

DESIGN AND ACCESS AND HERITAGE STATEMENT

KILN COTTAGE
TEFFONT EVIAS
WILTSHIRE
SP3 5RQ

MR & MRS SHAWE-TAYLOR

Location and Description

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

Kiln Cottage is in the south Wiltshire rural village of Teffont Evias in the Nadder Valley, about 9 miles east of Salisbury. It is a Grade II Listed building and within a designated Conservation Area that covers most of Teffont Evias and extends northwards into Teffont Magna. The locality also lies within the Cranbourne Chase Area of Outstanding Natural Beauty.

Kiln Cottage is one of three houses on the lane known as Carter's Lane which leads up to Home Farm. The lane is only used for vehicular access by residents and the farm, though it is regularly used by walkers as a starting point for walks to join footpaths to Chilmark and Chicksgrove.

Description

(As listed on the National Heritage List for England) "Detached cottage. Late C17. Rubble stone, thatched roof, gable end brick stacks. Single-storey and attic, 3 windows. Planked

door in gabled C20 porch to left of centre, 2-light recessed chamfered mullioned window and 3-light casement to right, 3-light mullioned window to left. Attic dormers have two 2-light and one 3-light casement. Right return has 1-light casement to attic. To left is attached weatherboarded extension under hipped thatched roof with C20 door and casement. Rear has C20 extension with thatched roof.”

The Proposal

This statement and assessment concentrates on the effects that the proposals might have on the context, including the significance of the listed structure.

The application concerns the repair and extension of the chimney at the west end of the cottage, in the dining room, which is currently unstable and which must be extended in height in order to comply with new regulations.

The proposal stems from a need to comply with these regulations in order to meet government guidelines and insurance requirements.

Understanding the property

The property is an interesting example of a C17/C18 cottage. The architectural character of the exterior and interior of the building is notable. The proposal addresses the need to upgrade the charming cottage to suit current requirements and to comply with regulations. It is not regarded as detrimental to the character or architectural quality of the property.

Heritage significance of the premises

The building concerned represents an example of a detached cottage of an early date, albeit one that has been altered over the years. The significance of the cottage and other nearby historic structures are situated separately in each case, as well as in the wider context through association over time. The setting also means that its value is reinforced

through association with other historic buildings that are located nearby. The property has undergone various changes over time, yet the quality and attractive character remain undiminished.

The proposal and impact on significance -

The applicant is wholly aware of the historic status of the property and keen to safeguard and enhance the special qualities of the property. The aim is to minimise the effect of the alterations on the historic fabric and character.

The proposal put forward avoids unnecessary alterations to the historic fabric of the existing cottage and outbuilding by using appropriate materials for the chimney. This, in turn, means that the external appearance and character of the cottage is not materially affected (please refer to the photograph 1 and 2 below).

It is intended to reuse existing bricks where possible and also to match them in order to bring the height of the chimney to the required 1.8m. Furthermore, the increased height will achieve a more visually pleasing arrangement of the two chimneys at either end of the cottage.

Avoiding, minimising, and mitigating any impact -

It is considered that the proposal will successfully avoid any material impact on the historic fabric and character of the building concerned. Careful consideration has been given to the details of the changes concerned and proposals put forward on the basis of appropriate appearance, functional need, and concern to avoid harm to the listed building and context. Overall, the changes proposed will have little impact on the listed context and none on the wider setting.

Access Statement

The access arrangements relating to the property will be effectively unchanged by the proposal. There are no implications as regards the wider locality.

Conclusion

The proposal represents a carefully considered and necessary alteration. It will have little material effect on the historic building and no harm whatsoever to the historic wider locality. The envisaged works will enhance the practicality and convenience of the property concerned as well as help bring into line with regulatory requirements.



1. Photograph taken from Historic England's website.

2. Google map street view 2023

