

WEST HOUSE, RAMSBURY, WILTSHIRE

Heritage Statement



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Heritage Statement

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WEST HOUSE, RAMSBURY, WILTSHIRE

Heritage Statement

1.0 INTRODUCTION

1.1 West House is a Grade II listed building located at the west end of the village of Ramsbury, Wiltshire. The property lies within the Ramsbury Conservation Area. The owner of the property is seeking to make some alterations to the building requiring planning and listed building consent, primarily related to the relocation of the kitchen and replacement of several windows, but also including some alterations within part of the attic.

1.2 Forum Heritage Services has been commissioned to make an assessment of the heritage significance of the house and the potential impact of the proposals upon that significance and to prepare a Heritage Statement in accordance with the National Planning Policy Framework (NPPF). Bob Edwards BSc (Hons) PG Dip. IHBC MCIfA, Director of Forum Heritage Services, visited the property in July 2025 and subsequently prepared this report.

1.3 This report will present:

- A brief background history to the site
- A description of the house
- Policy and guidance background
- An assessment of the significance of the listed building following Historic England's *Statements of Heritage Significance Assessing Significance in Heritage Assets* (Historic England Advice Note 12, 2019)
- An assessment of the potential impact of the proposals upon the significance of the listed building
- Conclusions

2.0 BACKGROUND

- 2.1 The Bleeding Horse public house can be traced back to the mid-18th century through documentary sources. In the mid-19th century it was owned by the Marlborough Brewery Co. and was sold with other public houses c.1857 (WSHC 1884/33).
- 2.2 The sequence of historic Ordnance Survey maps shows West House as being a public house. The 1st edition map of 1886 shows the main range being divided into three parts: a bay at the wider west end, a single bay at the east end and the larger central section. There were various small additions to the rear elevation, but the building was detached from a large building to the rear (Figure 1). By 1900, the 2nd edition map shows that a narrow link between these buildings had been added and the structures close to the west gable of the main range had been removed (Figure 2). By 1924 a minor change to the building was the replacement of what was shown to be a timber structure on the 1st edition map (coloured grey) with a deeper structure (Figure 3).
- 2.3 The public house was sold in 1902, described as a 'public house, adjoining cottage and blacksmith's workshop' (WSHC 2872/297)
- 2.4 A 1940s photograph of the public house shows the door to the public house to the centre of the north elevation with a second door into the bay at the east end of the building (Figure 4). The elevation was rendered but the projecting wing to the west part of the front of the building was of painted brick.



Figure 1
Ordnance Survey 1st
edition 25" map,
1886.
© WSHC

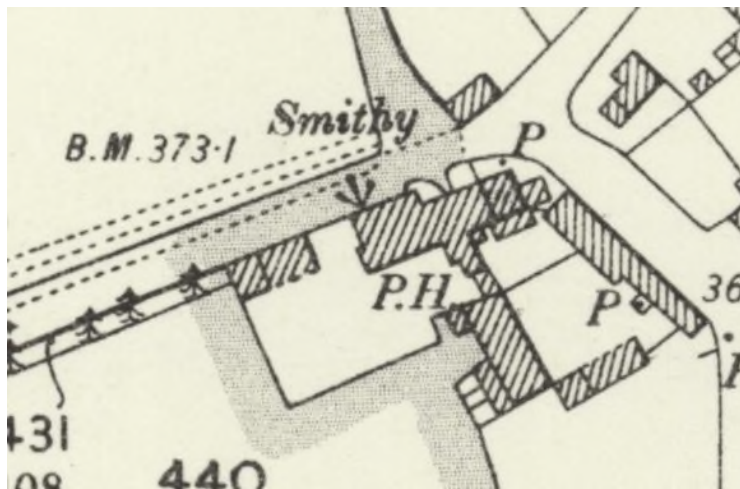


Figure 2
Ordnance Survey 2nd
edition 25" map, 1900
© WSHC

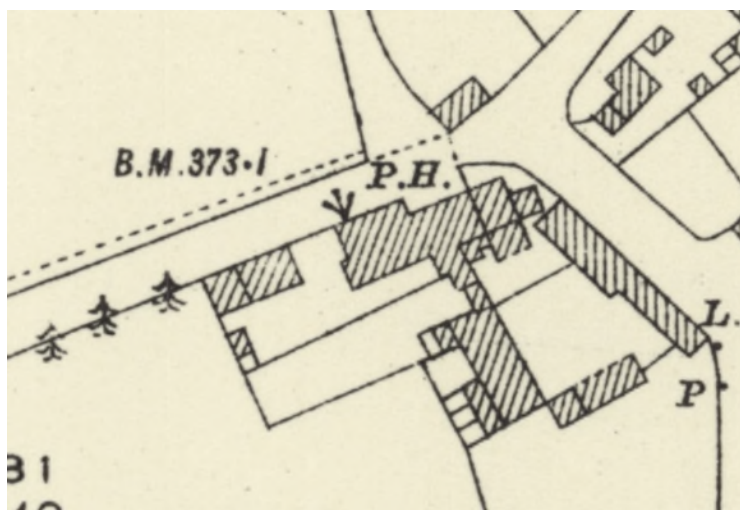


Figure 3
Ordnance Survey 3rd
edition 25" map, 1924
© WSHC



Figure 4 A 1940s photograph of The Bleeding Horse.

