



Ash Tree Cottage, Easton Royal, Wiltshire, SN9 5LZ

Heritage Impact Assessment

11 February 2026

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With Thanks

Thank you to Liz Johnson and the members of Easton Royal Heritage Group for their generous support and invaluable help with my research for this report.

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Non-Technical Summary

Heritage Planning Services has been commissioned to prepare a Heritage Impact Assessment to inform plans for proposed works to the Grade II listed Ash Tree Cottage, Easton Royal, SN9 5LZ (the Project Site).

The proposed development will comprise the reconfiguration of the internal layout, the reduction and redesign of the roof structure to the modern rear extensions, and the construction of a single-storey extension on the south-facing rear elevation.

The proposals will have an overall neutral to minor beneficial impact on the Grade II listed Ash Tree Cottage, with changes focused on unobtrusive internal reconfiguration and minimal loss of historic fabric.

The most significant alterations involve removing the thatched roof across the 20th-century rear extension and introducing a lower roof structure designed to improve the internal dimensions of Bedroom 3 and increase natural light to the first-floor rear range. The new roof form will add architectural interest to the south elevation while maintaining the prominence of the historic building.

The annex has been carefully designed to ensure minimal visual impact while enhancing the floorplan and enabling the creation of a family kitchen and dining area that makes full use of the property's south-facing aspect.

The addition of the extension will increase the built form, resulting in a degree of less-than-substantial harm to the significance and character of Ash Tree Cottage due to the cumulative impact of further development on a modest vernacular building.

This level of harm should be weighed against the scheme's benefits, which include a clearer definition of the historic cottage's proportions through a significant redesign of the roof form and materials, a sympathetic reconfiguration of the internal layout to improve circulation, and the introduction of a contemporary yet unobtrusive annex that complements the rural setting.

1. Introduction

1.1. Heritage Planning Services has been commissioned to prepare a Heritage Impact Assessment for land belonging to Ash Tree Cottage, Easton Royal, Wiltshire, SN9 5LZ (the Project Site).

1.2. The proposed development will comprise the reconfiguration of the internal layout, the reduction and redesign of the roof structure to the modern rear extensions, and the construction of a single-storey extension on the south-facing rear elevation.

1.3. The report has been completed by Sam Driscoll, MCIfA, under Project Code HPS675/26.



Figure 1 Detailed Project Site location outlined in red. Centred on SU 20783 60455.

