# No 16, The Forty, Cricklade Wiltshire,

# Statement of Significance and Heritage Statement.



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**Research parameters:**
This Statement of Significance and Heritage Statement has been prepared to accompany applications for planning permission and listed building consent for internal and external alterations to No. 16, The Forty, Cricklade, including construction of a rear extension; alterations to the external joinery of the cottage; alterations to the front and rear elevations of the attached single storey range; and internal and external repairs including measures to control damp penetration and reduce heat loss.

No. 16, The Forty, is a Grade II listed building. The purposes of this statement are firstly to provide an assessment of the significance of the designated heritage asset, and secondly, to assess the impacts of the proposals upon the significance of this designated heritage asset and its setting.

The statement does not provide a detailed historical appraisal of the site, nor does it record in detail the complete architectural development of the building. It provides a proportionate assessment of significance for the purposes of understanding the significance of the designated heritage asset, its setting, and the impacts of the works in order to inform the current applications. It is based upon a visual assessment of the heritage assets supported by sufficient documentary research to elucidate the results of the visual assessment. A full examination of documentary and other sources has not been undertaken.

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# No 16, The Forty, Cricklade, Wiltshire.
# Statement of Significance and Heritage Statement.

**Brief Description of No. 16, and its setting:**

No. 16, The Forty, lies on the north side of The Forty, set well back from, and parallel to, the road frontage. The building is three bays long and one and a half storeys high; and is constructed in a mixture of painted brick and stone with a thatched roof which is detailed as a mansard to the front (north) elevation, but pitched roof to the rear. There is a single stack to the west gable. The attic accommodation is lit by two dormers set between the wall plate and the change in pitch to the mansard roof; and are set immediately above the two ground floor casements. There is also a centrally positioned ground floor window set within a blocked door opening.



Fig 1, The front elevation of No 16, showing the thatched mansard roof to the front elevation and modern extension to the left. The single storey range to the right containing the current front door is contemporary and was originally open sided.

Attached to the rear elevation is a single storey lean-to, the central section of which has been raised to 1½ storeys under a pitched thatched roof. Attached to the east gable of the house is a single storey modern extension with a hipped concrete tiled roof, concealing a small area of flat roof attached to the side of the rear lean-to.



Fig 2, The south (rear) elevation showing the cat-slide rear extension with a later gable added for additional accommodation at first floor. The small pitched roof extension to the left and the small extension to the right are both mid—late 20th century.

Attached to the west gable is a long 7-bay single storey range, constructed in rubblestone with a splayed west elevation. This was originally constructed as an open-fronted animal shelter, with timber posts supported on staddle stones, and with timber pads beneath the wall plate. The front elevation has subsequently been infilled with painted brickwork incorporating modern joinery.



Fig 3, The 18th century much altered former open sided animal shelters with a former kiln or smithy at the right hand end The was set within the gable wall and the masonry projection and an internal stack marks its position.



Fig 4, The current front door with its modern canopy within the single storey range. The position of the original front door is marked by the central window in the cottage.

There is a projecting lead-covered porch leading to a door in the bay adjacent to the house; and the front roof slope has concrete tiles. There is a small former external W.C in the corner between the rear elevation of this range and the west side of the rear lean-to. The end gable incorporates the remains of a former oven or copper.



Fig 5, The rear elevation with the modern W.C. extension to the left. Note the change in construction of the rear range with modern masonry in the gable above the former lean-to 1st floor level.

There is a large area of garden with lawns and flower beds between the house and the road, and the front boundary is defined by a low stone wall with additional privacy provided by the mature hedgerow and species trees planting along the boundary. A vehicular driveway adjacent to the east boundary leads to a modern garage set just to the rear of the house. Opposite and to each side of the site are late 20th century dwellings, with a small late 20th century housing estate site constructed on land immediately to the rear of the site, from which it is separated by a well-detailed c.1.7m high stone boundary wall.

**Development of the site.**

The form of the mansard roof indicates that the house dates from c.1750-60. Access to the roof structure is limited, but it is possible to see that the roof construction of both the front and rear elevations are contemporary, with chamfered ends to the purlins on both roof slopes.



Fig 7, The attic roof within the cottage showing the largely unaltered construction.

The pitched roof to the rear extends as a cat-slide roof over a single storey rubblestone lean-to added to the rear of the house. It is not possible to see its roof construction because of later finishes, however on the west elevation, the stonework appears to be coursed in with the rubblestone to the gable of the house, indicating that it was contemporary with the rest of the cottage. In the latter half of the 20th century, the roof above this rear lean-to was altered to form a pitched roof and thatched. This change allowed the introduction of a first floor landing for a new staircase, which rises from within the east section of the lean-to. The centrally positioned rear bay window, may be a slightly later addition or was contemporary with these changes.



