

Heritage Statement

Chirton Cottage, 56 The Street, Chirton Wiltshire SN10 3QS

Background

The property is statutorily listed Grade II (1988). This heritage statement forms part of Listed Building Consent and Planning Permission Applications for the barn at Chirton Cottage, 56 The Street, Chirton.

The current owners have lived at the property; maintaining and caring for the designated heritage asset (Grade II) as their family home for a number of years. The early 18th century modest cottage has been much altered and extended, including a large extension in the late 19th century. In recent years a substantial two storey extension and additional space to the kitchen was also added.

In November 2016 the former thatched property was extensively damaged by fire, leaving the most of the building destroyed. Resulting in demolition of the entire remnants of the present dwelling.

The designated heritage asset is a new dwelling. replicated albeit in new local vernacular materials.

The sheep shed is within the curtilage.

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Proposal

Works to thatched timber barn (curtilage listed) possibly a former sheep shearing shed to the rear*

Insertion of new window, enlarged windows and minimalist glazing to main openings behind retained barn doors.\

Site Description and Location

Location

The village of Chirton is accessed off the A342 5 miles from Devizes and 3.5 miles from Upavon. It lies approximately 1 mile from the north scarp slope of Salisbury Plain set on the southern edge of the Vale of Pewsey.

The earliest range of Chirton Cottage is sited in a prominent position addressing one of the main village thoroughfares. The dwelling and adjacent thatched timber barn/*sheep shearing shed** (curtilage listed) to the rear forms part of the setting of various designated heritage assets including the neighbouring Corner House, Manor House Farm and Yew Tree Cottage (See Appendix B Appendices) as well as the

The property occupies a substantial plot. To either end of the principal north elevation are access points from the road to existing car parking provision and grounds. Views into and out of the site are formed at these points; including a view of the early thatched timber barn (curtilage listed) possibly a former sheep shearing shed to the rear*.

A mature garden; including lawns, native trees and shrubs extend to the rear. To the front of the dwelling is a narrow area of soft landscaping bounded by a low red-brick wall.

The village of Chirton is of linear form based on three farmyard groups and a church. In the south a lane off the A342 leads to The Street where a large active farmyard, cottages and houses are generously spaced along the road.

The village is generally without pavements but instead there are wide green roadside verges that extend over the length of The Street continuous up to the churchyard



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Historic Development of the village

The village, though originally evolving east-west along the lane between Conock and Marden, has developed since the 18th century between the three farmsteads beside the lanes that lead to Patney in the north and to the turnpike road in the south. The principal farm is Manor Farm in the south that occupies a long frontage on The Street. In the centre is Chirton Farm, included in the main historic group with the Parish Church, the Old Manor, the school and several pre-Victorian houses and cottages including the two former vicarages.

Early Building Materials

The earliest surviving walls in the Conservation Area are of cob and also of Greensand stone. The latter have formed the base walls of timber framed structures which were once prevalent in the village. Cob was used for building walls and boundary walls up to the 19th century but survive now in only a few cottages due to its friable nature often concealed by render or plaster.

Several buildings that appear to be built of brick were originally constructed with a timber framed structure. In most cases replacement of the exterior frame wall has been in stages; first under-building together with lower panels replaced in brick, then an upper cladding in brick and finally complete exterior wall rebuilding in brick. Chirton Farm house and Yew Tree Cottage are examples of this and each have a major extension entirely of brick.

Much of the village was re-built or built in brick from the late 18th to the mid-19th century, a period of agricultural affluence brought about by a demand for home-grown foodstuffs during the Napoleonic wars. Brick was becoming increasingly cheap and available from clay pits opening locally.

Inexpensive slate could be obtained from Wales by way of coastal shipping and the Kennet and Avon canal newly opened in 1810-11. Later in the 19th century clay tiles from Bridgewater were also competitively priced. Both provided a permanent incombustible roof that could be laid to a lower pitch with a more economical roof structure than thatch.

Thatch however remained predominant as the roofing material because of the abundance of straw produced at every harvest in the parish itself. It continues as an important traditional roofing material in the village today.

Listing

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

CHIRTON COTTAGE, 56 THE STREET (south side) CHIRTON, KENNET, WILTSHIRE

Photographer: Mr John Rendle
19 December 2002

Date listed: 25 March 1988 Grade II

SU 05 NE(south side)3/78

No 56, (Chirton Cottage) II

CHIRTON THE STREET SU 05 NE (south side) 3/78

No 56, (Chirton Cottage) II Cottage. C18. Painted roughcast on brickwork, thatched roof. Single storey and attic, 2 bays with half bay at right end containing entrance, a 6-panelled door with flat timber canopy with panelled soffit on shaped brackets. Paned windows, canted bay to the centre, wider, bay, now living room. 16-pane sash to rear. Interior: Chamfered spine beam to living room. Chalkstone stack with chamfered timber fire lintel, jambs rebuilt in brick. C18 cupboard front in passage at side of stack leading to left bay behind stack, now kitchen. Shutters to rear window.

There is nothing left of historical interest.

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As previously outlined much of the village was built or re-built in brick from the late 18th to the mid-19th century. The farms and small holdings of the Froxfield and Heytesbury estates were merged with Chirton Manor Farm, in 1845. During this period, Heytesbury Hospital conveyed land to build a National School on the north east corner of The Street.

The Chirton Cottage plan form appears much altered on maps of the mid to late 19th century (1844-1887 OS). In line with the increased affluence of the period the property was afforded a substantial addition to the small one and a half storey thatched chalk block cottage; a substantial two storey return-leg with pitched slate roof was added to the south elevation; doubling the dwellings earlier plan form.

Statement of Significance

The building is completely rebuilt, any significance is as part of the historic street scene. The principal elevation fronting the road, and the adjacent barn/*sheep shearing shed** The existing site line and axial orientation fronting the road help to illustrate the historic development of the village along the main access points.

Current Proposal

Removal of some internal partitions put up to create stores as part of the change of use in 2000.

All original fabric is to be retained.

Insertion of new timber stud lining with plastered finishes to form an extended central space, and stairway to mezzanine above with storage and a shower room. No original fabric removed.

No impact on the original fabric or the setting of the listed building.

Addition of a new window to the rear. Cutting two vertical studs to fit a wider window between retained fabric.

Minor impact on the original fabric. The proposed window is to the rear and not visible from the public realm or the listed building.

Enlargement of existing windows. The cills are too high to see out of comfortably, the intent is to work within the retained vertical studs and to lower the cills, replacing the casements.

Minor impact on the original fabric. The windows are not visible from the public realm and only obliquely from the re-built rear of the modern parts of the listed building.

Windows are to be simple single panes, double glazing in a simple metal frame with timber subframes.

Infill of main openings to the barn.

The barn doors are to be retained and fold back against the building. Inserted within the posts and head of these doorways we intend to put a pair of opening glass doors.

The doors will have minimal metal frames painted a dark colour to reinforce the reading of the large opening when the barn doors are open.

No impact on the original fabric, the doors facing the street, although well set back will be visible when the barn doors are open and thus represent a minimal change to the street scene.

Generally, the building will be refurbished, to increase the thermal properties of the building, although thatch is an excellent insulator, the walls will need insulation.

A new finish will be applied to the existing modern concrete floor. The remainder of the ceiling will be covered.

No original fabric will be removed the works are internal and will have no bearing on the setting of the listed building.