

DESIGN, ACCESS & HERITAGE STATEMENT

Alterations at:

Pear Tree House, 96 Chitterne, BA12 0LL

For: John & Sarah Terry
Date: Wednesday 25th March 2026
Ref: 21-10-04-RS3



Pear Tree House, 2025

Chalk.

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1. Introduction

- 1.1. This Design & Access Statement is to accompany a Listed Building Consent Application for the protection of damaged external brickwork at Pear Tree House, 96 Chitterne, BA12 0LL.
- 1.2. The intention of this statement is to fulfil the requirements of The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013
- 1.3. The report was commissioned by the current owners of the building, John & Sarah Terry, and carried out by Chalk Architects.

2. Context

- 2.1. Pear Tree House has a Grade II listing (entry no. 1036443) within The National Heritage List for England. It was first listed 11 December 1987, the listing description is as follows:

“Detached house. Late C18, refenestrated late C19. Painted English garden wall bond brick, tiled roof with gable end brick stacks. Two–storey, 3–window. Central 6–panelled door with flat wooden hood, 4–pane segmental–headed sash either side. Three 4– pane sashes to first floor. Late C19 parallel rear range. Included primarily for group value”
- 2.2. The neighbouring properties. Clump House (Early C19) to the south west and White Hart House (C17) to the north east, both have a Grade II listing.
- 2.3. Pear Tree House is located within the Chitterne Conservation Area.
- 2.4. Chitterne is located in the middle of Salisbury Plain approximately 8 miles east of Warminster. The main route through the village (the A361) runs east–west with the ground falling away significantly to the north and south .
- 2.5. Pear Tree House is located within the Salisbury Plain and West Wiltshire Downs Special Landscape Area (SLA).
- 2.6. Pear Tree House is a detached house located within the centre of the village in close proximity to the main junction between the B390 and Townsend and opposite the village recreation area and cricket ground.
- 2.7. The house sits to the south of the B3390 with the Chitterne brook running parallel to the road to the north.

3. Planning History

- 3.1. W/86/00128/FUL Two storey extension (Approved with conditions)
- 3.2. W/92/00523/LBC Small porch to front (Approved with conditions)
- 3.3. W/94/01177/FUL Replacement of store and carriage house (Approved)
- 3.4. W/95/00118/LBC Demolition of existing building and its replacement (Approved)
- 3.5. W/13/00163/LBC Replace en–suite bathroom window with sliding sash (Approved with conditions)
- 3.6. PL/2021/11268 Single storey rear extension (Approved with conditions)
- 3.7. PL/2021/11402 Single storey rear extension (Approved with conditions)
- 3.8. PL/2022/08086 Replacement of existing window (Approved with conditions)
- 3.9. PL/2024/07777 Replacement roof covering (like for like). (Refused)
- 3.10. EMF/2024/00917 Enforcement notice for un–authorised works to a listed building
- 3.11. PL/2025/06608 Protection of external exposed brickwork (Refused)

4. Historical Significance

- 4.1. “The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.” Annex 2: Glossary, National Planning Policy Framework, Ministry of Housing, Communities & Local Government, June 2019





- 4.2.
- “The sum of the cultural and natural heritage values of a place, often set out in a statement of significance.” Conservation Principles, English Heritage, 2008

Our assessment, based on the above research suggests the historical significance of this heritage asset derives from:

- 4.3.
- Form; the simple gable roof form, book ended with brick chimney stacks to the C18 front section as well as the C19 parallel addition to the rear provide a pleasant double gable with valley gutter.
- 4.4.
- Layout ;the simple double fronted 2 room over 2 room late Georgian layout of a rural farmhouse with through passage is diluted by the later additions to the rear.
- 4.5.
- Architectural expression/detailing; there is little to no detailing throughout the property that displays craftsmanship or a degree or rarity worth recording. The sash windows, whilst probably of Victorian origins are in slightly awkward proportions on the front elevation which have been further exacerbated by the addition of the front porch.
- 4.6.
- Materials; the brick facing to the front elevation with the stone and flint gables are a good reflection on the materials of the wider setting and demonstrate the eclectic mix of materials available at the time of construction due to the geology and geography of the area.
- 4.7.
- Setting; the building is set nicely within a group of buildings including the two adjacent listed buildings of which Pear Tree House could be considered to be the poorer of the three in terms or its architectural significance. All three buildings have been significantly extended over the years. Due to the openness across the road views to and from this cluster of buildings are plentiful. The sloping ground to the rear with mature trees also adds to the character of the setting of Pear Tree House and the wider Chitterne Conservation Area

5.

Design Intent

- 5.1.
- To protect the damaged brickwork of the main house front and rear elevations using a lime shelter coat and mineral paint finish.

6.

Proposals

- 6.1.
- Application of a breathable lime shelter coat with mineral paint finish, protecting the existing damaged surface from further damage to it’s structural integrity and restoring the previous facade appearance
- 6.2.
- The process of applying the lime shelter coat involves prepping the surface for application, and applying the substrate evenly using a brush. All loose, flaking, unstable material must be identified and removed, and the surface washed down before application. Multiple coats may be required to achieve the desired level of protection, with appropriate drying times between application coats. The coats will work to infill and even out cracks, creating a breathable coverage.
- 6.3.
- Once dry the lime coat will be covered with a mineral paint (of high–water vapour permeability), providing an external coat and maintaining breathability of the surface, crucial to prevent further water ingress and damp.

7.

Effect of the proposals on the historical significance of the heritage assets and their setting

- 7.1.
- In its current state, the exposed brickwork is unprotected and at risk of water ingress and deterioration. Leaving it exposed will, over time, cause damage to the heritage asset and it’s structural integrity, damaging its historical significance
- 7.2.
- The proposal to protect the brick with a protective lime shelter coat enables adequate protection whilst maintaining breathability and allowing any previously absorbed moisture to evaporate. This will have a positive impact on the heritage asset, restoring and protecting it for future generations.
- 7.3.
- It will reduce the need for constant repairs from water damage, ensuring the longevity of the asset.
- 7.4.
- It is therefore not expected that the method of brickwork protection, by virtue of its properties, will have any detrimental effect on either Pear Tree House or the group value and therefore significance of the three listed properties when viewed from the public realm.
- 7.5.
- Only the front elevation is visible from the public realm and due to the nature of the proposed works, the mineral paint will restore the facades to its pre–paint removal appearance. We therefore belief the proposed work will have negligible impact on the setting of the Chitterne Conservation Area.

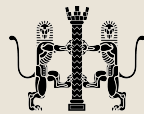
8.

Access

- 8.1.
- There is no change to the pedestrian or vehicle access to and from the property.



Example of proposed finish with lime shelter coat





9. **Effect of the proposals on the Special Landscape Area**

9.1. As the proposal relates to an existing and established residential dwelling, it is considered not to cause any undue harm to the existing landscape character.

10. **Impact of the proposals on Residential Amenity**

10.1. Since the proposal is to protect existing brickwork, there will be no impact on residential amenity.

11. **Conclusion**

11.1. The proposals, by way of their design, materials and respect for the earlier and significant elements of Pear Tree House will cause no detrimental impact to the historical significance of the Heritage asset or its historical setting within the surrounding Conservation Area.

11.2. It is considered that the proposals therefore comply with all local and national planning policies and guidance and should therefore be given consent

12. **List of submitted drawings**

CHALK 21-10-04-L01 Location Plan
CHALK 21-10-04-100 Site Plan
CHALK 21-10-04-101 North Elevations
CHALK 21-10-04-102 South Elevations



Appendix A Site photographs



Figure 1– Pear Tree House, prior to paint removal



Figure 2– Pear Tree House, current appearance, after paint removal



Figure 3– Exposed brickwork after paint removal