Fig 8, The framing of the Mansard roof with the braced partition and contemporary connecting door between the two first floor rooms.

The attached former open-fronted animal shelter to the east appears contemporary with the rest of the cottage. It has an 18th century roof with simple A-framed trusses, notched pegged apex joints and a ridge board supporting the pegged rafters. Originally it had two rear doors one centrally-positioned, one at the far end.



Fig 8, The former open-sided barn roof, showing the contemporary roof truss construction although the pulins are not chamfered

The 1st edition 1875 O.S map shows the house in association with its smallholding, which at that time extended from the road, northwards to the line of the earthwork defensive boundary of the historic Saxon town. The splayed angle of the side elevation of the animal shelter reflects its position on the boundary with the neighbouring landholding to the east. At this time, there were a series of enclosed pens in front of the animal shelter; and another similar range within the curtilage to the southwest of the house.

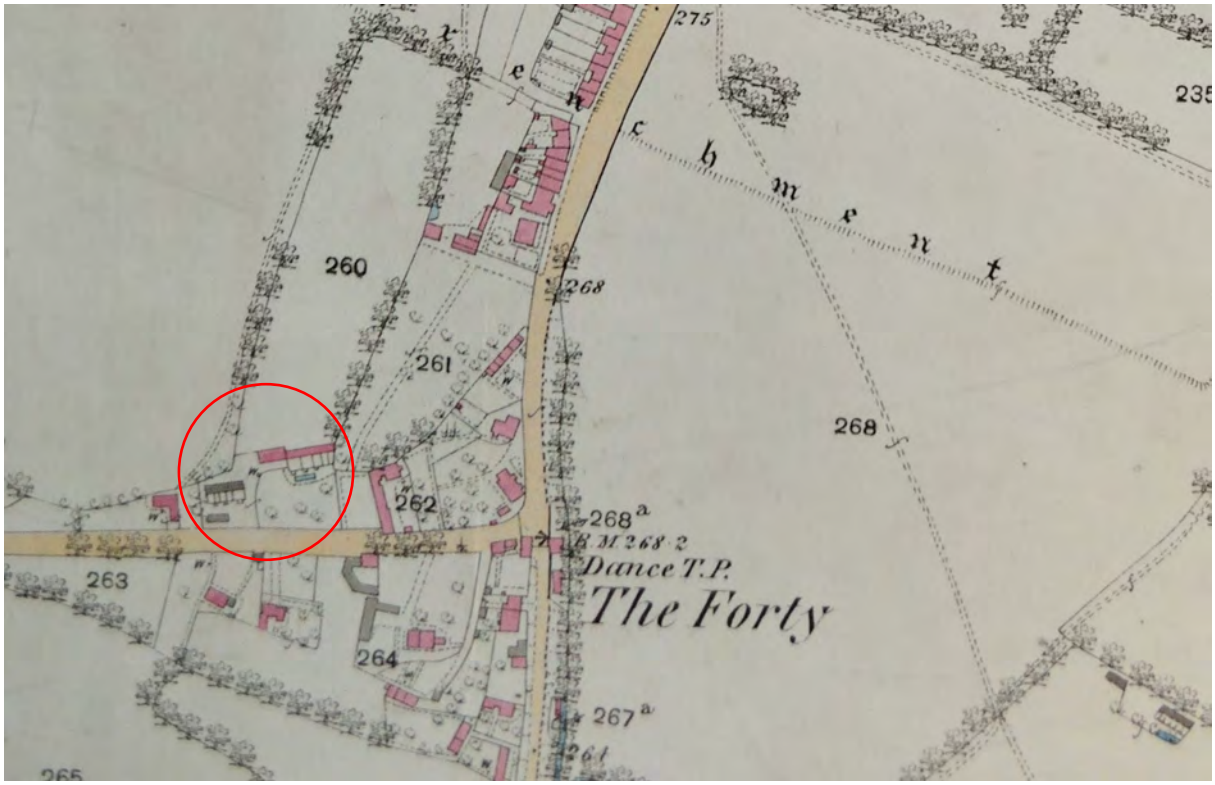


Fig 7 The 1st edition O.S. map of 1875, showing the area in front of the open sided barn divided to form 5 pens with other farm buildings to the front of the cottage.