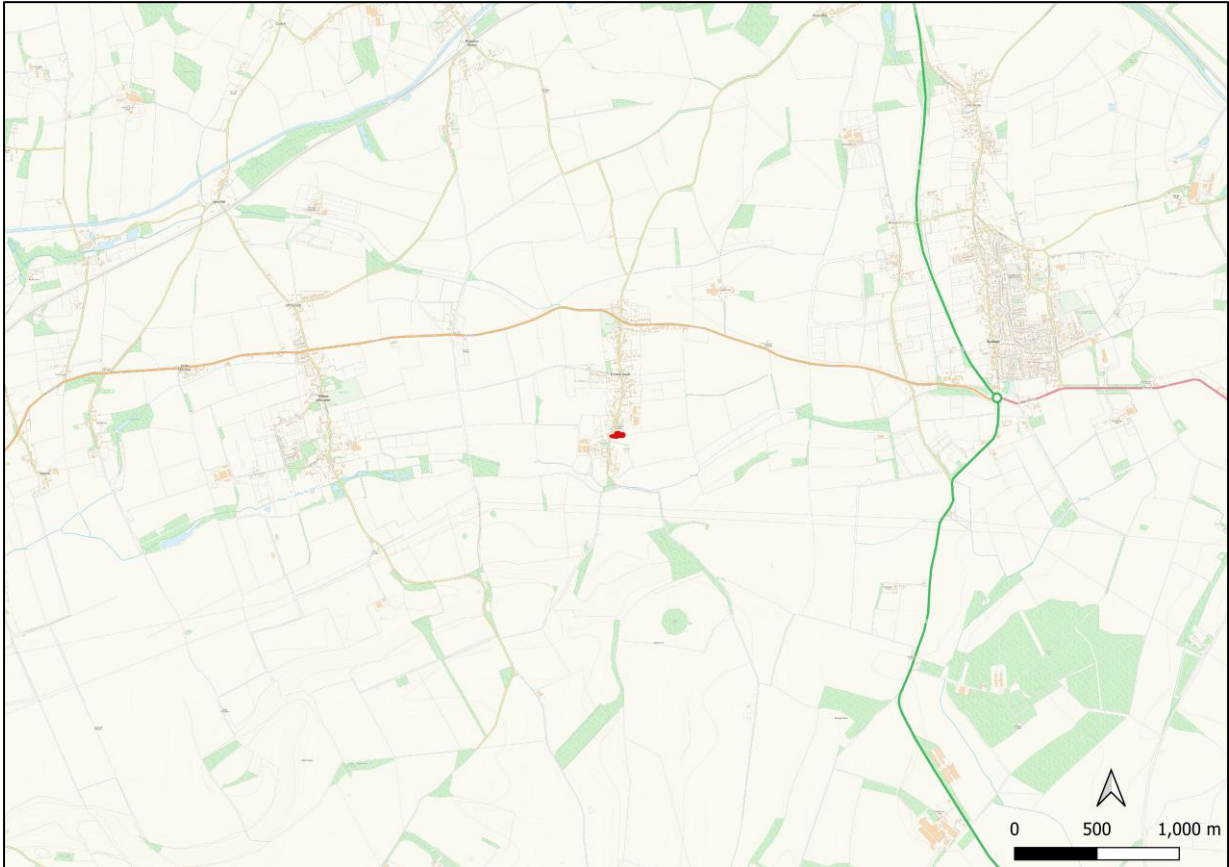


Figure 2 General Project Site location outlined in red. Centred on SU 20783 60455.

2. The Project Site

2.1. A site visit was carried out on the 25th March 2025 in dry bright conditions.

2.2. The Project Site comprises the Grade II listed Ash Tree Cottage, set within a private garden to the rear of the Grade II listed Priory Cottage. The historic cottage was erected within a close of land to the rear of the earlier neighbouring dwelling. The private garden looks to have been formerly enclosed to its current form post 1939.

2.3. Originally a two bed dwelling, Ash Tree Cottage was extended to the east post 1929 and again post 1939 (likely in the 1970s), when a third bedroom was added within a single storey extension to the north.

2.4. The historic core was constructed in brick and probably thatched, as it is today. Brick was manufactured in the area from as early as the 17th century and initially used for chimney stacks and the foundation of walls for timber frame buildings and cob walls, becoming more widely available for the construction of dwellings by the mid-18th century.

2.5. Cartographic evidence indicates that the Project Site was developed between the 1773 and 1817.

2.6. The interior and exterior of the property were inspected. The principal elevation faces west towards the rear of Priory Cottage, while the southern elevation overlooks an undeveloped significant green space within the Easton Conservation Area. The north and east elevations are dominated by the 1930s and 1970s additions and are not overlooked.

2.7. Internally, the cottage benefits from a spacious open-plan entrance lobby and living room. The kitchen is positioned to the left within the former pantry. This galley-style space is narrow and poorly lit, and is not considered suitable for a modern family home.

2.8. Bedroom 1 is located on the ground floor within the poorly designed 1970s single-storey flat-roof extension. The low ceiling creates a cramped feel that could be improved through redesign.

2.9. Bedroom 3 is accessed via a narrow, steep staircase leading from the first-floor landing of the historic cottage into the eaves of the 1970s extension. The room is narrow with restricted head height due to the elevated floor level and steep roof pitch. In its current form, it is not considered acceptable as a bedroom and would benefit from redesign.

2.10. The irregular floorplan currently limits the overall enjoyment and functionality of the cottage as a modern family home, largely due to the poorly designed later extensions..

3. Conservation Area

3.1. The Project Site is situated within Easton Royal Conservation Area, formally designated in 1975. The east extent corresponds to the east boundary of land belonging to Ash Tree Cottage.

3.2. The Conservation Area Statement includes the following observations with regards to the character and setting of Easton Royal.

"Easton Royal is a mainly linear village of farmhouses and thatched cottages. Several modern houses line the road to Burbage but loosely grouped around the crossroads are several thatched cottages, former farmhouses and the village hall. These form the beginning of the quiet sunken lane of the village street. The lane slopes south for half a mile to a stream below the north slope of Salisbury Plain..Overhung by hedgerows, trees, grassy banks and with the leafy gardens of the thatched cottages it is endowed with an exceptionally rural character." (2004, Wiltshire Council, Planning Services).

3.3. Land to the south of the Project Site is described as a Significant Green Space in the Easton Royal Conservation Area Statement September 2004 (ibid).

3.4. Due to Ash Tree Cottage being set back from the road, behind Priory Cottage, the property does not contribute to the visual amenity of the street scene. Therefore the proposed works are expected to have a neutral impact on the character and setting of Easton Royal Conservation Area.

4. Designated Heritage Assets

Ash Tree Cottage

4.1. Ash Tree Cottage (the Project Site) is a Grade II listed dwelling with an early 20th century extension to the rear (east) and later (potentially 1970s) extension to the north. The building was formally designated on the 13th June 1988 and is described as follows:

"Cottage. Probably early C18. Colourwashed brick with thatched roof. Two storeys, 2 bays. Heated living hall with gable stack, and inner room. Boarded door to entrance to inner room. Leaded 2-light windows to upper floor arched into thatch. Single storey extension to left and rear wing with hipped roof and large window to south side. Brick stack.

Listing NGR: SU2077460458." ([List Entry Number: 1285249](#)).

4.2. The Conservation Area Statement describes the cottage as "a relatively isolated 18th century brick cottage, set back from the lane at the end of a drive beside the historic beech meadow." (2004, Wiltshire Council, Planning Services).



Photo 1 Private southwest facing view of the façade of Ash Tree Cottage from garden to the front of the dwelling.

