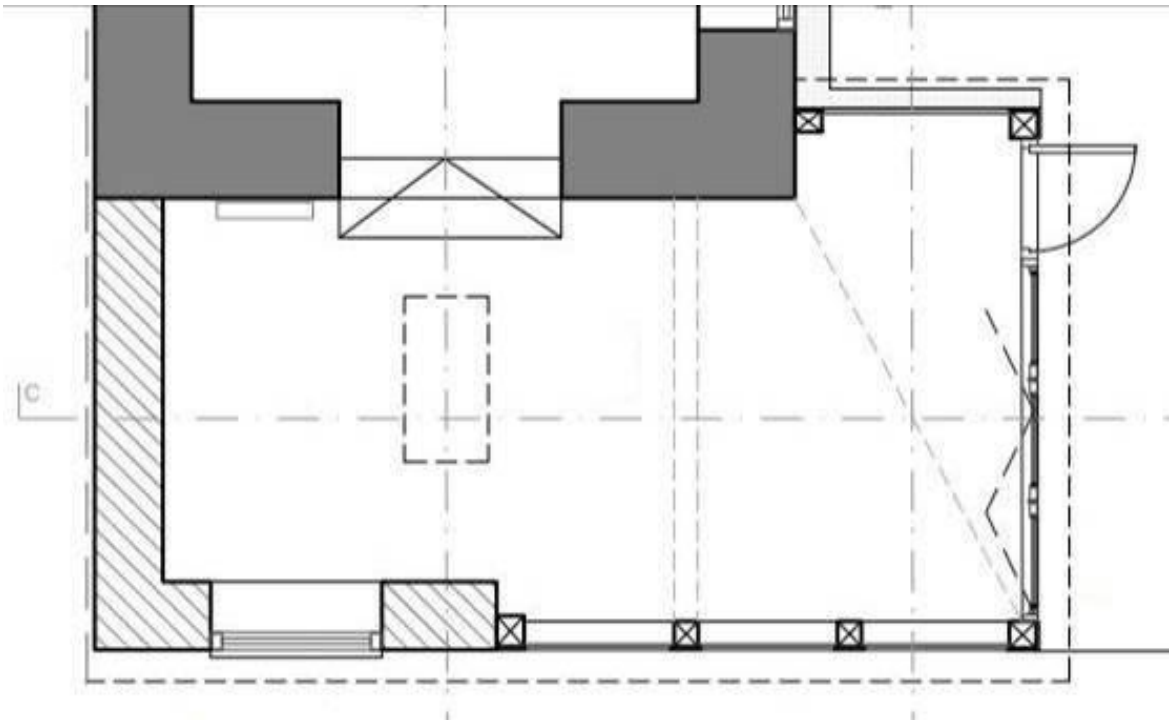

Fig 3.2.4: As built plan (NTS)

3.2.7 The result of the change of roof configuration allows the external walls of the cottage to be fully seen and understood since there is now not a drop wall running across it as would have been the case if it had been built as approved. This has helped maintain the historic character and significance of this cottage.

4 LISTING - MULLIONS COTTAGE

4.1 Overview

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1183899
Date first listed:	27-Jul-1985
Statutory Address:	MULLIONS, 83

4.2 Location

Statutory Address:	MULLIONS, 83
District:	Wiltshire (Unitary Authority)
Parish:	Ansty
National Grid Reference:	ST 95543 26680

4.3 Details

ST 92 NE ANSTY ANSTY VILLAGE (west side)
3/28 No 83 (Mullions)
GV II

Two semi-detached cottages. C17. Dressed limestone, half-hipped thatched roof, brick stacks. T-plan, entrance at rear. 2-storey, 3-window entrance front. C20 glazed porch and extension and 2- light recessed mullioned window to left, central wing has lean-to to ground floor, to right is 2-light recessed chamfered mullioned window. First floor has 2-light casement to left, wing has 3-light recessed chamfered mullioned, right part has 3-light recessed chamfered mullioned window. Left return has 1-light and 2-light casements. Right return has 1-light recessed chamfered mullioned window and C20 porch and door. Rear, facing road, has 3-light mullioned window and two 2-light casement, attic has two 3-light casements to eyebrow dormers and one 1-light casement to first floor. Interior not accessible at time of survey (February, 1985).

