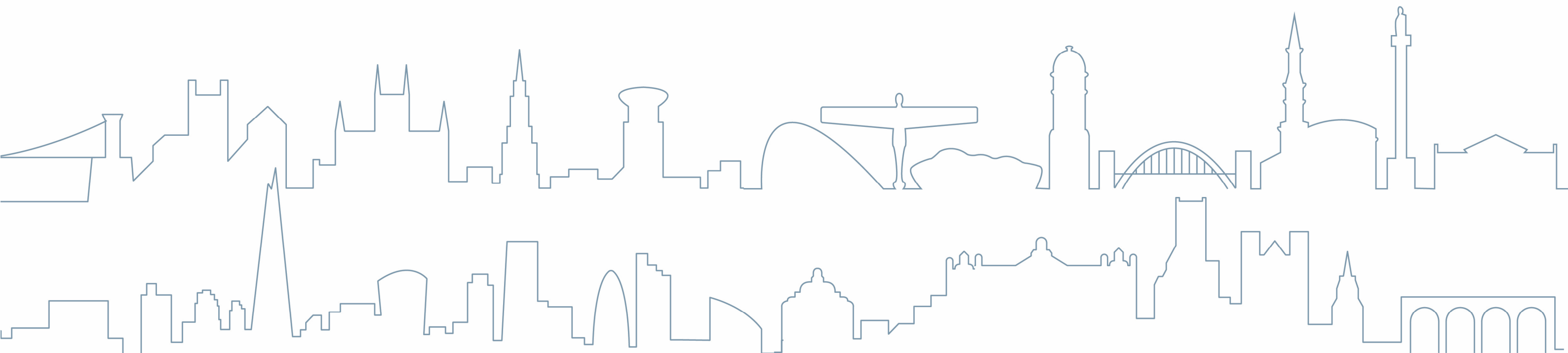


Planning, Heritage, Design and Access Statement

White Hart, Ford, Chippenham, SN14 8RP



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8287HER

1. Introduction

- 1.1. This Planning, Heritage, Design and Access Statement has been prepared on behalf of Young's & Co.'s Brewery P.L.C in relation to "Alterations including replacement and addition of internal doors within living area and replacement of sliding doors to garden" at the White Hart, Ford, Chippenham SN14 8RP. The site falls within the jurisdiction of Wiltshire Council.
- 1.2. The Statement has been prepared by Heritage Potential. Heritage Potential is a team of heritage and planning specialists with joint MSc Historic Conservation and MRTPI accreditations. This joint heritage and planning specialism allows for effective balancing of the public benefits of proposals against any identified harm to heritage assets.
- 1.3. Section 2 of this statement provides the site context and planning history.
- 1.4. Section 3 sets out the relevant legislation, policy and guidance framework.
- 1.5. Section 4 assesses the heritage significance of the White Hart (Grade II listed).
- 1.6. Section 5 assesses the heritage significance of the Long Dean, Ford, Slaughterford Conservation Area.
- 1.7. Section 6 outlines the proposals.
- 1.8. Section 7 provides a heritage impact assessment of the proposals
- 1.9. Section 8 provides an overview of the proposals and draws conclusions.
- 1.10. The applications seek Full Planning Permission and Listed Building Consent for the replacement and addition of new internal doors compliant with modern fire regulations and replacement of sliding doors to the garden.
- 1.11. The investigation comprised of historical research, a site inspection, planning history research, and a review of policies and guidance relevant to these applications. These elements have informed the assessment of the significance of the heritage assets and the evaluation of the potential impact of the proposed works.
- 1.12. This statement will demonstrate that the works are of a modest and appropriate nature, necessary to the long-term occupation of the manager's flat to the rear of the White Hart Public House.

White Hart

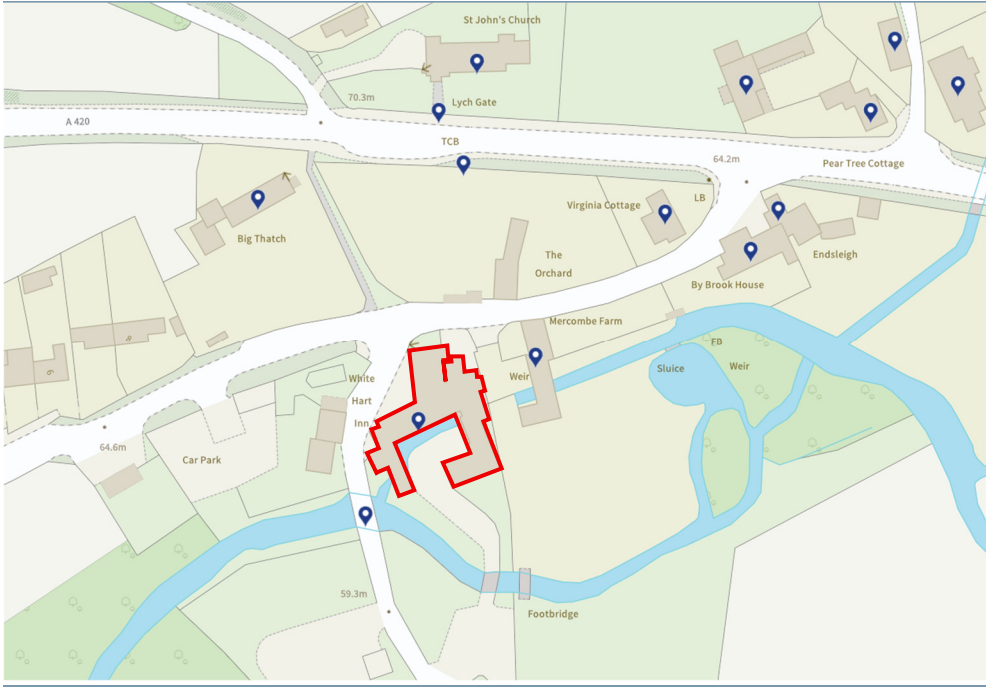


Source: Heritage Potential

2. Site Context and Planning History

2.1. The White Hart is Grade II listed and is situated within the Long Dean, Ford, Slaughterford Conservation Area.

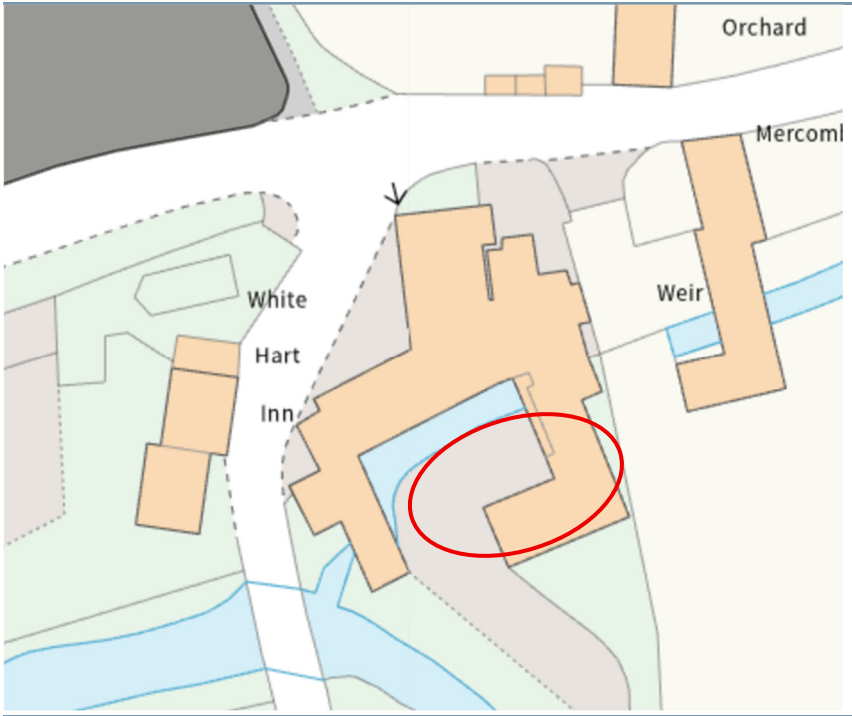
Location Map



Source: Historic England

2.2. The applications are confined to the managers flat, to rear of the White Hart, as seen below.

Applicant Area



Source: Searchland

2.3. The White Hart was originally constructed in the 17th century and is located towards the southern end of Ford.

White Hart Rear



Source: Heritage Potential

2.4. The surrounding area is broadly residential in character within a wider rural setting. It includes several listed structures ranging from the 17th to 20th centuries.

