

Rumplestiltskin Cottage

Mill Green Road

Fryerning



Google Earth Satellite Image of Mill Green Wood

13 December 2023

Contents	
Location	2
Historic maps	2
Heritage Significance	2
<i>Potter Row Farmhouse</i>	2
<i>Rumplestiltskin Cottage</i>	2
Photographs	3-4
The Proposal	5
Discussion	5
Appendix 1: Historic England Listing Extracts	6
Appendix 2: MP Architects Proposals & Existing	6

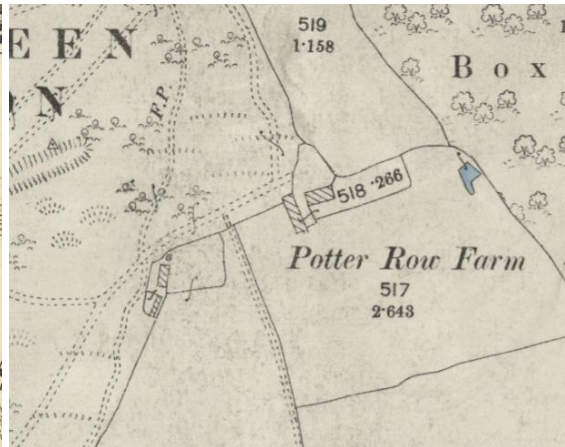
Location

Rumplestiltskin is located at the north of Fryerning, nearby to the Mill Green Road towards High Wood and within the northern end of Mill Green. It is located at the end of a private single lane access track which winds south east from the Mill Green Road on the opposite side of the road from the Viper Public House, through the woodland, passed several properties to Potters Row Farmhouse and further on to Rumplestiltskin.

Historic maps



1777 Chapman & Andre Map



1892 - 1914 OS Map (Courtesy of National Library of Scotland)

The 1777 Chapman & Andre map seems to indicate nearby to Mill Green, two properties parallel with one another, which seem to relate to Potters Row house and a former property to its east, but there is no indication of the north south property to the west on the OS map. The 1892-1914 Ordnance Survey map shows Potter Row Farm with a property set some 100 metres west by south west. There are three modestly sized north/south orientated structures within their own plot which appears in location of what is now Rumplestiltskin.

Heritage Significance

It is verified that Rumplestiltskin is not registered as a Listed Building nor is it located within a Conservation Area. However, Potter Row Farmhouse, some 100 metres or so to the east, is designated as a grade II Listed Building, the setting of which is the subject of this Heritage Statement. The setting of these residences is within a dense and regenerating part of the surrounding woodland, with a predominance of maturing trees and shrub plants.

Potter Row Farmhouse is designated as a grade II Listed Building. It is described as a house of about 1400 CE. There is a two storey crosswing at the west side of the building, with a north gable and a hipped tile roof at the south end. When viewed from the lane to the north there is, the west cross wing gable black weatherboard cladding, a tall straight brick chimney stack butting against the east side of the west gable and a single storey lean to porch roofed with corrugated iron on the west. In the west gable at first floor, there is a dual light window to the chimneys west. The walls are generally clad in black painted weatherboard with white painted window surrounds. The black painted weatherboard west façade has a window towards its north end at ground floor. The east end has a two bay single storey main range. The north façade of this is single storey with a low eaves height giving a low height of wall. There is a door at the east end. The main façade is clad with weatherboard as well as plaster and is mostly painted white. The roof has two dual pitch roofs perpendicular to each other with the cross wing at the west and the main ridge leading to the east they are covered with coursed handmade clay tiles. The Potter Row Farmhouse is set on a bend of a minor private woodland lane within its own fenced and hedged plot, an outbuilding to the west and surrounded by and set within a background setting of the mature woodland landscape.

Rumplestiltskin Cottage is a modest woodland cottage, set to the west of Potter Row Farmhouse, further toward the end of the woodland lane. It has two main structures and a central porch link. The earlier west structure (as appears on the 1892-1914 OS map) has its ridge orientated north east to south west and is a modest single storey building. It is relatively narrow and has a low height dual pitch roof. There is a lower pitched roof single storey section attached to its south east side. There are modest gables at the north east and south west ends. As aforementioned, attached to the north gable, there is a single storey connecting link which makes a cranked connection between the two main buildings which are set at an obtuse angle to one another. The east structure has a dual pitch roof orientated east to west with a raised hip at the east and west ends. It is one and a half storeys in height with dormer sills above the gutter level of the pitched roof. The ground floor walls are clad with painted render and the upper walls of the east range are clad with vertically hung handmade red clay tiles. There is a further detached outbuilding to the south west, which is a modest double garage but is not insignificant in this group of buildings.

Photographs



Mill Green woodland



Mill Green woodland track looking N



Mill Green woodland track looking S



Track & Potter Row Farmhouse



Potter Row Farmhouse from track



Track looking east to PRF



Track looking west to Rumplestiltskin



Rumplestiltskin & track



Rumplestiltskin from track



Rumplestiltskin & track from north



Rumplestiltskin north façade & hedge



Rumplestiltskin from NW



Porch & west structure N façade



West structure west façade



West structure SW corner



Woodland, Rumplestiltskin Cottage, hedges, trees & Potter Row Farmhouse



West structure S façade, roof & east structure from SW



Rumplestiltskin Cottage rear from SE



West structure & porch from south east



East structure & porch from south



Rumplestiltskin cottage from east



Rumplestiltskin's garden looking east

The Proposal

At present the west range has a dual pitch roof and a south east shallow pitched roof side attachment. The proposal would alter this roof arrangement with a single dual pitch roof of the same pitch which would span and cover the full width of the west structure. With a similar pitch of roof and a slightly increased span there would be a modest raising of the ridge 525mm. There would also be a modest adjustment of the connecting porch roofs, the front roof and the rear roofs would have a steeper pitch; the rear roof's pitch would match the west structures proposed pitch.