The 1900 2nd edition O.S map shows the pens to have been removed from in front of the animal shelter, and the land holding to have been enlarged to include the field to the east. The plan also shows an extension on the west side of the house. By

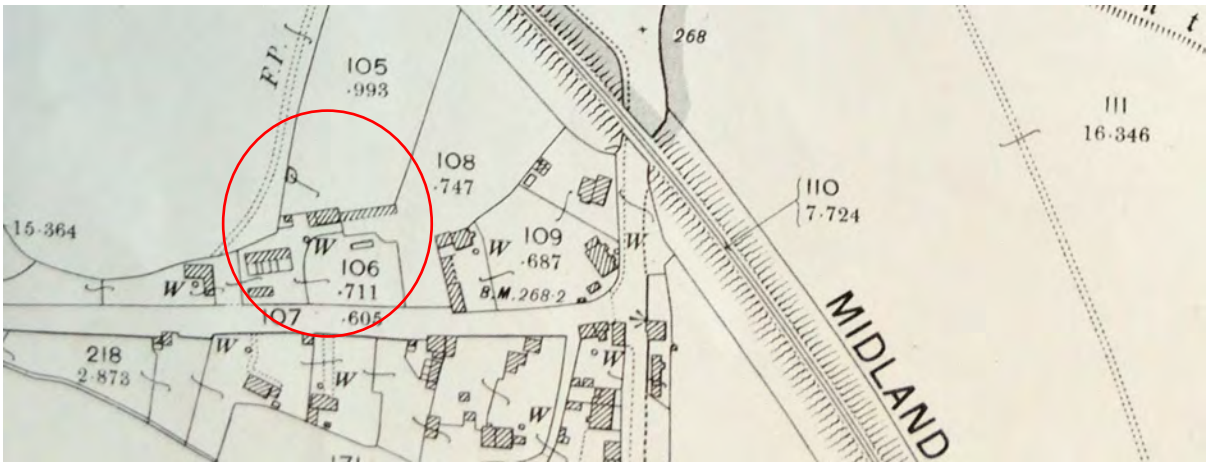


Fig 7 The 2nd edition O.S. map of 1900 showing the boundary with the adjacent farm removed and an extension on the west end of the cottage. The shading shows that the barn is open sided at this date.

the date of the 3rd edition O.S map (1921) a wall has been constructed off the SW corner of the house, to separate the garden area from the SW yard area; and there are some minor alterations to both animal shelters.

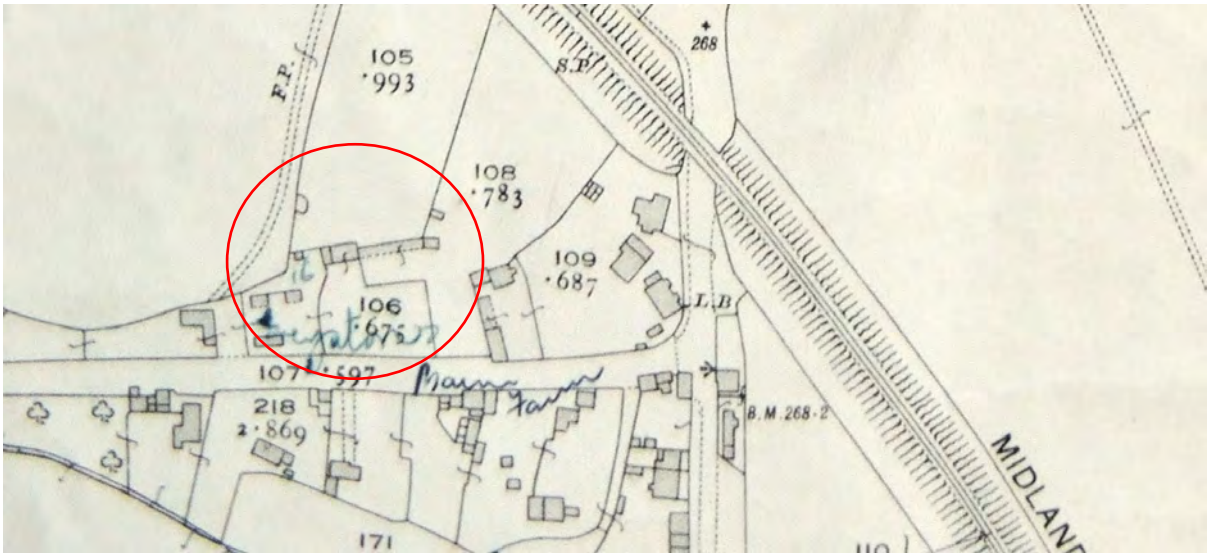


Fig 9, The 3rd edition O.S. map of 1922 showing the front garden separated off by a wall. The dotted line suggests the open sided barn was still open sided and a wall separates it from the rest of the farm yard.

The rear first floor extension is believed to have been constructed in the 1950's, in a scheme which included conversion of the single storey west range to provide additional residential accommodation. The conversion included formation of a new front entrance to the enlarged dwelling, in the bay adjacent to the house, and this was connected internally to the rear lean-to through the former W.C. An aerial photograph shows the works of conversion and extension to have been completed prior to the new residential development each side of the house.