2.5. The building was listed on 20th December 1960 (entry number 1183505). Historic England’s listing describes the building as follows:

Inn, C17 possibly on earlier core with c1830-40 south range. Rubble stone, squared and coursed to C19 section with stone tiled roofs. Original range, facing east, one and half storeys with north end stack and rear chimney gable to right hand section. Left section with east gable and one-window range of 3-light ovolo- moulded recessed mullion windows with hoodmoulds. Rear lean-to and north end later slate-roofed extension. Right side refronted in C19 has projecting ashlar coped gabled porch with relief carving in gable. 2-light window in chamfered flush surround to right. Rear has to right, narrow gable with altered one window range, hoodmould surviving above; chimney gable to left. South end wall has blocked attic single light and 3-light ovolo-moulded windows with hoodmoulds and relieving arches to ground and first floors. Early C19 wing, 2 storeys with east end stack and bargeboarded gable. 3- window range of 2-light flush chamfered mullion windows and central door in gabled stone porch. Interior: North end stone Tudor-arched fireplace with C20 carved date 1553. Chamfered and stopped beam.

2.6. The relevant planning history for the site is as follows:

Reference	Description	Decision and Date
N/78/01416/F	Extensions and alterations	Approved. 12.02.1979
N/81/00455/AD	2 internally illuminated box signs	Approved. 30.04.81

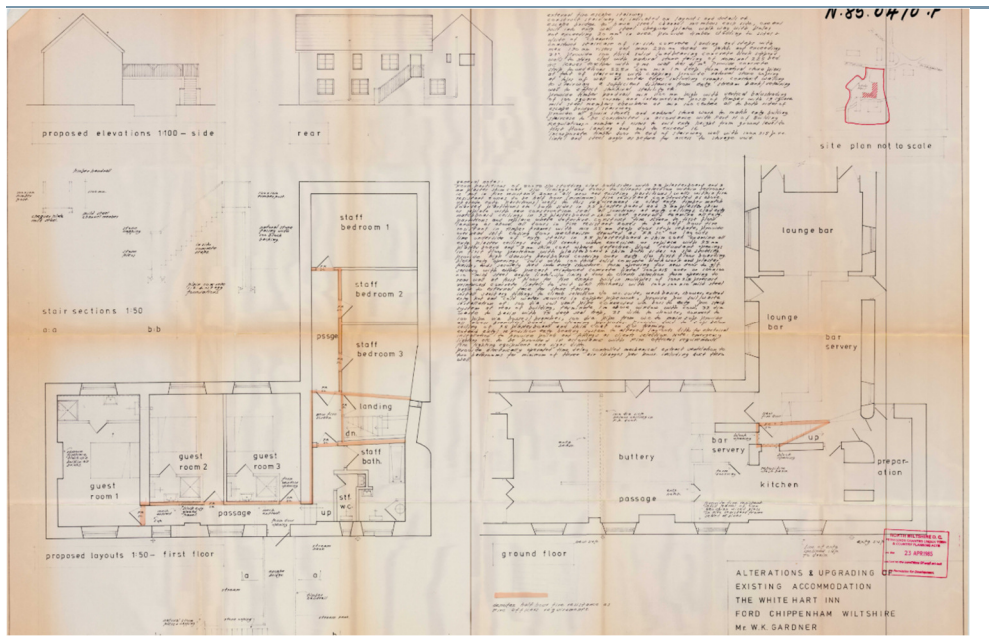
N/82/00749/F	Change of use of barn and ec=xtension thereto to former extension to public house and provide additional residential accommodation, erection of domestic garage/store and construction of drive and bridge	Approved. 12.07.1982
N/82/00266/F	Alterations and bay window extension to public house	Approved. 15.07.1982
N/82/00374/LB	Erection of barbeque within the curtilage of and alterations and bay window extension to Grade II listed building.	Approved. 15.07.82
N/83/00107/F	Excavation of yard and lowering of ground level	Approved. 03.03.1983
N/83/00171/LB	Excavation of side yard to a depth varying from 1 metre to 2.1 metres	Approved. 03.03.83.
N/85/00470/F	Alterations and upgrading of existing accommodation to fire officers requirements	Approved. 23.04.1985
N/85/00421/LB	Alterations and upgrading of Grade II listed building	Approved. 30.04.85
N/91/02369/FUL	Extension to form cellar and store facilities	Approved. 28.01.1991
N/91/02370/LBC	New cellar/store building	Approved. 28.01.92.
N/96/01653/LBC	Internal and external alterations and partial demolition and rebuild internal/external alterations	Approved. 04.03.1997
N/97/00114/FUL	Alterations and extension to existing bar area alts/extension to bar area	Approved. 19.03.1997
N/97/00048/FUL	Construction of new stores at lower ground floor level and roofing adjoining areas at rear of premises (with partpitched roofs) new stores/roofing	Approved. 18.04.1997
N/97/00049/LBC	Construction of new stores at lower ground floor level at rear of premises and roofing to adjoining areas (with part pitched roofs) new stores/roofing	Approved. 18.04.97
N/02/01238/ADV	Display of 1 no wall plaque and 1 no amenity plaque	Refused. 14.08.02
N/02/01255/LBC	Display of 1 no wall plaque	Refused. 14.08.2002
N/03/03191/LBC	Internal alterations to form W.C.	Approved. 22.01.2004
N/03/03190/LBC	Internal alterations to extend kitchen	Approved. 22.01.2004
N/08/01072/FUL	Formation of new door opening through existing window and formation of associated bridge. Relocation of stove flue	Refused. 14.07.2008
N/08/01073/LBC	Formation of new door opening through existing window and formation of associated bridge. Relocation of stove flue in dining room. Removal of door and section of wall as indicated into dining room	Refused. 14.07.08
N/08/01091/LBC	Erection of 5 signs to public house and 4 directional signs	Approved. 10.07.08
N/08/01090/ADV	Erection of 5 signs to public house	Approved. 10.07.08
N/13/00423/LBC	Internal alterations, refurbishment and repairs following flood damage	Approved. 29.04.2013
N/13/00393/LBC	1 Non-Illuminated Sign Written Text Direct to Timber Doors, 1 Illuminated Hanging Sign to Existing Bracket,1 Non Illuminated Totem Sign to Existing Post and Various Non-Illuminated Directional Signs	Approved. 03.04.13
N/13/00394/ADV	1 Non-Illuminated Sign Written Text Direct to Timber Doors, 1 Illuminated Hanging Sign to Existing Bracket,1 Non Illuminated Totem Sign to	Approved. 03.04.13

	Existing Post and Various Non-Illuminated Directional Signs	
16/11236/FUL	Engineering operation for the installation of a new sewage treatment plant	Approved. 27.02.2017

Commentary

- 2.7. The planning history highlights approvals over the past 40 years to facilitate extensions and alterations to maintain the continued use of the public house's accommodation offer whilst adhering to modern requirements.
- 2.8. In 1985, an application for 'alterations and upgrading of existing accommodation to fire officers requirements' was approved (ref: N/85/00470/F). These works comprised of forming partitions with clad studding and plasterboard. All new and existing partitions and doors within fire resistant zones were made to be half an hour fire resistant as a minimum. These works were to the rooms immediately north of the current application site.