Avon Cottage (now Priory Cottage)

4.1. The Grade II listed Avon Cottage is situated c. 25m west of the Project Site, fronting the village high street. The building was formally designated on the 13th June 1988 and is described as follows:

"House. C15-C16, extended C17. Timber framed with wattle and daub and brick infilling, thatched roof. Single storey and attics, bays 2 : 1/2 : 2. Framing 3 panels high with straight corner braces to centre half bay and 2 bays to right, more slender and irregular timbering to earlier left bays. Door in left end bay under C20 propped canopy. Paned timber windows, and 3 flush dormers. Interior probably converted to lobby entry plan when the two C17 south bays added. Left 2 bays of cruck construction, probably of a 3-bay or larger house, of which the gable crucks survive above first floor level, and second bay couples survive to full height. Pegged bearing rail to left bay suggests that the first floor may have been inserted in an open bay. Long curved windbraces to single purlin roof. Stack bay and left bays appear contemporary in late C17 with stair behind stack with splat baluster handrail to first floor. Fireplace blocked on ground floor but good brick fireplace with herringbone reredos at first floor level. Third bay contains major C17 parlour, with spine beam

with rounded chamfer stop and raised lozenge. Fourth bay probably a service room with roughly chamfered spine beam.

Listing NGR: SU2074260460" ([List Entry Number: 1364553](#)).

4.2. The Conservation Area Statement describes the cottage as "an impressive vernacular building of both traditional and historic interest" situated in a relatively isolated location to the south of the high street, fronting the lane (ibid).



Photo 2 NNE facing view towards Priory Cottage (formerly Avon Cottage) from the high street, March 2025.

4.3. The proposed works to Ash Tree Cottage are focussed to the east (rear) of the cottage away from private views from the rear of Priory Cottage. The proposed changes to the roofline and the addition of the dining room to the east will not impact the significance or character of Priory Cottage.

5. Non-Designated Heritage Assets

Outbuilding

5.1. A converted woodshed situated c. 14m SSW of Ash Tree Cottage is described as an Unlisted Significant Building in Easton Royal Conservation Area Appraisal (2004). The report included the following statement, "A slate roofed timber outbuilding is a significant rural survival and enhances the setting of both cottages [referring to Avon aka Priory Cottage and Ash Tree Cottage]."

5.2. Listed Building Consent was granted for the demolition and replacement of the building in 2007 (Planning Application K/56181/LBC).

5.3. The building was recorded on the 1879-1886 First Edition Ordnance Survey map and was shared between nos. 13, 14 and 15 Easton Royal. Details of the woodshed were included in an auction listing for the sale of the plots in 1929.

Easton Royal County Primary School

5.4. The Project Site is set within an enclosed garden formerly within the curtilage of Easton Royal County Primary School, situated c. 28m north of Ash Tree Cottage. The school building is described as follows:

"It is a well-proportioned building of 1871 on a simple 'T' plan of red brick with stone dressings and blue brick banding. A gabled slate roof sweeps low over the gothic style entrance door and there is a corresponding back door to the playground at the rear." (ibid).

5.5. There are no significant views towards, from or across the Project Site from the school building. Any alterations to the north elevation of Ash Tree Cottage will have a neutral impact on the character and significance of the school building.

6. Public Rights of Way

6.1. The south elevation of Ash Tree Cottage is partially visible from Public Footpath EROY12, situated c. 12m to the south. The track is orientated east-west along the boundary of the Project Site and forms part of a network of routes which link the high street to the B3087 to the north / northeast, incorporating part of Cross Lane to the east.

6.2. The photograph below (June 2025) shows that, although glimpses of the historic south gable and parts of the early roof are visible, the dominant view in summer is the upper storey of the 20th-century east extension.

6.3. Interrupted views of the ground floor south elevation and garden are expected from late Autumn through to early Spring.



6.4. Whilst not a key view within the Conservation Area, the building proposals have been informed by a clear awareness of this more open aspect of the Project Site.

7. Historic Development

7.1. The village of Easton Royal is set out along a north south road appearing to trace the route of the Roman road from Cunetio to Old Sarum (Mon UID MWI75230) which has been plotted along the length of the village to the east. The core of the village to the north of the high street appears to be a planned Medieval settlement. Evidence of the road to the east raises the potential for earlier settlement of the region in the Roman period.

7.2. Easton Priory was built to the south of the village in the 13th century. Land owned by the priory extended east, likely incorporating land belonging to the Project Site.

7.3. The Grade II listed Avon Cottage (now Priory Cottage) which fronts the high street (20m to the west of the Project Site) has been dated to 15th – 16th century. Evidence of the early timber framed dwelling indicates that development spread south from the core of the village in the late Medieval or early Post Medieval period. The John Andrews and Andrew Drury map dated 1773 suggests that the pattern of roadside development with closes to the rear may have been largely preserved until the late 18th century.

7.4. The Andrews and Drury map appears to show a single row of development in the region of the Project Site with closes to the east. Although the map is not particularly detailed, the Project Site does not appear to be recorded by this date. Whilst this may be an omission, the substantially built brick cottage that comprises the core of the Project Site today is likely to have been considered worthy of record, if the dwelling had been erected by the time of the cartographic survey.



