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**HERITAGE STATEMENT FOR ESSENTIAL REPAIR WORKS AT THE
RATTLEBONE INN, CHURCH STREET, SHERSTON, MALMESBURY,
SN16 0LR.**

Punch Pub Co are seeking to carry out essential repair works at the Rattlebone Inn, at the above address, the works as follows ;

- Repair of internal and external cracks to masonry.
- Renewal of decrepit gutter to north of dining room.
- Potential underpinning of dining room walls.
- Repair of existing rotten roof joist externally.

The Rattlebone Inn is a Grade II Listed Building, erected in the 17th century, with later 19th century alterations. Squared and coursed rubble with flush rusticated dressed stone quoins, wooden lintels and gabled stone slate roof with east end brick stack and central ridge stone stack. Two storey, 4 window north front, all windows are 2 and 3 light 19th century casements, cambered headed relieving arch over ground floor window to left. Doorway offset to the left with 20th century plank door. Corner additions to left with 19th century fenestration. The inn derives its name from the local Saxon hero Rattlebone who fought for King Edmund Ironside against Canute at Sherston in 1016. The premises occupies an important site at the entrance to the market place.

HERITAGE SIGNIFICANCE.

The National Planning Policy Framework ('NPPF') defines heritage 'significance' as "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.

The NPPF does not provide a definition for archaeological, architectural, artistic or historic interest in terms of heritage significance. However, Paragraph 16 of the *Principles for Selection of Listed Buildings* (DDCM 2018) Provides the following definitions ;

Architectural interest - "to be of special architectural interest a building must be of importance in its design, decoration or craftsmanship. Special interest may also apply to particularly significant plan forms. For more recent buildings in particular, the functioning of the building... will also be a consideration.

Artistic distinction can also be a factor relevant to the architectural interest of buildings and objects and structures fixed to them”.

Historic interest – “to be able to justify special historic interest a building must illustrate important aspects of the nation’s history and/or have a closely substantiated historical associations with nationally important individuals, groups or events; and the building itself in its current form will afford a strong connection with the valued aspect of history”.

Historic England’s *Conservation Principles, Policies and Guidance* (2008) also offers useful definitions which underpin a value orientated approach to assessing heritage significance. In this document, heritage values fall into four categories:

Evidential value – The potential of a place to yield evidence about past human activity.

Historical value – The ways in which past people, events and aspects of life can be connected through a place to the present. This can be illustrative or associative.

Aesthetic value – The ways in which people draw sensory and intellectual stimulation from a place.

Communal value – The meaning of a place for the people who relate to it or for whom it figures in their collective experience or memory.

IMPACT OF PROPOSED DEVELOPMENT

In this case, the general form and character of The Rattlebone Inn has not changed, the repairs will be carried out to match all existing finishes.

The relatively high level of surviving historic fabric means that it is possible to understand the appearance and function of the building throughout its history. For this reason, the building is considered to have high archaeological (or evidential) value.

Proposed repairs for The Rattlebone Inn should consider the significance of different elements of the building’s fabric.

Some elements of the building are considered to be of high or medium significance. This includes all fabric and other elements which contribute positively to the character or appearance of the building.

The repair is not expected to create any loss of the historic fabric of the building, all of the above giving ‘clear and convincing justification’ in accordance with Paragraph 194 of the NPPF.

ASSESSMENT

The Rattlebone Inn, is located in Sherston a quiet village situated close to Pinkney and the busy B4040 The immediate nearby area is predominantly made up of residential properties.

EVALUATION

The site is owned by Punch Pub Co and the immediate information on the site is that it is central to the local community and plays a part in the daily lives of locals. The opportunities for our client are that they wish to provide a welcoming experience to all visitors and provide improved facilities for all.

DESIGN

The works will be carried out to our client's usual very high standards to improve the facilities for both local residents and travelling clientele.

ACCESS

All access and egress points have been maintained.

CONCLUSION

The Rattlebone Inn is a Grade II Listed Building. The areas for intended repair will not detract from the beauty of the area, nor cause damage to the historic fabric of the building, all the works will be finished to a high standard of quality and workmanship and will be in keeping with the current style of the public house and will blend in sympathetically to its surroundings.