N/85/00470/F Proposed Elevations and Floorplans



Source: Wiltshire Council

3. Legislation, Policy and Guidance

Heritage Legislation

- 3.1. The Planning (Listed Buildings and Conservation Areas) Act 1990 is the primary legislation and foundation on which further policy, and guidance relating to the conservation of the historic environment is built. Section 66 of the Act relates to the ‘general duty as respects listed buildings in exercise of planning functions’, with Section 66 (1) stating that when deciding whether to grant planning permission for a development, special regard must be given by the local authority to the “desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.
- 3.2. Section 66 (2) of the Act states that “a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, listed buildings”.
- 3.3. In relation to the setting of listed buildings, the Court of Appeal clarified interpretation of Section 66 (1) within Barnwell Manor Wind Energy Ltd v East Northampton District Council [2014] EWCA Civ 137 (Royal Courts of Justice, 2014), ruling that the setting should be “given considerable importance and weight” when the decision maker carries out the balancing exercise.
- 3.4. Section 72 of the Act relates to the ‘general duty as respects conservation areas in exercise of planning functions’, with Section 72 (1) of the Act stating that in exercising planning functions, “special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area”.

NPPF (2024)

- 3.5. The National Planning Policy Framework, with which all Local Development Plans must comply, constitutes the national level of planning policy and is a material consideration in planning decisions. The NPPF was originally introduced in March 2012 and was subsequently updated and published on 24 July 2018. The 2018 update broadly retains the wording of the 2012 Chapter on Conserving and Enhancing the Historic Environment (Chapter 16).
- 3.6. The NPPF was updated again in February 2019 in order to provide definitions for housing need. No paragraph numbers changed as a result of this update. Similarly, an update was published in July 2021 and September 2023 with no associated changes to paragraph numbers.
- 3.7. The most recent update was published on 12 December 2024. This update did not cause any changes to national heritage policy.
- 3.8. There are proposed reforms to the NPPF, which is currently out for consultation. This has not yet been adopted and will not involve any changes to national heritage policy.
- 3.9. The NPPF represents a continuation of the philosophy contained within Planning Policy Statement 5 (PPS5), introduced in 2010 and one of a number of planning policy documents replaced by the NPPF in 2012.
- 3.10. The NPPF uses slightly different terminology to the Act and emphasises that authorities should take account of “the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation” (Paragraph 203).

- 3.11. ‘Conservation’ is defined within the NPPF as “the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance” (p.72).
- 3.12. No definition of ‘preservation’ (or any variant) is contained within the document. However, Historic England advise that both ‘conservation’ and ‘preservation’ are concerned with the management of change which seeks to sustain the special interest or significance of heritage assets. ‘Conservation’ has the addition of taking opportunities to enhance significance where it is possible and considered to be appropriate. This is discussed in Historic England’s 2018 publication Decisions: Legal Requirements for Listed Building and Other Consents.
- 3.13. The NPPF also helps to define other key terms within heritage policy. These are provided within the table below.

Term	Definition
Heritage Assets	“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).” (p.73)
Designated Heritage Assets	“A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.” (p.72)
Significance	“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.” (p.78)
Setting of a Heritage Asset	“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.” (p.78)

- 3.14. Chapter 16 specifically relates to conserving and enhancing the historic environment (paras. 202-221).
- 3.15. Paragraph 207 stipulates that within applications, applicants are required to describe the significance of the heritage assets affected and the contribution made by their setting. Local authorities should also identify and assess the significance of the heritage assets affected by a proposal.
- 3.16. This should be taken into account when assessing the impact of a proposal on a heritage asset (Paragraph 208). Paragraph 210 of the NPPF goes on to state that when determining applications, local planning authorities should take account of:
 - the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

- the desirability of new development making a positive contribution to local character and distinctiveness. (p.60)
- 3.17. Paragraphs 212-221 of the document discuss how potential impacts to heritage assets should be considered with paragraph 212 stipulating a requirement for great weight to be given to an asset’s conservation when considering the impact of a proposed development on its significance. The weight given should reflect the importance of the asset (p.60).

NPPF Degrees of Harm

- 3.18. Where harm to the significance of a designated heritage asset is identified, the NPPF requires clear and convincing justification of the proposals. The document categorises levels of harm as: total loss; substantial harm; and less than substantial harm.
- 3.19. Paragraph 214 states that where a development would lead to substantial harm to (or total loss of) the significance of a designated asset, local planning authorities should refuse consent, unless it can be demonstrated that such harm is necessary to achieve substantial public benefits that outweigh that harm, or all of the following apply:
 - the nature of the heritage asset prevents all reasonable uses of the site; and
 - no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - the harm or loss is outweighed by the benefit of bringing the site back into use.
- 3.20. Paragraph 215 states that where a proposed development will lead to less than substantial harm to the significance of a designated asset, this should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Planning Practice Guidance (PPG)

- 3.21. The PPG offers guidance as to what public benefits may constitute and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 8). Public benefits may include heritage benefits, such as:
 - sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
 - reducing or removing risks to a heritage asset;
 - securing the optimum viable use of a heritage asset in support of its long-term conservation.

Wiltshire Core Strategy

- 3.22. The Wiltshire Core Strategy was adopted in January 2015.
- 3.23. Core Policy 57 (Ensuring high quality design and place shaping) states:

A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate

information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

i. enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced

iv. being sympathetic to and conserving historic buildings and historic landscapes.

vii. having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter).

3.24. Core Policy 58 (Ensuring the conservation of the historic environment) states:

Development should protect, conserve and where possible enhance the historic environment.

Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

iii. buildings and structures of special architectural or historic interest

iv. the special character or appearance of conservation areas

Distinctive elements of Wiltshire’s historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping).

4. Heritage Significance of White Hart

- 4.1. This section will assess the heritage significance of the White Hart. The primary focus is the rear building to the south of the main public house complex, in use as a manager’s flat.
- 4.2. The White Hart was Grade II listed on 20th December 1960 (ref: 1183505) with the following listing description:

Inn, C17 possibly on earlier core with c1830-40 south range. Rubble stone, squared and coursed to C19 section with stone tiled roofs. Original range, facing east, one and half storeys with north end stack and rear chimney gable to right hand section. Left section with east gable and one-window range of 3-light ovolo- moulded recessed mullion windows with hoodmoulds. Rear lean-to and north end later slate-roofed extension. Right side refronted in C19 has projecting ashlar coped gabled porch with relief carving in gable. 2-light window in chamfered flush surround to right. Rear has to right, narrow gable with altered one window range, hoodmould surviving above; chimney gable to left. South end wall has blocked attic single light and 3-light ovolo-moulded windows with hoodmoulds and relieving arches to ground and first floors. Early C19 wing, 2 storeys with east end stack and bargeboarded gable. 3- window range of 2-light flush chamfered mullion windows and central door in gabled stone porch. Interior: North end stone Tudor-arched fireplace with C20 carved date 1553. Chamfered and stopped beam.