Figure 3 Andrews and Drury 1773 Easton Royal. Arrow indicates the proposed location of the Project Site.

7.5. There is a dwelling shown on the First Series Ordnance Survey Map (1817) in the location of the Project Site, which depicts a double row of development to the rear of those dwellings fronting the east side of Easton Royal high street.



Figure 4 First Series Ordnance Survey Map 1817, showing row of building to the rear of those fronting the east side of the high street. Arrow indicates the location of the Project Site.

7.6. A comparison of the 1773 and 1817 maps suggests that the Project Site was likely constructed between these dates. A number of closes to the rear of the roadside dwellings on the east side of the high street appear to have been developed in this period, suggesting a general pattern of expansion.

7.7. The Project Site is shown on the First Edition Ordnance Survey Map (25 inch) surveyed 1879 - 1886 as within the grounds of the newly built school at Easton Royal, built 1871 VCH (Baggs et al, 1999). The rectangular building is shown with a small extension on the north gable. The shading on the map suggests that the 19th century extension may have been timber. The outbuilding identified as a non-designated heritage asset to the southwest of the Project Site was developed by this time and may have been a woodshed shared between the neighbouring properties.

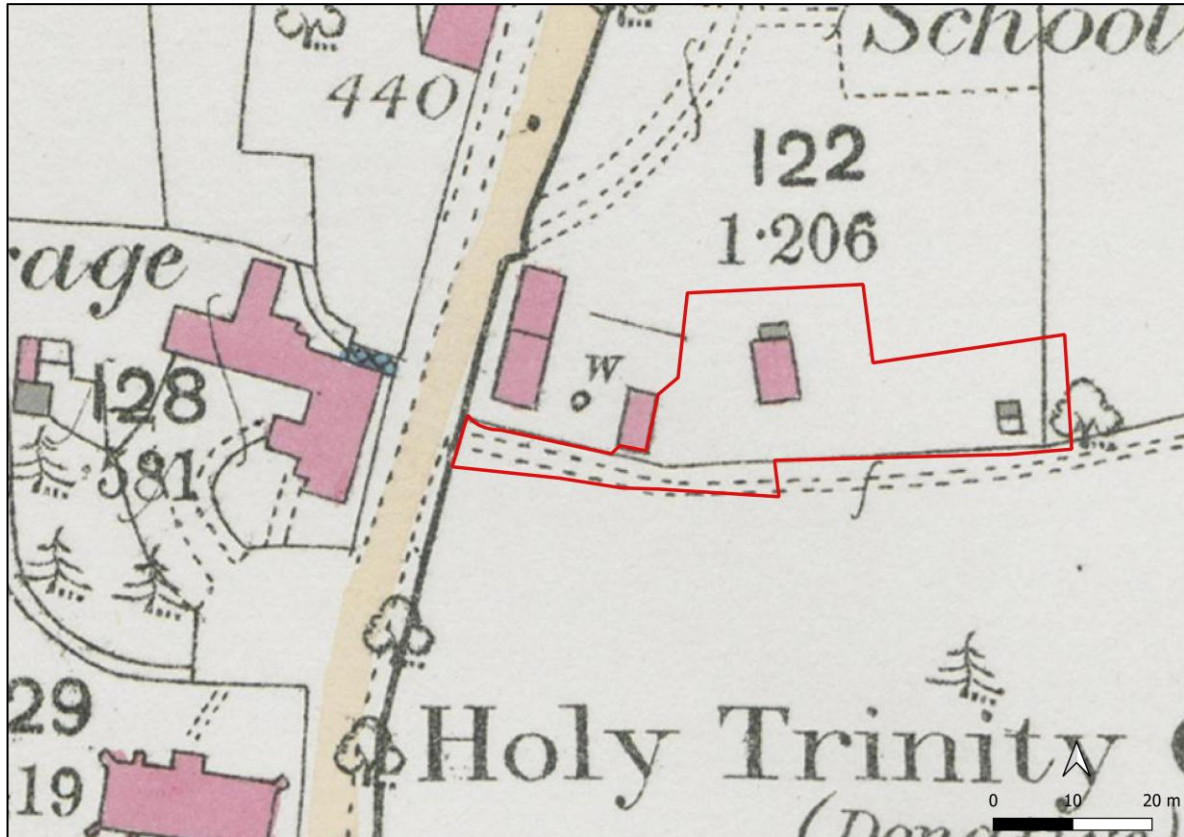


Figure 5 First Edition Ordnance Survey Map (25 inch) surveyed 1879 – 1886. Project Site outlined in red.

7.8. The property was entered into the census of 1891 as no. 15 Easton Royal, occupied by farm labourer James Stevens, aged 48 and wife Ellen Stevens, aged 42.¹ The couple were still recorded in the property in 1901. James was still resident in the cottage in 1910, when the property was recorded as house no. 15. The property (still within the ownership of the Marquis of Ailesbury at this time) was recorded as brick and thatch, with two bedrooms, kitchen and pantry, woodhouse, garden and well (the latter shared with the neighbouring properties).