- 2.5 Plans relating to an application to extend the building in 1978, then in use as a restaurant, show that the southern part of the rear range was then a single-storey flat roofed structure (Figure 5). The replacement extension across the rear of the eastern part of the rear elevation then permitted does not appear to have been built.

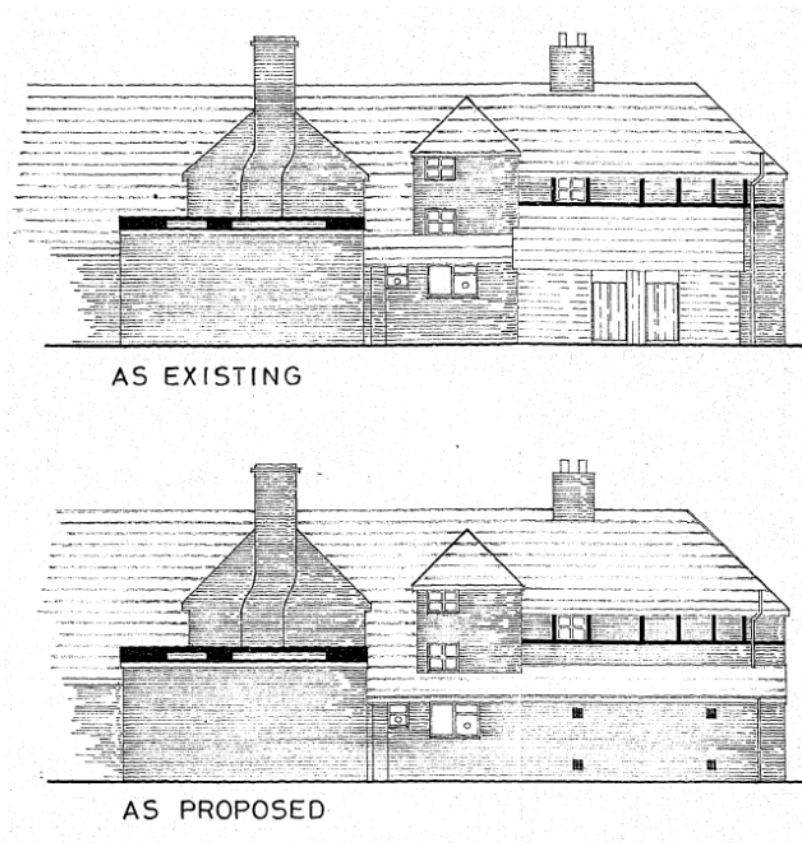


Figure 5
Existing and
proposed rear
elevation, 1978
(K/78/0508)

- 2.6 West House was added to the *List of Buildings of Special Architectural or Historic Interest* at Grade II in 1985 under the name The Old Forge. The building is described in the *List* as:

House, C17. Rendering over brickwork and timber framing. Tiled roof. 2-storey, 4 bays with forward extension on right gabled to road. Entrance to cottage in first bay; boarded door. 12-pane sashes, tripartite to central bay. 2 major stacks. Interior: Chamfered spine beams with swept and check stops. Right end bay with carved bracket between windows and open framing leading to former outbuilding at higher level, now the forward extension. Formerly the Bleeding Horse Inn, established mid C18.

- 2.7 There are a number of other planning applications for the property including:

1982 Change of use from restaurant and residential to residential (K/82/0028)

1987 Conversion of barn (K/11162 & 1 1163L)

1993 Alterations and replace flat roof (K/20183 & 20182L).

3.0 DESCRIPTION

Exterior

- 3.1 The front, north elevation of West House consists of a long range with cementitious render to the wall and a hipped plain clay tile roof (Figure 6). Extending off the west part of the elevation is a gabled 1½ storey wing which has a cat slide roof, on its east side. The main range has hornless six-over-six sash windows to the eastern bay, at first and ground floor levels with a vertical boarded framed door to the left, an octagonal window at first floor level opposite one of the two ridge stacks. There are two further sash windows of eight-over-eight panes with no horns at first floor level to the central section of the building, that to the right has its original moulded architrave and frame exposed, whilst the window to the left has a modern frame which does not replicate the detail the original. At ground floor level there is a tri-partite sash to the left and two eight-pane windows set side-by-side. Close to the right of this window is a single rectangular pane of glass with little of its frame exposed. The door shown in the 1940s photograph has been blocked.



Figure 6 Front, north elevation.

- 3.2 The east gable end is constructed in banded brick and flint at ground floor level with brick at first floor level.
- 3.3 The rear elevation of the eastern part of the house has roughcast render with is a fixed eight pane window at ground floor level and a small two-light casement of two panes per light at first floor level in the eastern bay. Projecting off the second bay is a two-storey tile hung stair

tower with a hipped plain clay tile roof and at ground floor level of this is a single-storey, mono-pitched addition which also has roughcast render with a modern casement window of two lights and a narrow single light casement (Figure 7). To the west of the stair tower there is a short section of cat slide roof which extends down to the upper edge of the mono-pitch roof of a single-storey addition. The stair tower has two single light casements of four panes per light. The section of the rear elevation west of the rear extension is rendered at first floor level with painted brick at ground floor level where there is a glazed door with a vertical post or stud alongside, and a leaded light casement in two parts to the left with render around it.



Figure 7
Rear elevation showing
the tile-hung stair tower
with a later single-storey
addition attached.

- 3.4 The west gable elevation of the main range and the flank of the forward projecting wing is of a rough render, the gable having two large three-light casements and there is a set of French doors in the wing (Figure 8).