White Hart



Source: Heritage Potential

- 4.3. The Grade II listing means the building is of ‘special interest’ and works that could affect that special interest require Listed Building Consent.

History and Character of The White Hart

- 4.4. As the list description states, the historic core of White Hart dates to the 17th century. The building has been used as an inn since, located on a crossroad to serve passing travellers

between London and the West Country. One of the earliest cartographic records of the public house is seen in the 1813 map below.

1813 Map (site circled)



Source: Old Maps Online

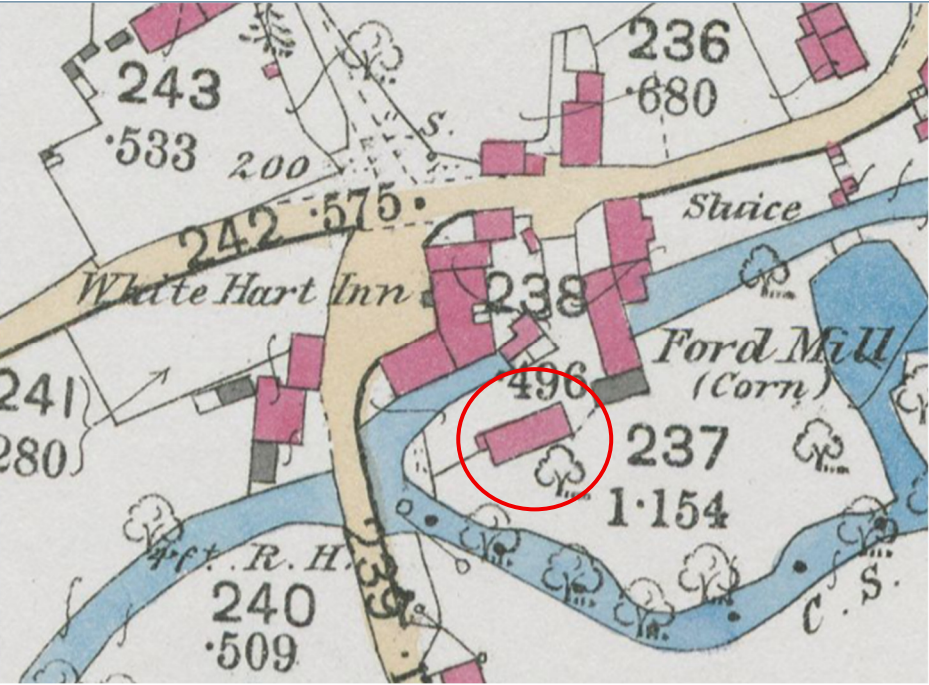
- 4.5. The 1839 Tithe Map shows the White Hart having direct access to the local stream via a small inlet of water. By 1885, the pub extended along the water towards the west, establishing a reverse L-shape frontage to the road. During this time, the inn also expanded in providing accommodation on the other side of the road, to the west of the site.
- 4.6. The 1839 Tithe Map shows a smaller, narrow building on the same site, indicating that the this was either extended, or demolished and replaced. The outbuilding is visible in the 1885 map but remained disconnected to the main public house.

1839 Tithe Map (extension circled)



Source: The Genealogist

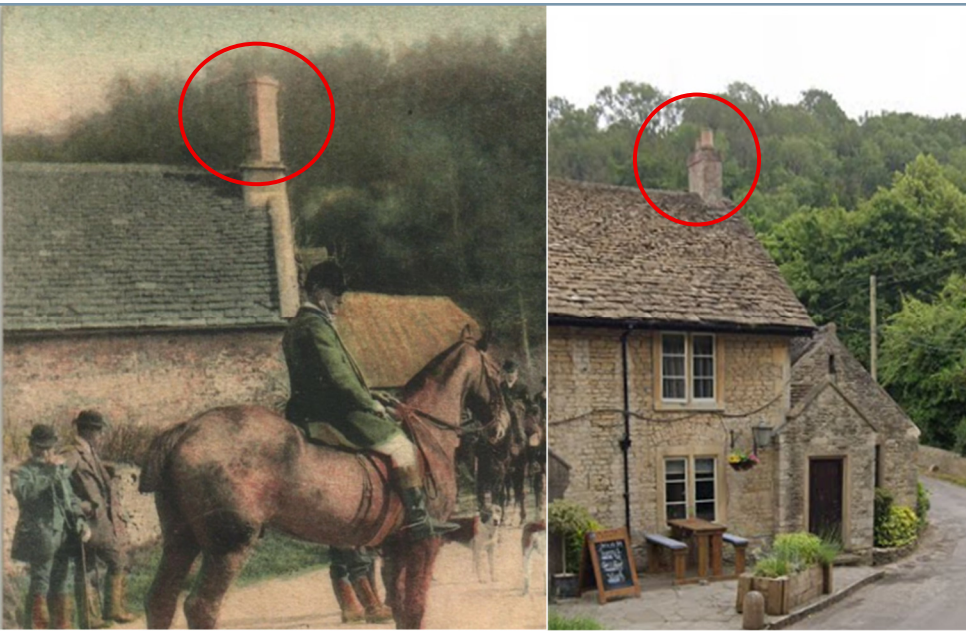
1885 Map (extension circled)



Source: National Library of Scotland

- 4.7. The 1912 print below indicates the removal of a stone chimney and stone roof edge. The windows and adjacent side building are likely later additions. However, this is an artistic impression and cannot be complexly relied upon.

1912 Print of White Hart



Source: Ebay; Google Earth

- 4.8. A 1997 application continues to show the building as independent from the main public house (ref: N/97/00048/FUL).

1955 Map and 1997 Plan N/97/00048/FUL (Building Circled)



Source: National Library of Scotland, Wiltshire Council

4.9. The exterior of the rear building is less decorative than that of the front elevations, comprising of simple timber lintels above the fenestration rather than stone hoodmoulds. Alterations are evident to the ashlar stone quoins around the sliding doors, given its modern appearance. The surrounding rubblestone has also been repointed.

Exterior Photos and Sliding Doors



Source: Heritage Potential

4.10. The interior of the flat is characterised by timber beams, comprising of large bressummer beams spanning the width of the room and horizontal joists. The smoother appearance of the beams close to the stairs suggests a later replacement, as seen below.

Ground Floor Interior



Source: Heritage Potential

4.11. The timber doorway is connected by a series of scarf joints. The doors comprise of vertical timber planks, supported by horizontal beams and iron strap hinges. Given its simple construction, the door is of limited architectural interest. The mortises in the timber leading towards the kitchen suggests an altered plan form in this area.

Timber Doors



Source: Heritage Potential

4.12. Although the overall doorway aims to achieve a rustic aesthetic, a modern metal lock and machine cut markings can be seen on the frame. The ironmongery on the door is also likely to be a later addition. Given this, its contribution within the altered plan form of the building is minimal.

Door Markings



Source: Heritage Potential

4.13. The stone quoin archway on the ground floor is likely a later addition, with the ashlar stone contrasting significantly with the rubblestone by the staircase, as seen below. Within the archway, various drilled holes suggests that a previous door or insertion was in place. From the living room, the piercing of the wall by a timber beam in top left corner of the arch also indicates a later insertion. Given the later dating of the archway and the extensive alterations it has been subject to, the archway is of low heritage sensitivity.