7.9. The census of 1911 records Stevens as a widower aged 69 and still labouring on Coopers Farm. He remained in Ash Tree Cottage up until 1921 when census records tells us that he was an old age pensioner over 80 years old working for the Cooper family of Easton Farm (Pers. Comm. Easton Royal Heritage Group).

7.10. Land belonging to the Project Site was annexed from the school grounds between 1899 and 1922. The Easton Royal Academy (formerly the National School) came under the overall authority of Wiltshire County Council c. 1906, which may account for the boundary changes.²

7.11. There are no garden boundaries plotted on Ordnance Survey maps from the 19th and early 20th century for the Project Site or Avon Cottage (now Priory Cottage) to the west. Throughout

¹ James Stevens 1842 – 1825. Born Easton Royal to Danile Stevens and Grace Goodman. Ellen Stevens nee Wheeler b. 1848 -.1907 Daughter of Farm Bailiff John Wheeler and Harriet.

² Ref Wiltshire and Swindon History Centre <https://apps.wiltshire.gov.uk/communityhistory/School/Details/1498#> [accessed 09/02/2026]

this period the large enclosure was shared between three properties, that of Avon Cottage (nos. 13 and 14) and no. 15 Easton Royal (the Project Site). It is likely that individual plots were set out informally due to the need for each cottage to share the well and woodshed to the rear of no. 13.

7.12. The village historically formed a part of the Savernake Estate owned by the Seymour's then Ailesbury family until the early 20th century. In September 1929 outlying parts of Savernake Estate covering an area of around 24,578 acres were sold at auction. The lots included revenue from rented properties, woodland, farmland, rivers and tolls amounting to an estimated £19,444 per year. Around 450 cottages were put up for auction, including the Project Site. The sale was commented to be one the largest in England for many years.³ Lord Ailesbury retained Tottenham House, Savernake Forest and surroundings amounting to 16,000 acres.

7.13. The Project Site was listed as Lot 149 - no. 15, a detached brick and thatched cottage with Entrance Lobby, Living Room with Stove and Pantry, with two bedrooms above, let to Mr Maynard since 1922. The listing refers to an excellent garden, no doubt referencing a well-tended and production area of cultivation. The listing states that the right of the cottage to draw water from the well and use of a path crossing land belonging to the north dwelling (no. 14) will be maintained. The irregular land apportionment evident on the plan (below) is likely to have been recorded for the first time by auctioneers seeking to make a formal record of an informal agreement between the occupants of cottages that likely evolved through the necessity of shared resources.

LOT 149
(Coloured *Yellow* on Plan No. 6)

A DETACHED BRICK AND THATCHED
Cottage with Garden

Being No. 15 in the Village and Parish of Easton Royal. Ordnance No. Pt. 122.
Extending to an area of about **24 perches**.

The Cottage contains :—Entrance Lobby, Living Room with stove, Pantry, Two good Bedrooms. Outside : Lean-to Woodhouse and E.C. (E.C. forms part of woodhouse of Cottage No. 14). Water is obtained from well at Cottage No. 13. Excellent Garden.

Let to Mr. A. Maynard, under agreement dated 16th December, 1922, at a rental of £3 3s. per annum. Tenant pays rates.

The right to draw water from the well at Cottage No. 13 (Lot 147), as at present enjoyed, and a right of way along the pathway crossing the garden belonging to Cottage No. 14 (Lot 148) are reserved in favour of the purchaser of this lot.

This lot is sold subject to a right of way across the garden to the garden of Lot 147.

Figure 6 c. 1929 sales particulars – Lot 149. Source Easton Royal Heritage Group Pers. Comm.

1. ³ North Wilts Herald - Friday 20 September 1929 / North Wilts Herald - Friday 26 July 1929

<https://www.britishnewspaperarchive.co.uk/viewer/bl/0002942/19290920/313/0016> [accessed 9/02/2026]

<https://www.britishnewspaperarchive.co.uk/viewer/bl/0002942/19290726/057/0003> [accessed 9/02/2026]

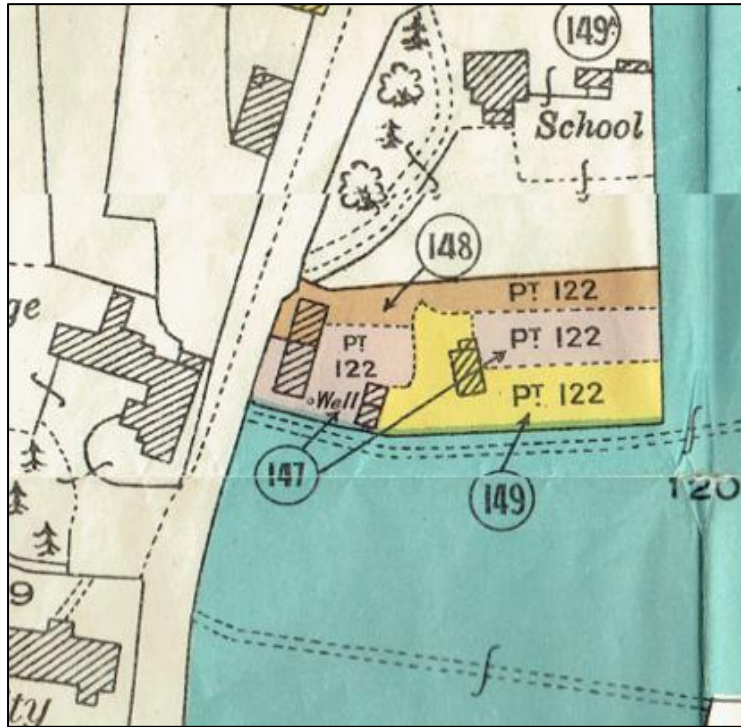


Figure 7 Corresponding auctioneer's plan c. 1929.

