Heritage Assessment

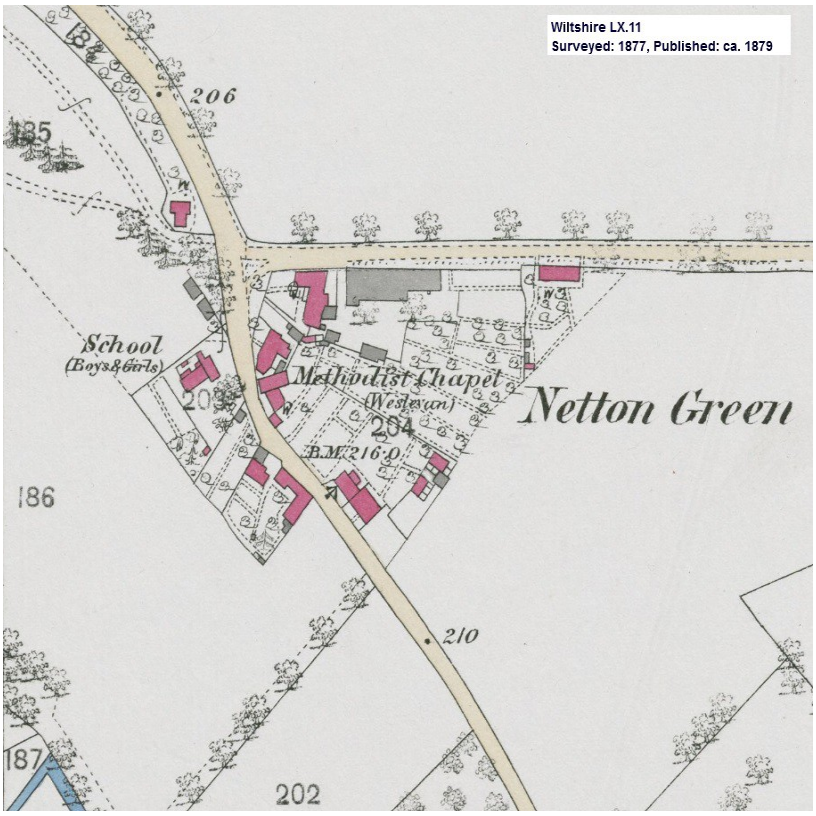
New Dwelling adjacent to

Flint Cottage,
Netton,
Salisbury,
Wiltshire, SP4 6AW

July 2023

Heritage assessment

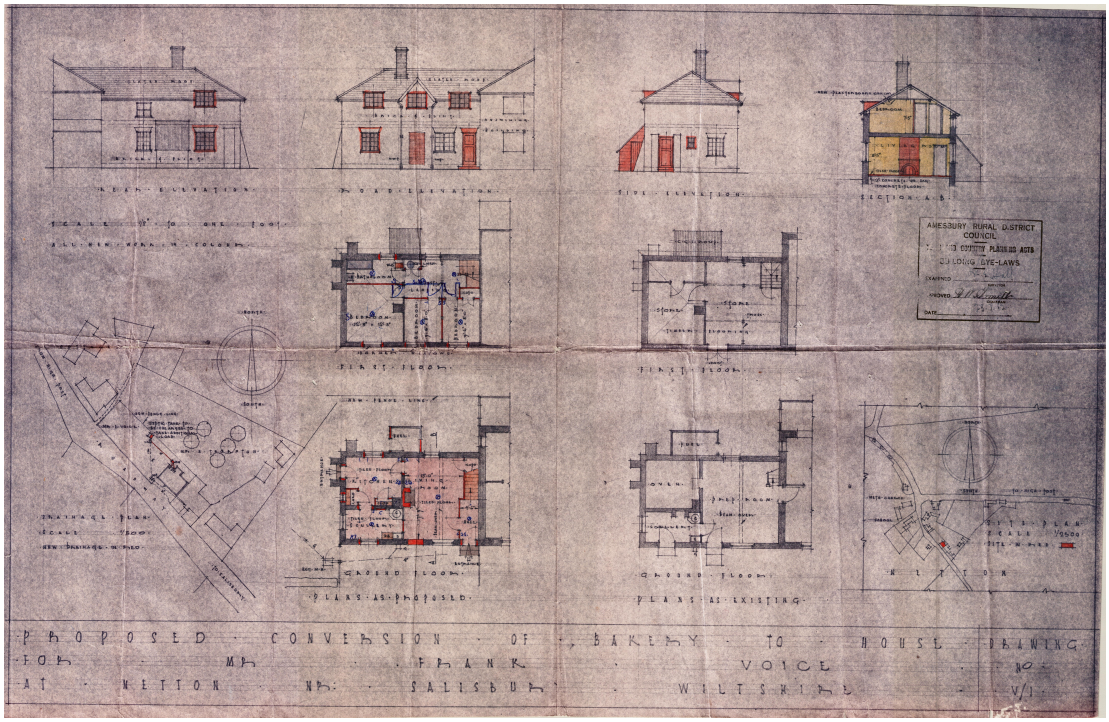
1.0 Flint Cottage was built c.1850 as the bakehouse for the Old Bakery next door. The OS map of 1877 shows the bakehouse (with OS benchmark to front elevation), with this area then called Netton Green. The school is also in position along with an earlier Wesleyan Chapel set between Cobweb & Jasmine Cottage. The new chapel was constructed in 1895 and converted to a dwelling in the 1970s.



2.0 The photo below shows the building in the 1930s with two entrance doors in the front facade and a single central dormer providing access to the loft where the flour, etc. would have been stored.



3.0 The bakery ceased operations in the early 1950s and planning permission was granted to convert the bakehouse into a three bedroom dwelling. Two further flat roofed dormers were inserted to the front elevation to provide light to the bedrooms. The main entrance door was bricked up and a window inserted into the other doorway.



4.0 The front yard of the bakehouse was converted to a parking bay, see below.



5.0 Internally few notable features remain to identify the original usage of the building. A Queen post roof truss is embedded in one of the stud walls between two of the

bedrooms and the underside of this truss is visible spanning the ceiling of the reception room below. The roof purlin in line with the original dormer has a groove in the underside where a rope has worn away the timber as flour was hauled up into the loft space. Apart from these features the house presents as a typical dwelling house.

6.0 In conclusion while the cottage is of some age c.1850, the original construction and numerous subsequent alterations/extensions means it is not of a standard requiring Listed Building status. The character and setting of the existing dwelling therefore is not a material consideration on heritage grounds for this application.