Ground Floor Archway



Source: Heritage Potential

4.14. Some of the timberwork contains mortises, indicating that the interior has possibly been subject to previous alterations, as seen above the door in the image above. Mortises in the timberwork next to the staircase also indicate further internal alterations, as seen below.

Staircase timberwork



Source: Heritage Potential

Historic Interest

4.15. The inn's earlier core dates to the 17th century and has received numerous extensions in the centuries since. The White Hart was purposed as a coaching inn, serving the London to West Country route. Historic Interest can be found in the building's continued use as an inn.

4.16. The rooms to the rear, used as living accommodation, likely dates to the mid-to late 19th century. Alterations to the plan form in the rear rooms is evident given the extent of mortises, markings and contrasting stonework. These alterations have been aimed at maintaining the rooms as practical living spaces ancillary to the main public house.

Architectural Interest

4.17. The building holds architectural interest, most notably in the retention of external rough stonework and internal timberwork. The ground floor is characterised by bridging beams, and the first floor by rafter beams.

Artistic Interest

4.18. The building is not thought to have any particular artistic interest.

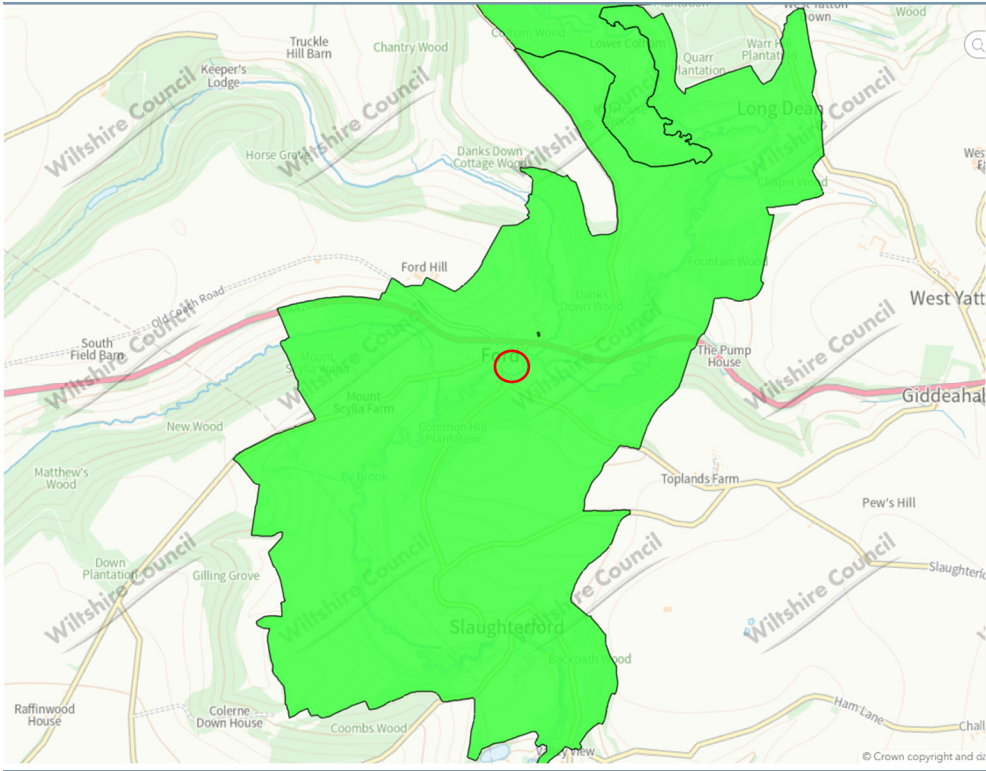
Archaeological Interest

4.19. The potential for archaeological interest is beyond the scope of this report and no below ground works are proposed.

5. Heritage Significance of Long Dean, Ford, Slaughterford Conservation Area

- 5.1. The Long Dean, Ford, Slaughterford Conservation Area was designated in May 1991.
- 5.2. The conservation area comprises of three small villages and substantial tracts of intervening and surrounding countryside deemed to be of high visual quality. For the purpose of this application, the village of Ford within the conservation area will be the primary assessment.

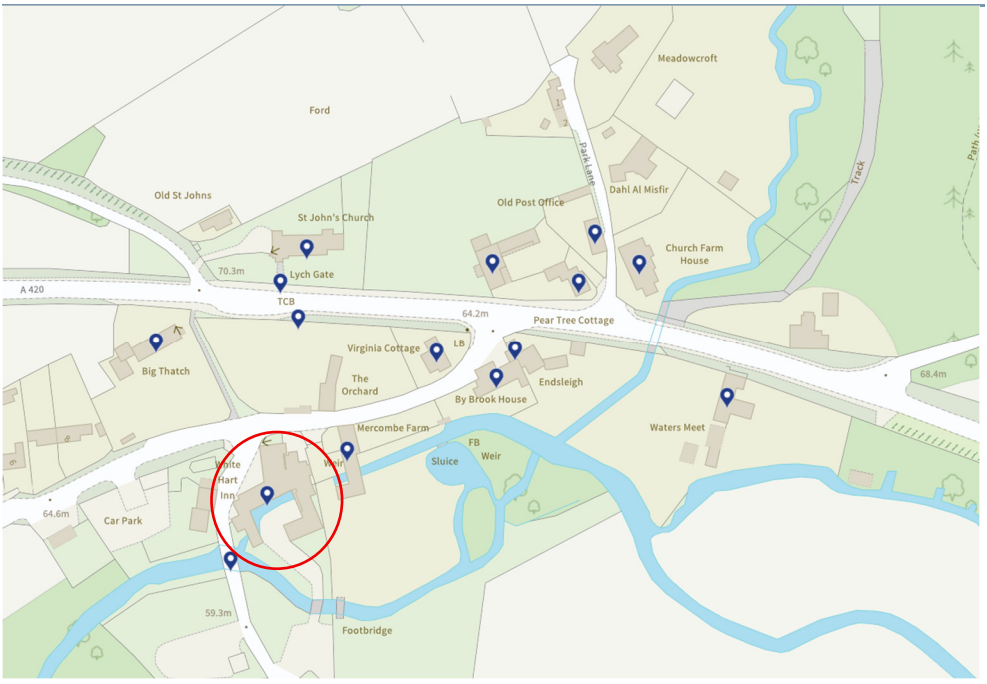
Conservation Area Map (Site Circled)



Source: Wiltshire Council

- 5.3. In the Buildings of England: Wiltshire, Nikolaus Pevsner notes that there are ‘several worthwhile houses with gables and mullioned windows.’
- 5.4. A conservation area appraisal has not been prepared for Long Dean, Ford and Slaughterford by Wiltshire Council. Therefore, it is unknown what the council specifically considers to be its special interests.
- 5.5. Ford is a small village which is split by the main A420 centrally running through it from east to west. It comprises of 15 listed buildings, ranging from 17th to 20th century in date.

Listed Buildings in Ford (Applicant Site Circled)



Source: Historic England

History and Character of Ford

- 5.6. In the early 19th century, buildings in Ford were separated by large plots of open land. Development was likely influenced by the throughfare that provided businesses with passing trade.