Discussion

The proposed alterations would involve a modest raising of roofs of the west structure and connecting porch. It is apparent that the intervening landscape of woodland trees and shrubs form a dense screen allowing only a glimpse of a chimney stack as a view towards Potter Row Farmhouse. The taller east structure of Rumplestiltskin and the outbuilding to the west of Potter Row Farmhouse would partially screen any alteration from view from the neighbouring Listed Building.

As aforementioned, the proposal would modestly raise the height of the ridge of the roofs of the west structure. When viewed from the lane the existing roof would have its ridge modestly raised. When viewed from the private south garden the peripheral low pitch roof would be replaced by the new dual pitch roof. As previously discussed, there would be a slightly higher ridge which would span the whole west range structure. The cranked link would also have an increase in roof pitch and height of attachment to the west gable of the east range.

The proposed alterations would include alterations to the cranked link which is tucked behind on the west side and is totally screened by the existing intervening east structure, such that the cranked link roof would not be visible from the neighbouring Listed Building located to the east. The proposed raising of the roof ridge height of the west structure would be lower than the east structure roof and ridge, and as mentioned it would be partially screened by and would make a small alteration to the silhouette of the relatively distant cottage which can be glimpsed through the dense branches of the intervening woodland trees and shrubs.

The frontages of the cottages would not seem to be intervisible and are also screened by the dense lane foliage and front garden planting of each property. Although it is possible to catch a glimpse of Potter Row Farmhouse's, the Listed Building, chimney stack from Rumplestiltskin through the intervening woodland of the neighbouring and vice versa, it is solidly screened by the branches of the intervening trees and shrubs.

For the above reasons, the proposed minor alterations to Rumplestiltskin should not be considered to have a significant impact on the character, significance or setting on Rumplestiltskin, itself, or Potter Row Farmhouse, the Listed Building to the east, due to the screening and distance between the two.

This report has been prepared to support the proposals by MP Architects for R and J Pittman by:

James Ross and Ra Goss
Ross Goss Heritage
13 December 2023

Appendix 1: Historic England Listing Extracts

Statutory Address 1: POTTER ROW FARMHOUSE, MILL GREEN COMMON
Heritage Category: Listed Building Grade: GV II Date first listed: 22-Feb-1982
Date of most recent amendment: 09-Dec-1994
List Entry Number: 1207701 L listing NGR: TL6425001639

House, c1400. Timber-framed, weatherboarded and plastered, roofed with handmade red clay tiles. Main range of 2 bays facing N, with central stack. 2-bay cross-wing to right, with external stack at front left, and lean-to porch roofed with corrugated iron to right of it. Main range of one storey with attics, cross-wing of 2 storeys. The main range has one C19/early C20 casement, and one more in a gabled dormer; plain boarded door near left end. Panel of painted brickwork between door and window, wall plastered above a weatherboarded dado, and weatherboarded to left of brick panel. Gablet hip at left end, the gablet abutting on the stack. The front of the cross-wing probably jettied, but completely concealed by the stack and porch. One similar casement on first floor. The porch has a half-glazed door and one C20 casement. A small area on the left of the cross-wing, above the roof of the main range, has one exposed jowled post and heavy studding; all the remainder is weatherboarded. One similar casement in the right side of the cross-wing, on the ground floor. The rear elevation has 4 similar casements on the ground floor, one more in a gable dormer, and one C20 casement on the first floor of the crosswing. The roof of the crosswing has a gablet hip to the rear. INTERIOR: the longer right bay of the hall has exposed heavy studding at 0.84m centres with curved display bracing, large diameter peg-holes for a former fixed bench, and an original parlour doorway with a mortice for a former draught screen, doorhead missing. Late C16 inserted floor comprising a chamfered axial beam with lamb's tongue stops and plain joists of horizontal section supported on pegged clamps. Cambered tie-beam with one of 2 deep arched braces to it, reaching to within 0.40m of the ground, and 4 peg-holes for the missing brace at the front end. C20 grate. The upper room over this bay is wholly plastered, to the soffits of the rafters and collars. The shorter left bay of the hall is largely occupied by the stack and an access passage, plastered. The rear wallplate is exposed, chamfered with step stops. The left (service) bay has a plastered axial partition, probably original, and much of the original partition between it and the hall; it is unstoreyed. The roof of the hall is difficult to access; it is heavily smoke-blackened, and appears to have no evidence of crownpost structure, a simple collar-rafter structure. The cross-wing has heavy joists of square section jointed to the chamfered binding beam with unrefined central tenons; one of 2 curved solid braces to the binding beam, over 0.12m wide, is in a cupboard below the straight stair. Storey posts with sharply cut jowls. Simple collar-rafter roof with original gablet hip. Cambered central tie-beam, braces to it missing. HISTORICAL NOTE: this house is well documented in the Petre archives. A survey of 1556 records a house 36 feet long, 17 feet wide and 12 feet high to the eaves with a tiled roof, which corresponds closely with the present house, and a holding of 12 acres. The Walker map of 1601 illustrates a house comprising a single-storey hall range with a door at the right end, 2 windows and a central stack, with a 2-storey cross-wing to the right. This house is exceptional in being little altered since the C16, and in not having acquired lean-to and other extensions. It merits careful conservation. (Essex Record Office: D/DP M.170: 8).

Appendix 2: MP Architects Proposals & Existing