Figure 8 West elevation.

- 3.5 Extending off the third bay from the east is a two-storey extension of two phases. The earlier, northern part is tile hung on its east flank, painted brickwork to the west and unpainted brick to the gable where there is gable end stack. This wing has been extended with a 1½-storey block, the painted brickwork of the south gable and west elevation of the extension shows two phases of construction with clearly modern stretcher bond brickwork at first floor level but a cruder stretcher bond brickwork at ground floor level reflecting the raising in height of the flat-roofed element shown in Figure 5, above.

Interior

- 3.6 West House is a building which contains several phases of construction, now having three rooms in the main range with additions to the north of the west room and an extension to the rear of the central element (Figure 9).

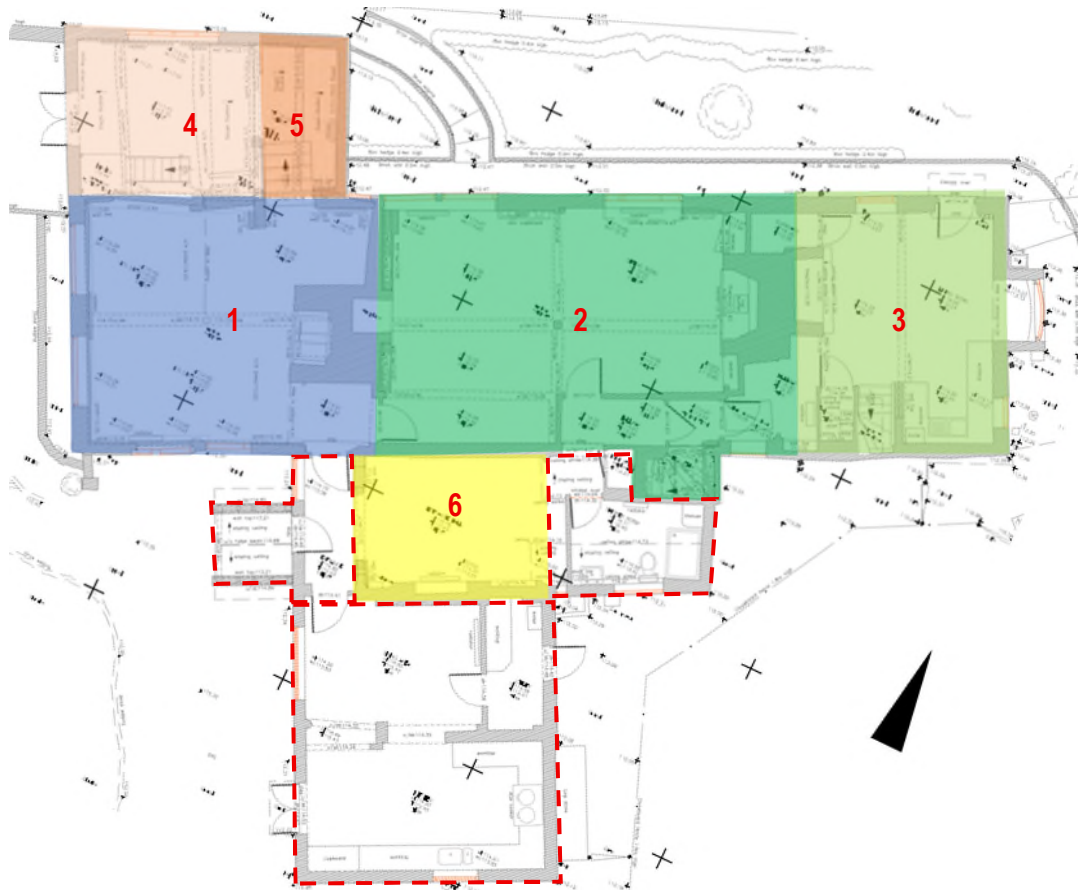


Figure 9 Ground floor plan showing the principal historic phases of development. Modern additions are outlined with a red dashed line.

Area 1

- 3.7 At the west end of the main range there are two originally timber-framed bays, that to the west being narrower than that to the east. These two bays are now combined at ground floor level to form the sitting room. The framing to the south and west walls has largely been replaced by masonry, the principal post and a possible stud being the only elements in the south wall. Remains of small panel framing survive in the north wall. Both bays have axial spine beams which are scarfed together mid-way where they are supported by a post. The joists differ between the bays – to the west they are 4" x 5" whereas to the east the joists are smaller, 3" x 3" timbers. The western bay has joists to both north and south of the spine beam, but the eastern part only has joists to the south of the tie beam, to the north the room is open to a higher level but void sockets in the spine beam show that this area was floored over. Most of the timbers of the ceiling appear heavily weathered. The sitting room is heated by a fireplace to the east which is constructed in modern brickwork (Figure 10).



Figure 10 The fireplace to the sitting room in Area 1.

- 3.8 The division between the bays survives at first floor level where the tie beam with straight braces to the principal posts is exposed with a small door between the cross beam at storey height and the tie beam linking the two bays. The eastern bay is divided axially to form the room to the south and the open area to the north, the stack occupying the north-east corner of this space.
- 3.9 The roof space over Area 1 has one full height bay and the narrower western bay being smaller due to the hipped roof. The truss between these bays was closed below collar level at least and some wattle and daub panels survive (Figure 11). The roof is of queen strut and clasped purlin form with long curving wind braces. The rafters have been replaced with new rafters set on a higher wall plate



Figure 11 The roof space over Area 1, north roof slope. The studs to the low wall to the right relate to a raising of the eaves level, lowering the original roof pitch.