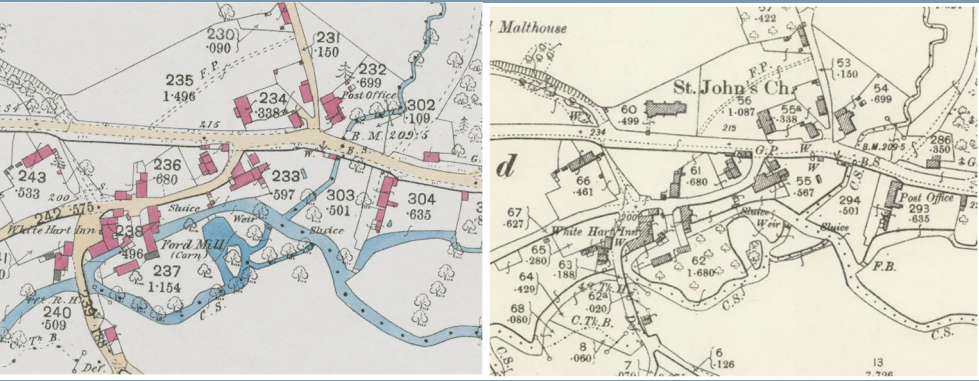
1839 Tithe Map



Source: Genealogist

- 5.7. Ford saw minimal growth in the late 19th century, although development remained focused around the road intersections. St. John's Church can be seen in the 1899 map, built two years prior in Gothic Perpendicular style as mentioned by Pevsner. The Congregational Chapel is also mentioned by Pevsner, dating to 1815.

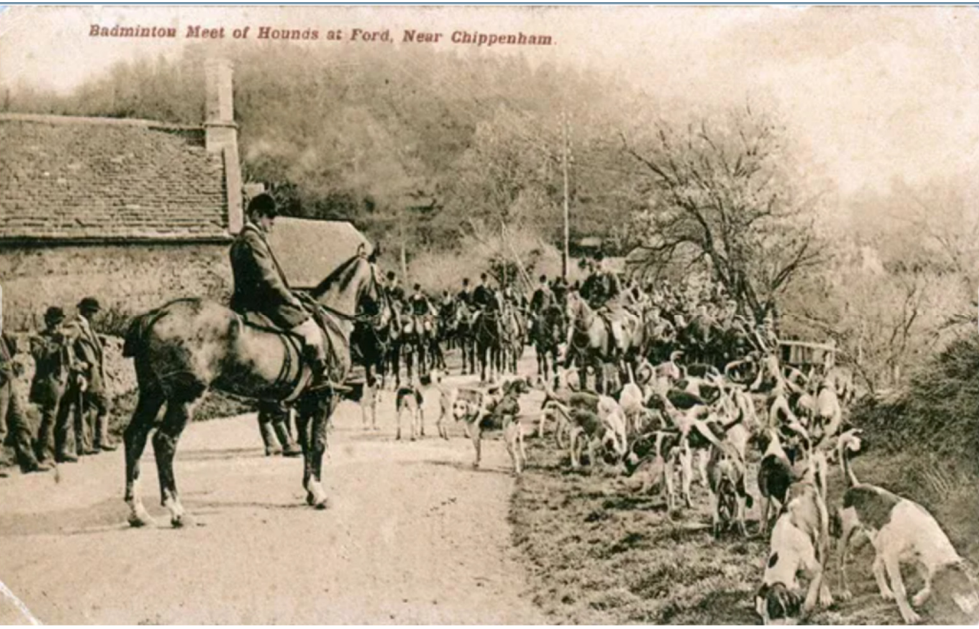
1885 and 1899 OS Map



Source: Old Maps Online

- 5.8. Ford was a meeting place for rural activities such as Badminton meets in the early 20th century, as seen below.

‘Badminton Meet of Hounds at Ford, Near Chippenham’ 1912



Source: Alamy; Francis Firth

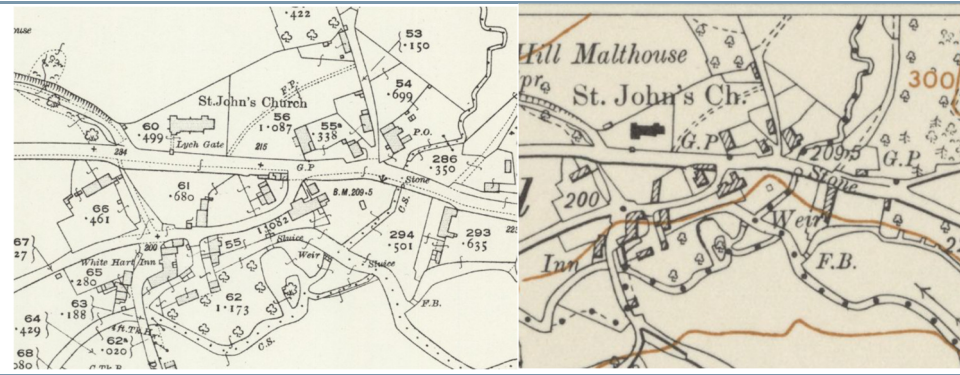
Ford, Village and Church of St John 1907



Source: Francis Frith

- 5.9. The A420 passing through the village has since been widened to accommodate additional traffic, although boundary walls and the church Lych Gate have been retained.
- 5.10. The early 20th century saw some minor infill developments within the village, but growth generally remained limited.

1921 and 1955 Map



Source: National Library of Scotland

- 5.11. Stone tiling roofing is relatively consistent throughout Ford, however architectural variety can be seen in the sash and hooded mullion windows as seen on Mercombe Farm and The Orchard below.

Mercombe Farmhouse and The Orchard, St John’s Church



Source: Google Earth

- 5.12. The Grade II listed Big Thatch is unique in not conforming to the stone roof tile norm of the village.

Big Thatch



Source: Historic England

- 5.13. The outskirts of the village comprises of later terraces built in the mid to late 20th century, as seen below.

20th Century Housing



Source: Google Earth

Historic Interest

- 5.14. In this part of the conservation area, the village displays historic interest in display of 17th to 19th century buildings. Ford shares a historic relationship with the local brook that likely gave the village its name. The throughfare road was a coaching route between London and the West Country, supporting businesses in the village.

Architectural Interest

- 5.15. Rubble stone walls and stone tile roofs are the dominant building material in the village. Ford presents a range of vernacular buildings including cottages, farmhouses and barns. Other materials such as thatch are also visible.

Artistic Interest

- 5.16. The display of artistic interest is limited.