Source Easton Royal Heritage Group Pers. Comm.

7.14. The revised Ordnance Survey map (revised 1939) clearly depicts the east extension to Ash Tree Cottage which was built within the years following the 1929 auction.

7.15. Ash Tree Cottage was recorded as "The Cottage" on the 1939 Register, taken on the 29th September of that year to assist with identity cards and later the issue of ration books during WWII. The Project Site was likely home to the Kempton family at this time, with Real Estate Dealer and Insurance Agent Castledine William Kempton, aged 38 and wife Majorie Kempton, aged 38 recorded in the census. William enlisted as a commissioned officer to the Queen's Royal Regiment (West Surrey) on the 20th December 1940.⁴ A military medal awarded to Kempton in 1948 gives the address as The Cottage, Easton Royal, confirming that he returned to the village after the war.

⁴ Castledine William Kempton 1901 – 1966, born Canterbury, Kent. Son of Castle Richard Kempton 1869 / 1872 – 1924. The census of 1921 records Kempton C William of the Assembly Rooms, Whitstable as a Hotel Valuer. This would appear to be verified by a newspaper article from January 1924 which names Castledine William Kempton in a traffic misdemeanour in Canterbury.

(C.S. 22)

APPLICATION FOR ISSUE OF CAMPAIGN STARS AND MEDALS, Ex-Army Personnel

WRITE IN INK IN BLOCK CAPITALS

I desire Campaign Stars and Medals, as shown below, awarded to me (or to the late)

Number 62305	Christian or First name CASTLEDINE NM.	Surname of Officer, soldier or auxiliary KEMPTON
Class of Release or Discharge and Date A	Age and Service Group No. 13	Rank CAPT
Last Regiment or Corps according to cap badge worn (R.A. to state Branch; Home Guard to insert H.G. with County and Battalion number) THE BUFFS		

to be addressed to me as follows:—(State Rank, Title, Mr., Mrs., or Miss)

(Name) **CAPT. C.H. KEMPTON**

(Full Postal Address, with Post Town and Country — or Postal District and Number — if appropriate)
**THE COTTAGE
EASTON ROYAL
MARLBOROUGH**

NOTE—YOUR STARS or MEDALS may not be issued for SEVERAL MONTHS

If you should change your permanent address before receiving them, send a postcard at once to War Office marked "Medals: New Address" and showing (i) the new address and (ii) No., name and last Regiment or Corps.

Signature of Applicant *C. W. Kempton* If claiming as legatee or next-of-kin, state relationship to deceased

STARS CLAIMED

15 JUL 1948

MEDALS ISSUED

Strike out items which were NOT awarded

STARS

1939-45	PACIFIC
ATLANTIC	BURMA
AIR CREW	ITALY
EUROPE	FRANCE & GERMANY
AFRICA	

MEDALS

DEFENCE 1, WAR 2-0

Figure 8 Uk, WWII British Army Medal Cards. Defence Medal certificate Captain C. W. Kempton.⁵

7.16. Land formerly within the curtilage of no. 13 was annexed to the Project Site to allow for the erection of a one and a half storey rear extension between 1929 – 1939. The cottage was extended again c. 1970 with a single storey annex to the north, now in use as a bedroom.

8. Planning Policy

8.1. With regards to the relevant policy and development framework, the following are considered appropriate to the current proposal:

National Planning Policy Framework (NPPF), 2024;

"207. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment

⁵ <https://au.forceswarrecords.com/document/722565189/kempton-castledine-wm-page-1-uk-wwii-british-army-medal-cards-1939-1945> [accessed 11/02/2026]

record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

210. In determining 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 vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

214. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

218. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

219. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably."

Wiltshire Core Strategy adopted 2015

Core Policy 58 Ensuring the conservation of the historic environment.

"Development should protect, conserve and where possible enhance the historic environment.

Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

- i. nationally significant archaeological remains;
- ii. World Heritage Sites within and adjacent to Wiltshire;
- iii. buildings and structures of special architectural or historic interest;
- iv. the special character or appearance of conservation areas;
- v. historic parks and gardens;
- vi. important landscapes, including registered battlefields and townscapes.

Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping).

Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications."

9. Proposed Development

9.1. The proposed development involves a non-material reconfiguration of the kitchen extension to create a utility room, along with internal alterations to the modern rear extensions to improve the overall layout and to accommodate a family kitchen within the current living room.

9.2. A single-storey, flat-roof extension on the south side of the property is proposed to enlarge the kitchen and create a family dining area.

