

Heritage Statement

Proposal

The proposal is the removal of an oversized conifer tree in the front garden close to the boundary with 23/24, and replacement of an existing modern post-and-rail fence with a new fence to provide some privacy. Extensive works to the tree have previously raised no objection and it was not considered worthy of a Tree Preservation Order at the time.

List description

The property was listed on 29/05/87 at grade II in a single entry with numbers 23 and 24, emphasising the group value of the cottages in the terrace. Tuppeny Cottage, attached at the northern end of the group, is separately grade II listed. Since the date of listing, numbers 23 and 24 have been combined to form a single dwelling.

CHOLDERTON GRATELEY ROAD SU 24 SW (north side) 2/41 Nos 22, (Meadow Cottage), 23 and 24 GV II Row of 4 cottages, now 3. Early C19. Brick in irregular Flemish bond. Tiled roof. Two storeys, 4 bays, extended to right c1900-1920 by further gabled bay, now part of No 22 (Meadow Cottage). Threecourse vitrified brick plat band, and vitrified blue brick cambered arches to openings. Boarded door and original small paned casement windows survive to No 23. Later thatched porch to No 24. Added bay has a pent roof to ground floor and the gable is tile hung above the window.

Assessment of significance

The National Planning Policy Framework in Annex 2 defines significance as: *'Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.'*

Archaeological: The building and its setting in the village contribute evidential value to our interpretation of the historic development of the village.

Historic: The historic interest of the building lies in its representation of cottages developed in the early C19 by the village estate owner, and the early C20 expansion of living accommodation funded by an especially wealthy period for the estate.

Architectural: The two-storeyed design of the original terrace is simple yet of good quality construction and has above average ceiling heights for cottages of this date. The use of vitrified headers in the irregular Flemish bond brickwork is in typical style for the early C19, but is not patterned or formal in appearance as it tends to be on grander or later properties, and many of the original plain clay tiles appear to survive on the front elevation. The window openings of 22 were all changed when extended to the south, with much larger timber mullioned windows and cambered arches; the arches were carefully reformed with bricks salvaged from the enlargement, and the straight joints of an historic front door are detectable. The southern extension, while not itself of special interest, does demonstrate an enhanced interest in design by the developer, with a rather Arts and Crafts feel, and uses machine made bricks and tiles. Architectural firm Crickmay from Dorset are believed to have carried out this work for the estate, along with constructing new lodges and farm buildings, in the early C20.

Artistic: The property is not considered to have particular artistic interest beyond its visual contribution to the streetscene and the setting of the adjacent historic buildings alongside the winterbourne.

The impact of the proposal on significance

The removal of the conifer tree at 22 Cholderton has been requested by the adjoining neighbours, as the species cannot be pruned due to its non-regenerative growth. Although its loss is regrettable, the tree was previously reduced in height under TCA reference PL/2023/00921; it has since experienced significant lateral spread and the neighbours have requested its removal.

24 is mid-terraced and has a service access to the rear of the property immediately adjacent to the ground floor living area of 22. To ensure continued privacy for the ground-floor living accommodation of 22 following the tree's removal, the installation of a fence is proposed. The design incorporates a higher section for approximately the first 3m from the house, with abutting pales, thereafter pales are spaced and reduce to the existing height towards the road, and reflects traditional local picket fencing with pointed 75mm pales of alternating height, thereby reflecting the character of the streetscape. The provision of a solid fence close to the house does very slightly intrude on the continuous frontage of the group, but this historically open view is now broken up by established shrubs, including the conifer proposed for removal.



View from the NW



View from SW

The proposed fence will remain in natural finish. Although fencing in the village was historically painted white (see [Photo of Cholderton, On The Grateley Road c.1955](#)), existing picket fencing in the terrace is currently unpainted, and the occupiers of 24 have requested this approach for consistency. Another modern reinterpretation of the local picket fencing style can be seen at 16-17 Grateley Rd.

It is considered that the proposals will have no adverse impact on the special interest of the listed building, its setting, the conservation area, nor the setting of adjacent heritage assets. The design is sympathetic to local vernacular traditions and will preserve the visual integrity of the terrace and its contribution to the wider conservation area.