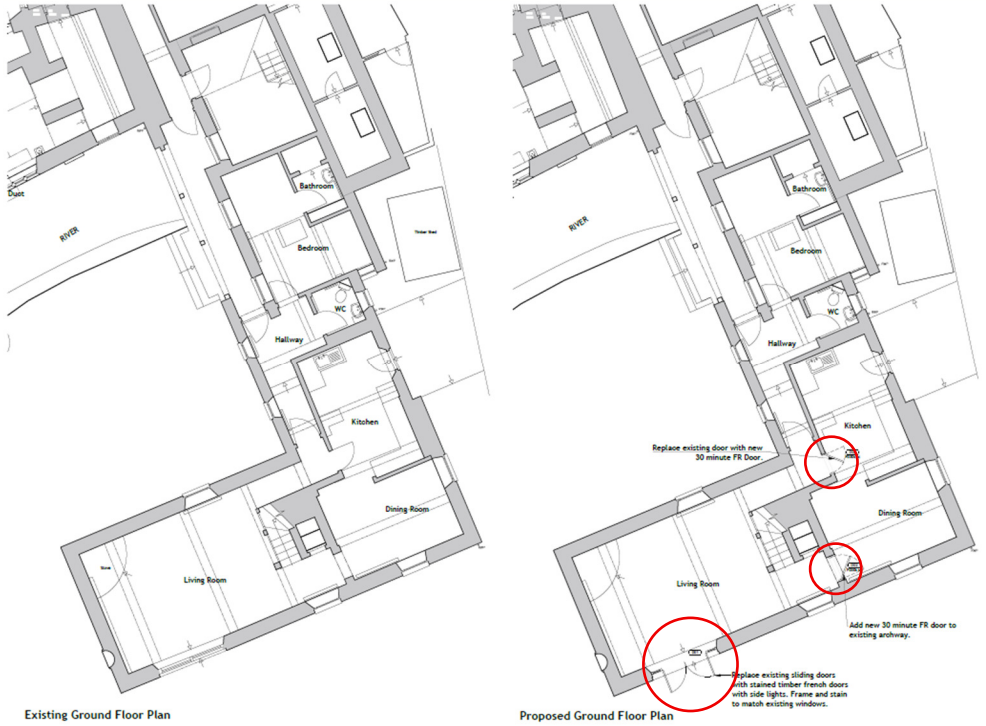
Archaeological Interest

- 5.17. The potential for archaeological interest is beyond the scope of this report.

6. Proposals

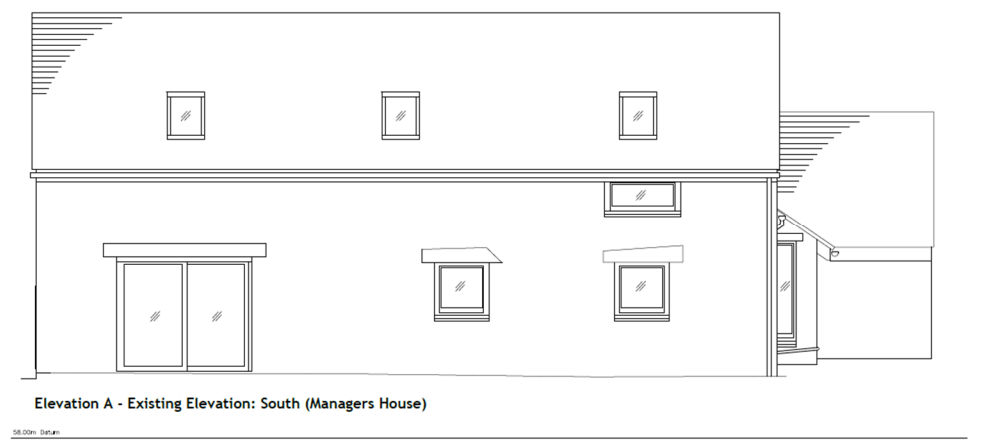
6.1. The applications seek Full Planning Permission and Listed Building Consent for the replacement and addition of new internal doors compliant with modern fire regulations and replacement of modern sliding doors to garden.

Existing and Proposed Floor Plan



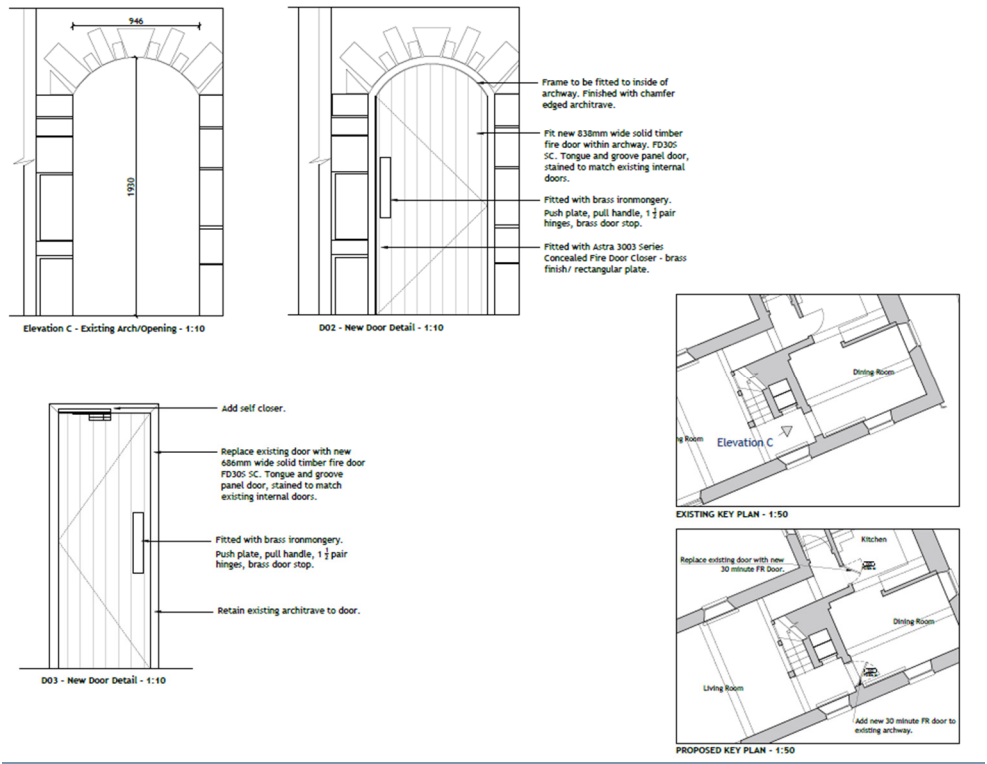
Source: LAP

Existing South Elevation



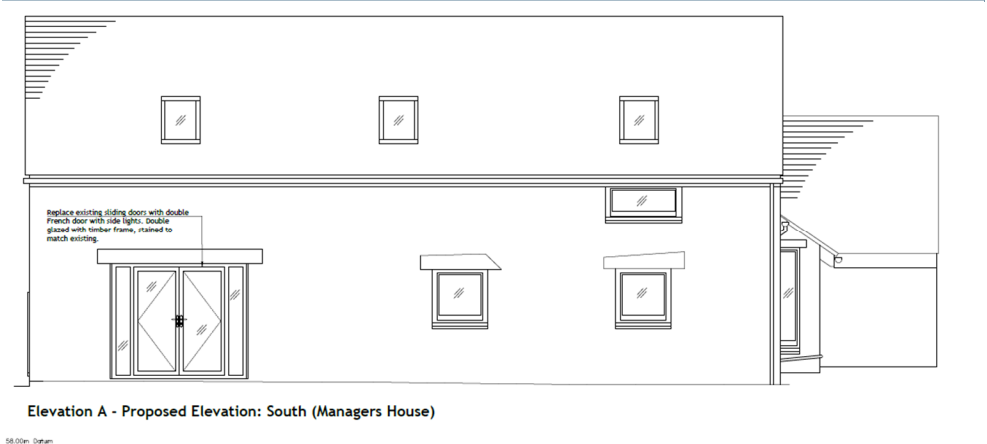
Source: LAP

Door Details



Source: LAP

Proposed South Elevation



Source: LAP

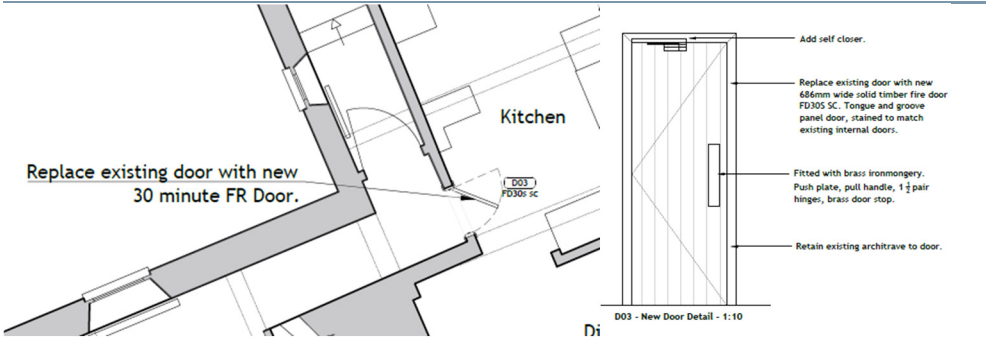
7. Planning and Heritage Impact Assessment

- 7.1. The main considerations of this heritage impact assessment are:
- White Hart public house (Grade II listed, ref: 1183505)
 - Long Dean, Ford, Slaughterford Conservation Area
- 7.2. This assessment addresses the potential heritage impact regarding the replacement of internal doors and sliding glass doors to garden.

