

Heritage Impact Assessment
Chantry Cottage, Easton Royal, Wiltshire.





Heritage Impact Assessment

Chantry Cottage, Easton Royal, Pewsey, Wiltshire. SN9 5LS

Site and Significance of the Heritage Asset

The application relates to Chantry Cottage; a Grade II Listed detached thatched cottage located within the Easton Royal Conservation Area. The property is listed as a probable C18 building of colourwashed brick construction beneath a thatched roof, with later C20 additions identified within the listing description as not being of special interest. The building is a traditional vernacular Wiltshire cottage whose significance derives from its surviving historic form, traditional materials and detailing, and its contribution to the rural character and appearance of the conservation area.

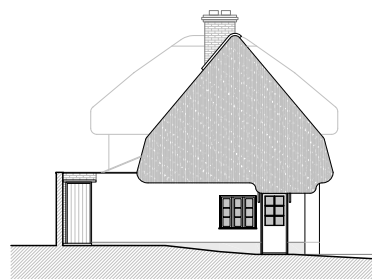
Legislative and Planning Policy Context

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be paid to the desirability of preserving listed buildings and their setting. The proposal has also been considered against Chapter 16 of the National Planning Policy Framework and Wiltshire Core Policy 58, both of which seek to conserve designated heritage assets in a manner appropriate to their significance.

Proposed Works

The proposal comprises an increase in the height of the existing brick chimney stack through the addition of 12 courses of reclaimed brickwork, carefully detailed to match the existing chimney in terms of brick type, bonding and appearance. The extension would be constructed using lime mortar to match the existing chimney and replicate the existing brick detailing and workmanship. Two new terracotta chimney pots are also proposed.

The works would result in the chimney terminating approximately 2 metres above the existing thatched ridge line. As part of the ongoing maintenance works, the ridge is also to be replaced, resulting in the chimney terminating approximately 1.8 metres above the new ridge line.



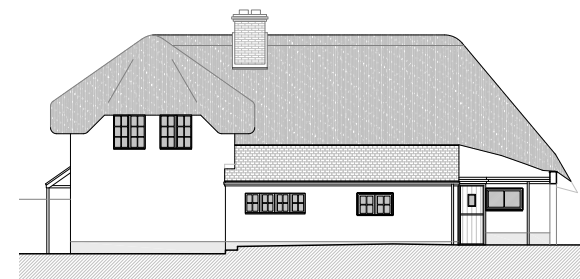
Existing North Elevation



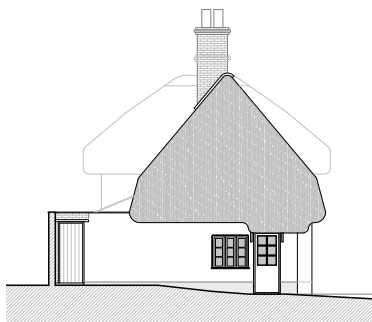
Existing West Elevation



Existing South Elevation



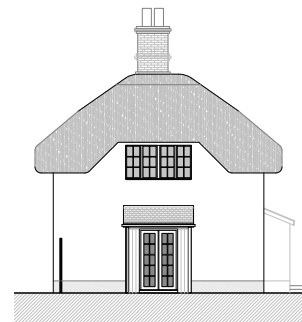
Existing East Elevation



Proposed North Elevation



Proposed West Elevation



Proposed South Elevation



Proposed East Elevation

Justification for the Proposal

The proposed works are required in response to current fire safety guidance associated with thatched properties. Guidance provided by Dorset & Wiltshire Fire and Rescue Service and current HETAS recommendations advise that chimney terminals should project sufficiently above the ridge in order to reduce the risk of sparks, embers and heat transfer igniting the thatch covering.

The applicant has advised that the existing chimney arrangement has also resulted in difficulties obtaining suitable building insurance, placing the continued occupation and long-term maintenance of the listed building at risk. The proposed works are therefore necessary to support the ongoing viable use and preservation of the heritage asset.

Heritage Impact

The proposal has been designed to minimise visual and historic impact through the use of reclaimed materials and replication of the existing detailing. Whilst the

increased chimney height will result in a minor alteration to the appearance of the building, the impact is considered negligible and would preserve both the character and appearance of the listed building and the wider conservation area.

Chimney stacks are traditional and characteristic features of vernacular thatched buildings, and taller stacks are commonly associated with historic thatched cottages for fire safety purposes. It is also considered likely that the chimney stack was historically taller than at present, with its relative visual height reduced over time as a consequence of successive re-thatching works increasing the overall depth of the roof covering. The proposed proportions would therefore appear entirely consistent with the age, form and character of the building.

A dwelling opposite the site also features chimney stacks of comparable proportions to those proposed, demonstrating that the revised height would sit comfortably within the surrounding historic context and Conservation area

The proposals are considered to preserve the special

architectural and historic interest of the listed building and preserve the character and appearance of the conservation area.

Precedent

The proposal is supported by precedent within Wiltshire, including approved Listed Building Consent reference PL/2021/11110 at Old Kings Arms, High Street, Potterne, where similar works to increase chimney height on a listed thatched property were considered acceptable in heritage terms and welcomed by Officers.

Conclusion

The proposals would result in less than substantial harm, at the very lowest end of the spectrum, and that limited harm is clearly outweighed by the substantial public and private benefits associated with improving fire safety, securing building insurance, and safeguarding the long-term preservation and continued use of this designated heritage asset.