Area 2

- 3.10 Area 2 represents two bays now combined into one room which is heated by fireplaces at each end: to the west is a narrow chimney breast and small fireplace whilst to the east is an angle fireplace. The spine beams are exposed but the joists are concealed by ceilings. The cross beam between the bays has void mortices and stave holes in its soffit for a framed partition wall. The southern part of the eastern bay is divided with a modern partition to create a corridor linking to the eastern bay, Area 3, and the stair tower.
- 3.11 The first floor is accessed by the main stair case within the timber-framed stair tower against the rear elevation. The framing consists of small panel with brick infill. At first floor level there are two bedrooms with a corridor running along the inside face of the south wall. There is a section of wall framing exposed in the south wall, and the tie beam between the two bays exposed in the eastern bedroom. There are three door heads cut into this beam, only the door opening in the corridor being in use.

- 3.12 The attic area in Area 2 is divided into two rooms by a closed truss. This central truss and the truss to the east have slightly raking queen struts, short raking struts above the collars and clasped purlins (Figure 12). As in Area 1, the eaves level has been raised to the front elevation, the purlins being removed and a new purlin set on the backs of the principal rafters.



Figure 12 The roof of the eastern bay of Area 2, looking east.

Area 3

- 3.13 Area 3 is referred to as a later addition in the Wiltshire VCH, and from its initial appearance it seems to be a 19th century addition. However, in the rear, south wall behind the stair to the first floor within this element there is timber framing. This framing suggests that the two bays of Area 2, and the bay of Area 3, separated by a large stack, formed a three-bay house of standard plan form with Area 3 presumably being the service. It appears that this original timber framed bay has been almost wholly rebuilt in masonry and probably made slightly larger. The roof over this area has been completely replaced by a softwood roof of little more than late 19th century date.

Areas 4 and 5

- 3.14 Extending off the front elevation of Area 1 is a single bay, single-storey addition, Area 4, that was presumably originally timber-framed and rebuilt in masonry. The bay is open to purlin height and has a queen strut truss exposed in the north gable. This bay opens into Area 5 which conveys the character of a lean-to addition; it is clear that these spaces were not originally built as one space as there are stave holes in the soffit of the wall plate to the east. These areas are accessed from the sitting by a flight of steps within the lean-to of Area 5, the floor level being higher than in the main range. A modern open stair is set against the south wall to give access to the western room of Area 1 at first floor level (Figure 13).



Figure 13 The modern stair to the first-floor room in the western bay of Area 1 rising from Area 4.

Area 6

- 3.15 Area 6 is a late 18th or early 19th century two storey addition that provided one room on each floor heated by the gable end stack but the fireplaces at both levels have been blocked. At ground floor level there are numerous timbers that have been applied to the structure to give the impression of age and timber-framed character, but they are all sham. The east wall has been removed, opening this space into the modern single-storey addition at the rear, and most of the west wall has also been removed, opening the space into the entrance lobby area. At first floor level the room has been divided into two to form a bathroom and corridor into the bedroom of the modern extension – there are no features of interest in this area.

4.0 POLICY & GUIDANCE BACKGROUND

- 4.1 The Planning (Listed Building and Conservation Areas) Act 1990 sets out the statutory approach to the management of historic buildings and areas and requires special regard to be given to the desirability of preserving a listed building and any features of architectural or historic interest it possesses, and its setting, under Section 66 – a matter the Courts have held should be afforded considerable importance and weight. Section 72, relating to Conservation Areas requires that ‘special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area’.
- 4.2 The statutory approach is reflected in Policy CP58 of the Wiltshire Core Strategy, adopted January 2015 (CS) and Policy 99 of the Draft Local Plan Review: Ensuring the conservation and enhancement of the historic environment which has ‘weight’ following submission to the Secretary of State in late October 2024.
- 4.3 Paragraph 207 of the National Planning Policy Framework 2024 (NPPF) states that:
- In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.*
- 4.4 Paragraph 212 advises that when considering the impact of development on the significance of a designated heritage asset, great weight should be given to its conservation whilst para. 208 states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.
- 4.5 Historic England’s *Good Practice Advice in Planning Note 2* (March 2015) states that understanding the nature of significance is important for understanding the need for and

best means of conservation. Understanding the extent of that significance leads to a better understanding of how adaptable a heritage asset may be and provides the essential guide as to how policies should be applied. The following descriptive appraisal will evaluate the building against Historic England's criteria for heritage values set out in *Statements of Heritage Significance Assessing Significance in Heritage Assets* (Historic England Advice Note 12, 2019):

Archaeological interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and artistic interest

These are interests in the design and general aesthetics of a place. They can rise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and the creation of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

Historic interest

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

- 4.6 The selection of buildings for addition to the statutory *List of Buildings of Special Architectural or Historic Interest* is informed by a set of criteria set out in the revised *Principles of Selection for Listing Buildings*, (DCMS, 2018). These criteria have also been considered in this assessment.

5.0 ASSESSMENT OF SIGNIFICANCE

Designations

- 5.1 West House, listed as The Old Forge, is a Grade II listed building and so is regarded as a building of significance in a national context.
- 5.2 The house is located within the Ramsbury Conservation Area, a designated heritage asset.