Replacing Existing Kitchen Door

- 7.3. The kitchen door is of limited historic and architectural interest and is not original to the building. The doors simple construction within a plan form that has been significantly altered results in the area being of low heritage-sensitivity. The metal lock and ironmongery are visibility later additions.

Proposed Floor Plan and Door Details



Source: LAP

- 7.4. The proposals will replace the timber door with an alternative compliant with modern fire regulations, including a self-closer above. It will be fire resistant for a minimum of 30 minutes.

Kitchen Door to be Replaced



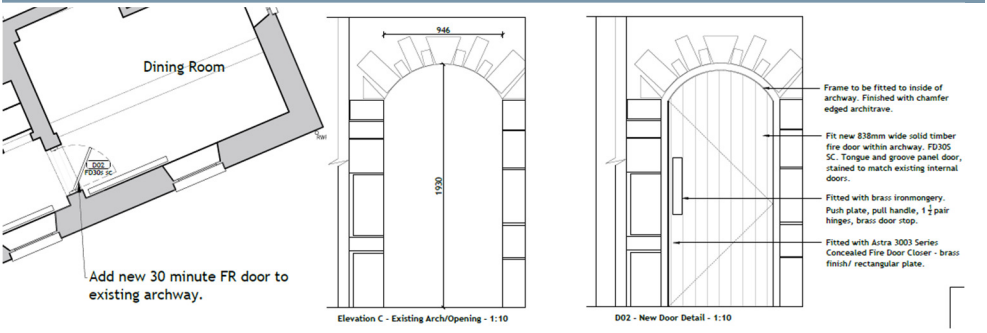
Source: Heritage Potential

- 7.5. The materials of the replaced door are informed by the appearance and character of the listed building. It will comprise of solid timber, which will be stained to match other existing internal doors. The door will be fitted with brass ironmongery features sympathetic of the building, including the push plate, pull handle, hinges and door stop. The existing door architrave will also be retained.
- 7.6. The replacement of the kitchen door is necessary in order for the building to be in accordance with modern fire regulations and the replacement has been designed with the surrounding historic fabric in mind. The building's compliance with modern fire regulations remains beneficial to the long-term conservation of the site.

Insertion of New Door to Existing Archway to Dining Room

- 7.7. The existing arched opening is of minimal historic fabric, likely being a later addition that has received numerous alterations. This is indicated by the piercing of the timber beam in the surrounding wall and the drilled holes into the arch stonework.

Proposed Floor Plan and Door Details



Source: LAP

- 7.8. The proposals include the insertion of a 30-minute fire-resistant door to maintain the building's compliance with modern fire regulations. This is to be inserted within an opening currently without a doorway.

Opening the door is to be Inserted Within



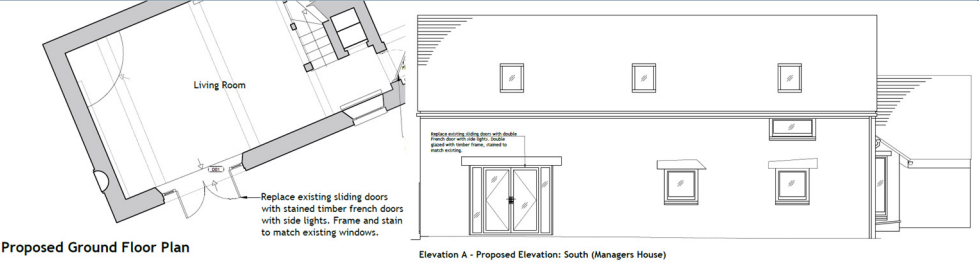
Source: Heritage Potential

- 7.9. The door will comprise of solid timber and will be stained to match other existing internal doors. It will be fitted with brass ironmongery features including a push plate, pull handle, hinges and brass door stop. The use of timber and brass materials ensures a coherent design scheme throughout the interior.
- 7.10. Therefore, the addition of the fire door maintains the safety compliance of the listed building whilst in keeping to its character and appearance.

Replacing Existing Sliding Doors to Garden

- 7.11. The existing sliding doors is a later addition and is of no heritage significance.

Proposed Ground Floor Plan and Proposed Elevation



Source: LAP

- 7.12. The proposals will replace the existing sliding doors with stained timber French doors with sidelights.

Existing Sliding Doors to be Replaced



Source: Heritage Potential

- 7.13. This replacement will not impact any historic fabric or architectural detailing. The stone quoin surround and timber lintel above will remain in situ. The proposed doors will comprise of a timber frame that will be stained to match existing to maintain an appearance sympathetic of both the interior and exterior.
- 7.14. Whilst some parts of the fabric are to be removed or adjusted to allow for insertions, this is consistent with a modest history to retain occupation of the site's accommodation within the public house.
- 7.15. Overall, the proposals are low impact and are considered to avoid areas that contribute to the significance of the listed building. Whilst same fabric is to be removed in regard to the timber kitchen door, this is necessary for the building to remain compliant with modern fire regulations.

Long Dean, Ford, Slaughterford Conservation Area

- 7.16. The doors are situated on the south elevation, facing away from primary public views in an area already sheltered by vegetation. Where there are glimpses, this is to a minimal affect given the height of the adjacent fence.

South Elevation



Source: Google Earth

7.17. The replacement of the sliding glass doors into the garden will therefore have a neutral impact on the conservation area.

8. Summary and Conclusion

- 8.1. This Planning, Heritage, Design and Access Statement provides an assessment of the proposals in relation to the relevant national and local policies. The heritage assessment demonstrates that the insertion and replacement of doors to the manager’s flat will not harm the historic or architectural significance ace of the Grade II listed White Hart, or its setting, and the character of the Long Dean, Ford, Slaughterford Conservation Area would be preserved.
- 8.2. The replaced and inserted doors are of an appropriate material, complementing the timber beamed interior and rubble stone exterior.
- 8.3. The proposals support the continued use of accommodation within the White Hart, particularly in a manner compliant with the necessary fire regulations. The contribution of the proposals in meeting modern fire safety requirements is considered a public benefit to weigh into the overall planning balance.
- 8.4. No harm is considered to result from the works however, in the worst-case scenario, where a low level of less than substantial harm was to be concluded, the public benefits in securing the building’s compliance with fire regulations would outweigh this harm and the proposal would comply with Paragraphs 214-215 of the NPPF.
- 8.5. In this regard, there should be no conservation grounds to refuse the applications. The proposals are considered to comply with Section 66 and Section 72 of the 1990 Act, the NPPF, and align with Wiltshire’s Core Strategy, particularly Policy 58.