9.3. At First Floor level, a partition will be installed within the modern extension to enclose Bedroom 3 from the stairwell.

9.4. General refinements to the roofline are proposed across the modern extension, including the removal of the thatch and a reduction in the overall roof height to better distinguish the modern architecture from the historic core of the property. The new roof will be finished in tile, contrasting with the thatched roof of the principal building, and will incorporate an eyebrow-style dormer to improve internal dimensions and increase natural light to Bedroom 3. Conservation rooflights are proposed on the north-facing pitch to further enhance natural light.

9.5. The roof structure of the 1970s north extension (Bedroom 2) will be altered, with the thatch removed and the overall height reduced to further distinguish the modern architecture from the historic core.

10. Statement of Significance

10.1. The Project Site comprises the Grade II listed Ash Tree Cottage, whose significance derives from its historic and architectural value as a late-18th to early-19th-century rural dwelling, further enhanced by the attractive aesthetic of its principal west-facing elevation.

10.2. The 20th-century east and north extensions have no architectural value and detract from the overall aesthetic of the cottage. The attempt to visually unify the historic and modern elements by continuing the thatched roof has introduced unnecessary bulk. Although originally intended to emulate the rural character, the modern thatch fails to distinguish old from new and undermines the architectural hierarchy of the historic host building.

10.3. The two phases of poorly designed extensions added during the last century have eroded the character of the cottage while failing to meet the needs of modern living. The result is a cottage visually dominated by large additions that do not enhance the historic dwelling.

10.4. The internal configuration has evolved to meet changing family needs throughout the 20th century, resulting in a layout that lacks a coherent plan. The flow of the property is disrupted by differing floor levels between the historic core and the east extension. The new staircase serving the rear living space and Bedroom 3 is awkwardly positioned and further compromises internal circulation.

10.5. The south elevation is visible from the Public Right of Way to the south of the Project Site. This view is dominated by the 1930s extension which, in its current form, has a harmful impact on the character of the Grade II listed building.

10.6. Public views towards Ash Tree Cottage are screened from the high street by the timber-framed Priory Cottage, which fronts the main thoroughfare to the west of the Project Site.

11. Impact Assessment

11.1. The impact of the proposed plans has been assessed individually and is presented in table format at the end of this report (see Appendix 1).

Internal Works

11.2. Works to reconfigure the internal space are largely neutral in impact, focusing predominantly on the modern east and north extensions, with no loss of historic fabric proposed.

11.3. The change of use of the galley kitchen to a utility room with an accessible W.C. is considered beneficial to the overall versatility of the cottage.

Roof Structure

11.4. The proposed lowering and redesign of the roof structure and materials is considered to be of overall benefit to the cottage. The works will reduce the physical bulk of the existing roof, resulting in a significant reduction in the scale and mass of the 20th-century additions.

11.5. Lowering the roofline will reinforce the prominence of the historic core, while the eyebrow-style dormer will add architectural interest to the south elevation, designed to complement rather than imitate the historic form.

11.6. In practical terms, the wide dormer will increase the usable floor area of Bedroom 3, and its position on the south side will optimise natural light.

Single Storey Extension

11.7. The proposed single-storey extension will have a neutral impact on the historic fabric, as it projects from the modern east extension. The flat-roofed annex, featuring wide glazed panels set within an oak frame, is an unobtrusive contemporary addition intended to support modern living. This modest extension will provide an informal family dining area on the desirable south elevation, with no impact on significant views of the historic cottage and no loss of historic fabric.

11.8. There are no significant public views towards, from, or across the Project Site. Views of the significant west-facing elevation are private and can only be experienced from within the property's grounds. The proposals will not affect any important public views, nor will they alter private views of the principal west-facing elevation.

11.9. Although the proposed extension will increase the overall footprint of the cottage, the design is intentionally contemporary yet unobtrusive, preserving the character of the building. The aim is to introduce a sympathetic architectural element that enhances functionality without competing with the historic core.

11.10. While there will be a modest increase in scale, the enlarged floor plan will be partly offset by the reduced ridge height and the general scaling down of the existing roof structure, which currently contributes to the bulk of the east extension.

12. Conclusion

12.1. The proposals will have an overall neutral to minor beneficial impact on the Grade II listed Ash Tree Cottage, with changes focused on unobtrusive internal reconfiguration and minimal loss of historic fabric.

12.2. The most significant alterations involve removing the thatched roof across the 20th-century rear extension and introducing a lower roof structure designed to improve the internal dimensions of Bedroom 3 and increase natural light to the first-floor rear range. The new roof form will add architectural interest to the south elevation while maintaining the prominence of the historic building.

12.3. The annex has been carefully designed to ensure minimal visual impact while enhancing the floorplan and enabling the creation of a family kitchen and dining area that makes full use of the property's south-facing aspect.

12.4. The addition of the extension will increase the built form, resulting in a degree of less-than-substantial harm to the significance and character of Ash Tree Cottage due to the cumulative impact of further development on a modest vernacular building.