Assessment of Significance

Archaeological interest

- 5.3 West House is a relatively complex multi-phased building where there are limited areas of timber-framing surviving, particularly at ground floor level. To better understand the building a more detailed assessment of the timber framing than required for the current application could add to the understanding of the house. Dendrochronology could, potentially, provide more accurate dating for the construction of the phases of Areas 1 and 2 in particular compared to typological dating. However, this house does not appear to have constructional features of particular note whereby the use of dendrochronological dating would contribute to a better understanding of timber framing techniques and their dating in Wiltshire more generally.
- 5.4 The render to the masonry walls which replaced timber framing potentially conceals evidence for changes such as phases of rebuilding of the walls or blocked openings, and should the rendering be removed completely or in part, then photographic recording of the exposed fabric should be undertaken.

Architectural and artistic interest

- 5.5 The architectural interest of West House externally is derived from its general vernacular character derived from its hipped plain clay tile roof and rendered walling although elements of the rendering are rough and unattractive aesthetically. The different forms of fenestration reflect the various alterations to the building and so contribute to the character of change.

At the rear the architectural interest is limited by the large modern extension and the use of machine-made clay tiles on the stair tower such that the architectural interest is at the low end of medium at best apart from the stair tower which is a feature of high significance.

5.6 Internally, the principal aspects of the architectural interest of the building are its plan form which, despite the amalgamation of two bays at the west end and the two bays to the central section, the fabric visible allows an understanding of the plan form and development of the house and although much altered, the elements of framing and roof structures that are exposed continue to convey the character of the timber framed building even though most of the wall framing has been replaced by masonry. At first floor level the plan form in terms of the bay divisions remains largely intact. The roof structure has architectural interest due to the evidence for the distinct phases of construction and alteration. Overall, internally, the architectural interest is considered to be medium as there has been erosion of features such as historic doors, many historic windows have been replaced and fireplaces rebuilt or altered. The addition to the north, Areas 4 and 5, represent a probably timber-framed element that now retains little more than the currently exposed timbers and its architectural interest is at the lower end of medium at best.

5.7 The late 18th or early 19th century rear wing (Area 6) has been much altered internally with the use of re-used timbers to attempt to reflect the character of a timber-framed building but this was not a timber-framed structure and the rather *ad hoc* positioning of these timbers makes it clear that they are 'decorative' only and it might be argued that they are harmful to the architectural interest of the building. None of the original character of this addition survives to the ground or first floor levels.

5.8 The kitchen within the modern addition is of no architectural interest internally.

Historic interest

5.9 West House historically was the Bleeding Horse public house and latterly a restaurant but that this use ended in 1982, the conversion to residential use being carried out before the building was listed. There is nothing in the external character or internal features which reflects the public house use and so there is no illustrative historic interest associated with this past function. There may be a low level of communal interest in that some people may

remember the public house use, but as this use ceased over 40 years ago, this will be an aspect of historic interest which will further decline, and it is not considered to be of particular significance today.

- 5.10 The main aspect of the historic interest of West House is its origins as a timber-framed building which becomes evident internally, with various phases of construction that can be understood from its fabric, although compared to some timber-framed buildings, the phases and forms are not particularly easily readable from the fabric apart from in the roof. The illustrative historic interest of West House is considered to be the low end of medium at best.

6.0 PROPOSALS & ASSESSMENT OF IMPACT

- 6.1 The main changes being proposed relate to the relocation of the kitchen, the replacement of the stair within the northern wing, the use of the existing kitchen as a family room – these proposals are identified on Figure 14. It is also proposed to replace a number of windows at ground and first floor level. These windows are also marked on Figures 14 and 15 and tables describing these windows and their significance are provided below. Figure 16 illustrates the proposals to use two areas of the attic space as a bedroom and bathroom.

Ground floor

PR1

- 6.2 It is proposed to relocate the kitchen from the rear extension into the sitting room at the west end of the main range. The change in use of the room will involve the introduction of kitchen units to the south, west and north walls. The kitchen units are effectively furniture, which can be removed without having any impact on the fabric of the building. Service runs are to be agreed.

- 6.3 On the south wall there is a modern glazed door which is proposed to be partly closed to form a window (WG5). This door opening is a later insertion which does not appear to be important in terms of plan form, and the door is modern, and so there will be no impact on the significance of the listed building.

PR2

- 6.4 In the north-east corner of the proposed kitchen a partition is to be inserted to form a pantry, closing off the area north of the stack. The introduction of this partition will not impact on plan form as the areas to the sides of the stack were typically enclosed for a stair, an entrance lobby or provided a storage area. The partition is also a fully reversible addition, and it will not harm the historic fabric or character of the listed building.

PR3

- 6.5 Within the wing projecting off the front elevation there is a modern open staircase to the western first floor room which is proposed to be replaced by a new staircase. The present stair is modern and has no heritage significance. The proposed replacement is in the same position and will not result in harm to the listed building. The detail of the stair is to be agreed, but there is an opportunity to improve the aesthetic of the stair.

PR4

- 6.6 It is proposed to alter the present principal entrance on the west elevation of the rear wing, DG2, enlarging the opening to form a door with glazed lights to either side. This wall and door are part of a modern addition infilling the area to the west of the 18th or early 19th century rear wing and are not important fabric.
- 6.7 It is proposed to replace the existing modern porch with a new gabled porch structure that will be slightly wider than the present, so relating to the enlarged opening. This change will only relate to modern fabric and the similar style of design will mean that there is no impact upon the aesthetics of the elevation.