Listing NGR: ST9554326680

4.4 Legacy

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

Legacy System number:	320254
Legacy System:	LBS

4.5 Legal

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

End of Listing

5 HISTORICAL ANALYSIS

5.1 Building Construction

5.1.1 Most of this cottage was built in the mid to late 17th century from rubble stone and dressed limestone, forming an **L** on plan. It has a gable ended thatched roof that extends across the front part and continues over the property on the north side. There a return wing on the east side along the north boundary and so forming the inverted L shape

5.1.2 This has a brick chimney stack projecting up through the head of the south gable of the front part of the house or the toe of the **L**. There are two eyebrow dormers on the front elevation, the rest of the windows are either recessed chamfered mullioned windows or 2-light casements, timber frames. This is all in a fairly typical form of construction for a property of its apparent age and form.



Fig 5.1: General view of the house from the garden

5.1.3 During the 20th century it was extended at the west end, with a single storey addition with mono pitch roof leaning against the gable at that end, and which has natural slate covering. The external base walls are of matching stone construction above which were rather insubstantial timber framed walls forming part of the west and also the south walls, although on a different alignment.

5.1.4 Planning permission was granted in 2016 to demolish the earlier south side porch and rebuild it to form part of the existing extension. However, there was a change in the formation of the south porch roof, which allowed a better configuration to be achieved, both aesthetically and in terms of weathering and construction.

5.2 Historic Impact

5.2.1 The Cottage had an extension on its west side, which has been altered under the application N° 16-02474-FUL. However, in the rebuilding the roof on the south side was constructed in a slightly different arrangement to that for which consent was given.

5.2.2 This document seeks to explain how the built version of the proposal affected the historic cottage.

5.2.3 Most of the rebuilt porch is attached to the modern single storey extension. The only parts which interact with the original cottage are the lead flashing at the top of the new glazed roof and the edge of the fixed glazed return at the east side. Both have minimal impact on the historical fabric, so the significance and character of the cottage was not harmed.

5.2.4 Because of the setting and positioning of the west end of the cottage it is not readily visible from any publically accessible position in the immediate vicinity. It is very effectively screened from the street to the front of the house.

5.3 Significance Considerations

5.3.1 Mullions, 83 High Street, Ansty, is the southern half of 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.

5.3.2 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.

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

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

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

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

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

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

5.3.3.2 **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.

5.3.3.3 **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).

5.3.3.4 **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.

5.3.4 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.

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

5.3.5.1 The change in roof formation compared with what was approved creates a more unified appearance with the west end roof and so is visual benefit and so could be considered as a positive in terms of protecting the significance of the house

5.3.5.2 The amended roof formation when seen from the west side or the southwest again creates a more balanced and uniform appearance and so is considered to be a positive impact of the significant to the building when compared to that previously approved.

5.3.5.3 The internal roof / skeiling ceiling arrangement that results from the porch as constructed allows more natural light within the rear addition and also for the wall and form of the house to be clearly seen and so the impact will be neutral on the character and significance of the original cottage.

5.3.6 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.

5.4 Legislation, Policy and Guidance

5.4.1 83 High Street is the southern half of a listed building, known as the Mullions. 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.

5.5 Planning (Listed Buildings and Conservation Areas) Act 1990

5.5.1 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:

5.5.2 (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.

5.5.3 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.

5.5.4 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.

5.6 National Policy-National Planning Policy Framework July 2021

5.6.1 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.

5.6.2 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:

5.6.3 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...

5.6.4 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:

Paragraph 194 states: 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.

5.6.5 Paragraph 195 states: 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.

5.6.6 Paragraph 197 states: In determining planning applications, local planning authorities should take account of:

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

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

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

5.6.7 Paragraph 199 states: 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.

5.6.8 Paragraph 200 says: 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:

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

5.6.9 Paragraph 202 sets out how the impact of the proposed works at 83 High Street should be considered by the planning authorities in the decision-making process:

5.6.10 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.

6 CONCLUSION

6.1.1 This document forms part of a retrospective application in respect of a change in the construction part of the roof structure that was previously approved by planning application N°:16-02474-FUL at 83 High Street, Ansty. This document seeks to consider the impact this variation has had on the historic significant and character of the property.

6.1.2 The main difference between approved scheme and that as built is the design and construction of the roof. On the approved drawings this is shown as a fairly low level section of glazed roof abutting a tile dressed side to the west part of the porch. This has been built as a fully glazed roof running up to meet the top of the west side mono pitched roof and then extending slightly onto the south side of the house. In turn the west slope has been altered so as blend better with the glazed south slope.

6.1.3 The entrance into the porch has changed so that there is a fixed light on the east side, which was originally shown as the door. On the south side the three unit folding screen has been change to be four panels, one of which acts as the entrance door.

6.1.4 On the west side there are now three fixed glazed panels, separated by oak posts, instead of a three panel screen that was previously approved.

6.1.5 In forming this difference in the roof form there was no loss of historic material nor any significant form of adaption to the existing building. This has not resulted in any detrimental impact on the historic character or significance of this listed cottage.