Fig 10, The air photograph c.1960 showing the west lean-to before rebuilding, the barn has now been enclosed and the new front door and canopy added.

The photograph also shows a lean-to extension on the west gable of the house, which was demolished and replaced by the existing structure. The development to the west of the property was completed before the publication of the 1971-73 revision of the O.S map; and the development to the rear (Hopkin's Close) was completed before 1979.

Looking internally, at first floor level, there are two bedrooms which are separated by a timber framed partition with a central door positioned between two braces. It is likely that the rooms were originally interconnected, but the new rear landing provides separate access into both bedrooms, through modern boarded ledged and braced doors. The rear wall to the west room is partially timber framed; the east bedroom also appears to be framed, however a closer inspection shows the section of stud partition separating the landing from the bedroom to be c.1950's and contemporary with the construction of the rear addition.

At ground floor level there is a single room within the principal range; the ceiling beams have simple stopped chamfers and squared ceiling joists. The historic location of the staircase is not immediately obvious, because the space between the fireplace on the gable wall and the front wall (which currently contains a boarded and ledged door leading into the converted range) ) seems too narrow to have contained a winder stair. It is possible that there was a rear stair tower, with access from a door opening adjacent to the fireplace; and some evidence for this is provided by a pegged door frame in the rear lean-to, which is currently concealed behind modern partitions, and is only visible from within a cupboard on a half landing half way up the existing stairs.



Fig 10, The ground floor room with its 18th century floor with square joists and stop chamfers to the main ceiling beams.

The south and west walls to this ground floor room have a modern plaster skim over a modern (?) boarded finish, and this also conceals the blocked opening to the former front door. The survival of timber framing at first floor level suggests that the front and west gable elevations of the house were also originally timber framed at ground floor level however no framing survives, with the possible exception of a wide "lintol" which extends above the window and former door openings on external face of the south elevation and which may originally have been a side beam. If it had originally been timber-framed, this framing had been replaced by brickwork by the 1960's when the air photograph was taken. This photograph also shows the original 6-boarded front door and small-paned timber casement windows (one to the right containing replacement metal frames) to the ground floor and attic windows.

**Significance:**
As a Grade II listed building, building, No. 16, The Forty, is considered to have medium significance. and the feature which contributes most to this significance is the rare use of a hybrid roof construction, combining a mansard to the front roof slope to improve head room within the attic, with a pitched roof to the rear slope which extends to efficiently cover the remainder of the roof, including the rear lean-to. The building appears to have been virtually unaltered until the 1950's, and the alteration/conversion works undertaken at that time were undertaken with minimal loss of historic fabric to the building envelope or loss of plan form. Nonetheless, the internal subdivision within the converted open-fronted range and the very domestic appearance of the infill to the front elevation have caused harm to the significance of this building, the character of which derives from its historic use as an agricultural dwelling. The external alterations to the original openings on the house, particularly the use of non-traditional joinery details; the use of non-breathing external and internal wall-finishes; and also the roof form of the west side extension also cause harm to significance.

**Proposed alterations and impact on significance:**
It is proposed to erect a small 1 ½ storey addition on the rear of the existing 1950's rear gable. This would have the same width but a slightly reduced and eave/ ridgeline as the thatched gable, but would be clad in timber boarding, with a slate roof. It is felt that the differentiation in the materials, together with the reduction in the perceived height of the new roof compared to that of the thatched range will ensure that the extension will read as a subservient element, and respect the hierarchical development the extensions to the rear of the house.

The existing staircase would be removed, with a new staircase located in the new extension, which would also provide a new bedroom and shower room at first floor level, with a family room and W.C below. At ground floor level the original lean-to would effectively become a wide corridor space with cupboards; and at first floor level a small shower room would be formed on the landing area; in order to achieve this, additional floorspace would be provided the section of 1950's stud partition between the east bedroom and hallway would be removed, and the partition repositioned within the bedroom.

It is also proposed to replace the existing off-the-peg joinery to the front and west side? elevations of the house with more appropriate traditionally-detailed joinery incorporating slim-profile double glazing. The appearance of this principal elevation will be further enhanced by replacing the central window in the blocked door opening with new joinery which gives the appearance of a door with glazed upper panel, with a boarded panel below the lock rail. This works also include replacement of the currently blocked opening by a vertically boarded door sem-glazed door.

NB section to be completed once drgs have been finalised

**Conclusion:**

Provided that the works are carefully undertaken in a way that minimizes loss of historic fabric, with new interventions carefully detailed, it is considered that the proposals will not cause any harm to the existing significance of this much altered designated heritage asset. Etc etc (to be completed once drgs have been finalised )

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