PR5

- 6.8 The present entrance hall area is located within Area 6, the late 19th or early 20th century extension to the rear of main range. This area has been subjected to high levels of change and has no surviving features of interest, and most of the west wall has been removed. The re-positioning of the timber posts to the line of this wall will only impact modern insertions of re-used 'sham' timbers that have no heritage interest. The removal of the other modern 'sham' timbers will also have no harmful impact on the listed building, but may be considered an aesthetic improvement.

- 6.9 It is proposed to use the present kitchen within the modern extension to the south as a family/play room. This element of the building has no heritage significance, and the removal of the kitchen units will not harm the listed building.
- 6.10 As part of this change it is proposed to introduce a fireplace to the back of the gable end stack of the late 18th or early 19th century rear wing. Presumably, the flue for the log burning stove will utilise the flue to the blocked fireplace to the north requiring a relatively small opening being formed in the south face of the stack. It is considered that this minor impact on fabric will not represent harm to the significance of the listed building.
- 6.11 Within this area it is proposed to remove WG5, a modern three-light casement window, and enlarge it by lowering the cill. This proposal will affect modern brickwork of the former flat-roofed extension and so there will be no harm to historic fabric. The French doors DG3 are to be replaced with new French doors, and WG6 a modern casement is also to be replaced. These alterations will not impact on historic joinery.
- 6.12 It is also proposed to enlarge an existing door opening in the east wall of the present kitchen. This opening is within the area of the late 20th century flat-roofed building, and the fabric is not of significance so there will be no harm to the special interest of the listed building.

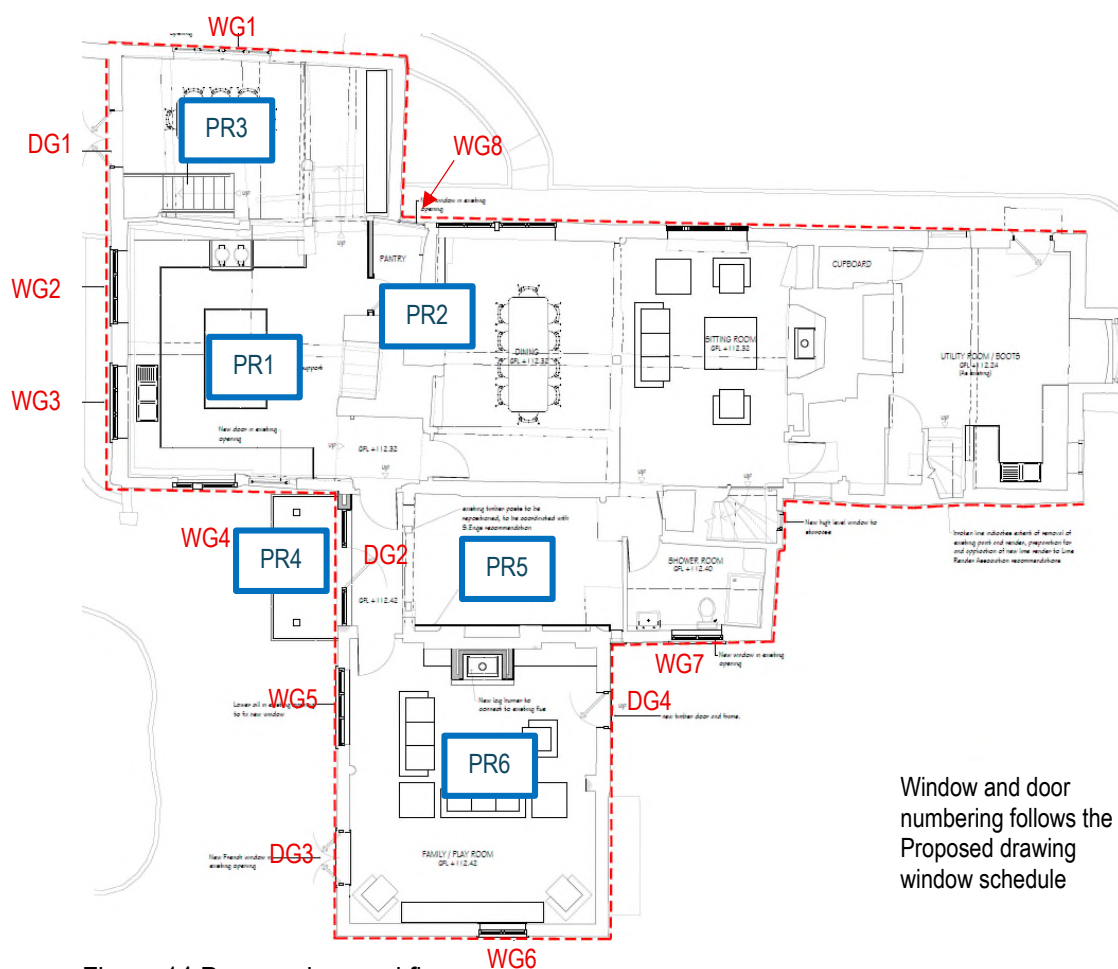


Figure 14 Proposed ground floor

6.13 Windows: Ground Floor (Figure 20)

All of the windows and doors to be replaced at ground floor level are modern fabric which do not contribute to the special interest of the listed building. WG8 is in an older frame but this window has decay and is not considered to be a significant window.