12.5. This level of harm should be weighed against the scheme's benefits, which include a clearer definition of the historic cottage's proportions through a significant redesign of the roof form and materials, a sympathetic reconfiguration of the internal layout to improve circulation, and the introduction of a contemporary yet unobtrusive annex that complements the rural setting.

13. Bibliography

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Core Property – Schedule of Works				
	Proposed Work	Loss of Historic Fabric	Potential Impact	Commentary and Justification
Ground Floor				
1	Ground Floor Historic Core			
1.1	Change of use, Kitchen to Utility with accessible W.C.	None	Neutral to minor beneficial.	Modern living standards will be enhanced through the introduction of an accessible Ground Floor W.C. with neutral impact to historic layout and fabric.
2	Ground Floor 20th Century Extension			
2.1	Bedroom 1 – Ensuite floor raised to match level of Bedroom 1.	None	Neutral	Modern living standards will be enhanced through accessibility with neutral impact to historic layout and fabric.
2.2	Block x 1 window on east elevation	None	Neutral	Works carried out within 20th century extension.
2.3	Block internal opening between Bedroom 1 Ensuite and W.C. in the corner of existing Living Room	None	Neutral	Internal works carried out within 20 th century extension.
2.4	Widening of x 2 windows on east elevation to create a new door and wider window	None	Neutral	Modern living standards will be enhanced through increased natural light through enlarged window with neutral impact to historic layout and fabric.
2.5	General works to install new Kitchen within former Living Room.	None	Neutral	Internal works carried out within 20 th century extension.
2.6	Widening of knock through in south wall to access proposed new Dining Room annex.	None	Neutral	Loss of 20 th century fabric only.

3	New Structure – Dining Room Annex			
3.1	Single storey glass panelled, oak framed Dining Room extension to the south elevation of the 20 th century range.	None	Less than substantial harm to the historic character of the Grade II Ash Tree Cottage	The proposed extension to form a family dining room on the south-facing elevation will result in less than substantial harm to the designated heritage asset through the increase in footprint. This harm is considered to be outweighed by the benefits to the historic cottage, which will be enhanced through the proposed internal changes designed to meet the needs of a modern family. By lowering the roofline and removing the thatch, the physical mass of the 20th-century extension will be reduced. As a result, the overall increase in footprint may be offset in full or in part by this reduction in massing. The resulting visual impact is that of a well-designed east range that optimises the cottage's south-facing aspect, achieved through the addition of an architecturally superior roof form and an unobtrusive garden extension. The proposal is considered to be a positive addition to the layout of the modest vernacular cottage.
First Floor				
4	First Floor 20th Century Extension			
4.1	Works to bring Bedroom 3 up to modern living standards. a. Partition will to be installed to provide privacy from the stair.	None	Neutral	Internal alterations within 20 th century extension.

4.2	Window aperture to be enlarged to allow for new eyebrow style dormer.	None	Neutral to minor beneficial	Adds character and interest to the modern extension whilst enhancing head height within Bedroom 3. The property will benefit from improved living standards through this modest addition.
4.3	Installation of window within east elevation.	None	Neutral to minor beneficial	Bedroom 3 will benefit from increased natural light through the addition of this unobtrusive new feature.
5	Roof of 20th century extension			
5.1	Existing roof to be replaced with new pitched tile roof with eyebrow style dormer.	Minor	Beneficial	The new ridge will be set lower than the existing 20th century Thatch will reduce the mass of the modern extension. The proposed plans will more clearly define the distinction between the historic core of the property and the modern extension. Lowering the ridgeline will better reveal the form of the historic cottage, and the use of tile will clearly distinguish the historic building from the modern range. The overall appearance of the heritage asset is considered to be enhanced by the proposed alterations. There may be a minor loss of historic fabric due to the need to anchor the pitched roof to the east elevation of Ash Tree Cottage. This harm is considered to be outweighed by the overall benefit to the historic character of the cottage
5.2	Removal of portion of thatch above Bedroom 1 and replacement with pitched roof in tile. (north elevation).	None	Neutral - minor beneficial	Removal of 20 th century thatch and replacement with a roof style that complements rather than emulates the historic cottage will better define the extent of the heritage asset.
5.3	Conservation lights within new roof to the north.	None	Neutral	The north elevation makes no contribution to the key public views with the Conservation Area. The addition of conservation lights will have a neutral impact on the character and significance of the historic cottage.

5.4	Removal of modern chimney stack	None	Neutral	The removal of the 20 th chimney stack will not cause harm to the character of the heritage asset.
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Appendix 2 Site Photographs

Photo 3 Northwest facing view of the south elevation of Ash Tree Cottage. Photo Date 25/03/2025.



Photo 4 ESE facing view of north elevation of Ash Tree Cottage. Photo Date 25/03/2025.



Photo 5 Southeast facing view of west elevation of Ash Tree Cottage taken from private front garden.



Photo 6 Galley kitchen is not considered suitable for a modern family home.



Photo 7 The low ceiling within Bedroom 1 adds to the overall cramped feeling of this room within the 1970s extension.



Photo 8 Steep narrow stair leading to Bedroom 3 within the eaves of the 1930s extension. The narrow room with restricted head space is currently not suitable for modern living.



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