WINDOW/ DOOR	DESCRIPTION	SIGNIFICANCE
WG1	Four-light pressed steel framed casements in a timber frame. 20 th century.	Low
WG2	Three-light pressed steel casement in a timber frame of the same form as WG1	Low
WG3	Three-light pressed steel casement in a timber frame of the same form as WG1	Low
WG4	Modern glazed door.	Low
WG5	Modern three-light timber casement within modern extension.	Low

WG6	Modern two-light timber casement in late 20 th century extension.	Low
WG7	Modern timber two-light window with storm proof casements and top-opening light	Low
WG8	Single-pane fixed light set in a timber frame using old timbers but it is doubtful this is a historic window. Some decay to the frame	Low
DG1	Modern French doors. Timber, double-glazed	Low
DG2	Modern doors to extension	Low
DG3	Modern French doors to be reduced to form a casement window.	Low
DG4	Modern half-glazed door.	Low

First floor

PR 7 (Figure 15)

- 6.14 At first floor level it is proposed to alter the two dormers to the west slope of the modern rear extension. The dormers are modern, forming part of the late 20th century raising of the flat-roofed single-storey range to two storeys. The proposed dormers are of the same width but marginally taller, and the windows larger than the present windows to allow more light into the bedroom. The present dormers are not particularly well-detailed, and it is considered that the proposed dormers will represent a small improvement to the appearance of this modern rear range.

6.15 Windows: First Floor (Figure 15)

All windows at first floor level to be replaced are modern and not of significance. Their replacement with new windows of traditional appearance will represent a neutral change that does not harm the significance of the listed building.

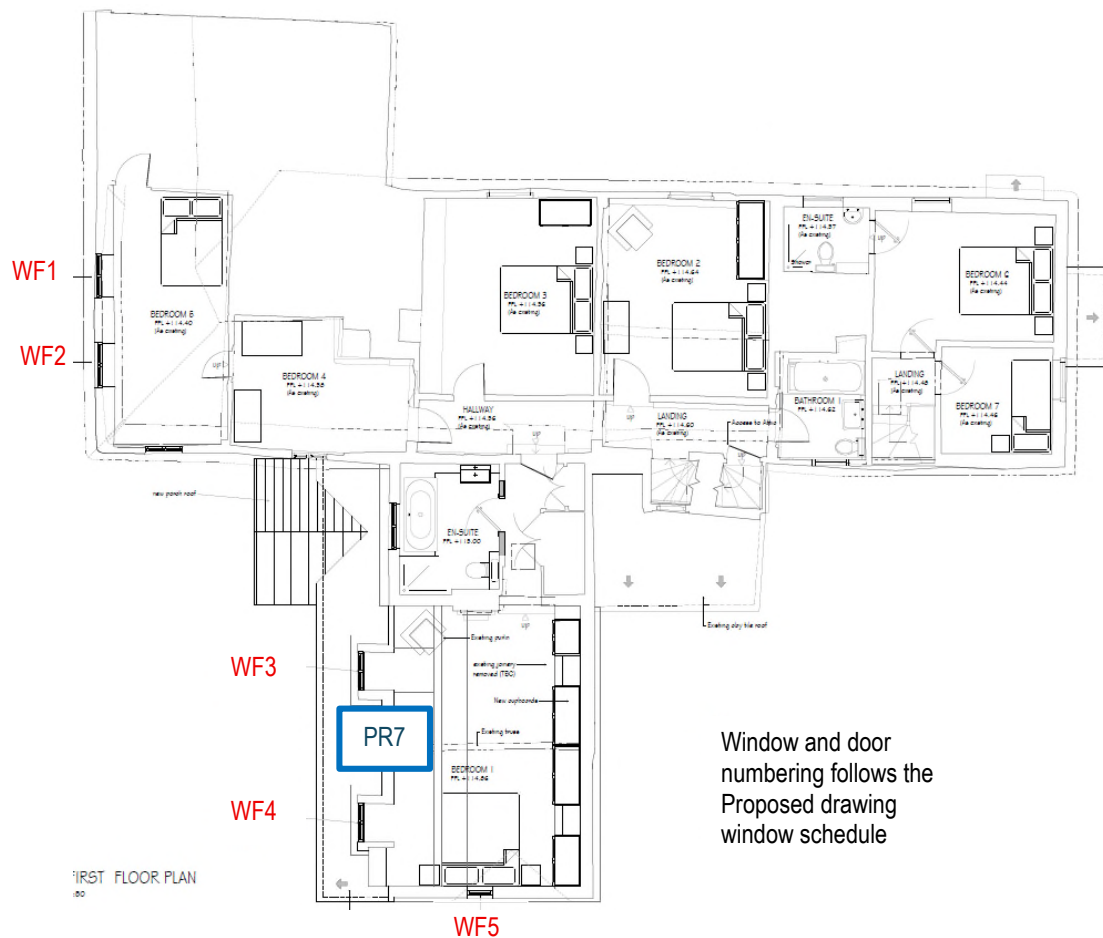


Figure 15 Proposed first floor plan.

WINDOW	DESCRIPTION	SIGNIFICANCE
WF1	20 th century pressed steel two-light casement.	Low
WF2	20 th century pressed steel two-light casement.	Low
WF3	Modern two-light timber casement to dormer window.	Low
WF4	Modern two-light timber casement to dormer window.	Low
WF5	Proposed new window opening in modern brickwork.	

Second floor (PR8)

- 6.16 At second floor level it is proposed to convert the two attic areas within Area 2 with the western bay becoming an ensuite bathroom to a bedroom in the eastern bay (Figure 16). The alterations to these areas will be the insertion of a stud wall along the north side of the space below the lower sections of the rafters, and the installation of services to the bathroom.
- 6.17 The lower sections of rafters to the north slope of the eastern bay are already concealed and so the proposal will not have an aesthetic impact through covering historic features of interest. Within the eastern bay there is already a dwarf wall to the south and again, the rafters are all concealed. This element of the proposals will not result in harm to the listed building.
- 6.18 The detail of the service runs for the ensuite bathroom are to be agreed. There are bathrooms at first floor level to the east and also within the southern extension, and with the voids at the eaves, it should be possible to run the services so that there is minimal impact on historic fabric and so there does not appear to be any reason to object to the principle of the bathroom use in this bay.
- 6.19 The replacement of the rooflight to the eastern bay of the main roof and the rooflight to the stair tower will not harm the listed building – these rooflights are not visible from the ground and as the existing openings will be used, there will be no impact on historic fabric.

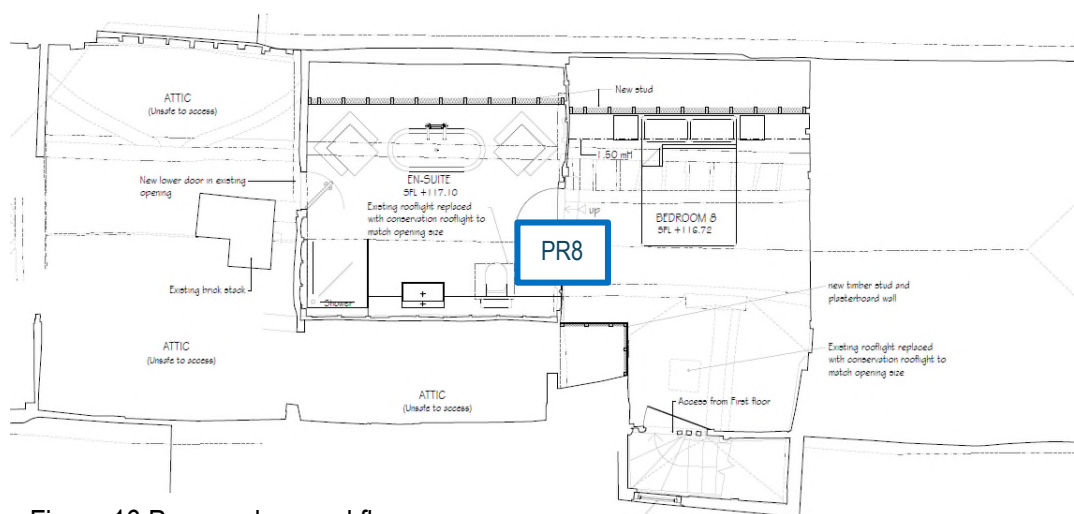


Figure 16 Proposed second floor.

External render

- 6.20 The renders to the exterior have been examined and have been found to be a mixture of various cementitious renders, some having a roughcast finish. The renders are all of 20th century date and are aesthetically poor and detract from the appearance of the building. It is proposed to replace these inappropriate renders which will do allow the fabric to 'breathe' with a traditional lime render. This represents an improvement for the long-term conservation of the historic building and is regarded as a public benefit.

7.0 CONCLUSION

- 7.1 West House is a multi-phase house which appears to consist of a three-bay originally timber-framed house (most of the wall framing has been replaced with masonry) with a stair tower on the rear elevation of probable 17th century date (Area 2 representing the west and central bays). The eastern bay of this three-bay house has been substantially rebuilt, including having a new roof structure) and enlarged (Area 3). At the west end there are two timber-framed bays, possibly forming part of an earlier building (Area 1). This element may be of 16th or early 17th century date. To the rear there is a late 18th or early 19th century wing with a large modern two-storey addition attached to the south. The historic phases of the house are clearly of sufficient interest to merit designation as a listed building.
- 7.2 The proposals for change will not impact important historic fabric. The relocation of the kitchen to the present sitting room will change the character of the room, but will not impact on fabric, and the introduction of kitchen units represents a reversible change that will not harm the listed building. It should be noted that historically, the kitchen would have been within the main range of the house, and it is not considered that the use of this room as a kitchen is inappropriate or harmful to the designated heritage asset.
- 7.3 The windows to be replaced or altered are all modern apart from WG8 which is an unusual fixed-light using old timber, but it is doubted that it is a historic window of significance. The frame has some decay, and its replacement with a new frame to match will not harm the listed building.
- 7.4 The required changes to the attic spaces at second floor level to form a bedroom and ensuite bathroom are minimal as the roof has previously been insulated. The introduction of services to the ensuite bathroom requires further detail which can be dealt with by condition as there do not appear to be any reasons for an objection to the principle of the use of this space as a bathroom.
- 7.5 The proposed replacement of the external renders will not impact negatively upon the aesthetic or architectural significance of the listed building or character and appearance of the conservation area. The replacement of inappropriate hard, cementitious renders with a

traditional lime render will benefit the fabric of the building and represents a positive change which is regarded as a public benefit.

- 7.6 Accordingly, I can find no conflict in the proposed development with the statutory duty in Sections 66 or 72 of the Act, National Policy in the NPPF or Core Policy 58 of the Wiltshire Core Strategy, adopted January 2015 and conclude that the application should be allowed.