

Wiltshire Council
Submitted via Planning Portal

12 May 2026

Our Ref: 8287HERA

Dear Sir/Madam

Listed Building Consent for 'Repair and reinstatement works to the entrance porch, façade and internal fabric following vehicle impact' at White Hart, Ford, Chippenham SN14 8RP.

This cover letter serves as a proportionate Planning, Heritage, Design and Access Statement. This Heritage Assessment has been prepared on behalf of Young's & Co.'s Brewery P.L.C. The assessment relates 'Repair and reinstatement works to the entrance porch, façade and internal fabric following vehicle impact' at White Hart, Ford, Chippenham SN14 8RP. The site falls within the jurisdiction of Wiltshire Council.

The Statement has been prepared by Heritage Potential. Heritage Potential is formed of heritage and planning specialists with joint MSc Historic Conservation and MRTPI accreditations. This allows for effective balancing of the public benefits of proposals against any identified harm to heritage assets.

The application site, White Hart, is a Grade II listed building (entry – 1183505) and is located within the Long Dean, Ford, Slaughterford Conservation Area. The property is located in Ford, a small village in the parish of North Wraxall.

The proposals seek urgent repair works following a vehicle impact to one of the street elevations. This resulted in damage to the porch, front wall, and internal timber beams.

This statement demonstrates that the works are essential to rectify structural damage to the White Hart, with the repair like for like and heritage led works to reinstate part of the façade to the south-west range to its original appearance.

Significance of White Hart

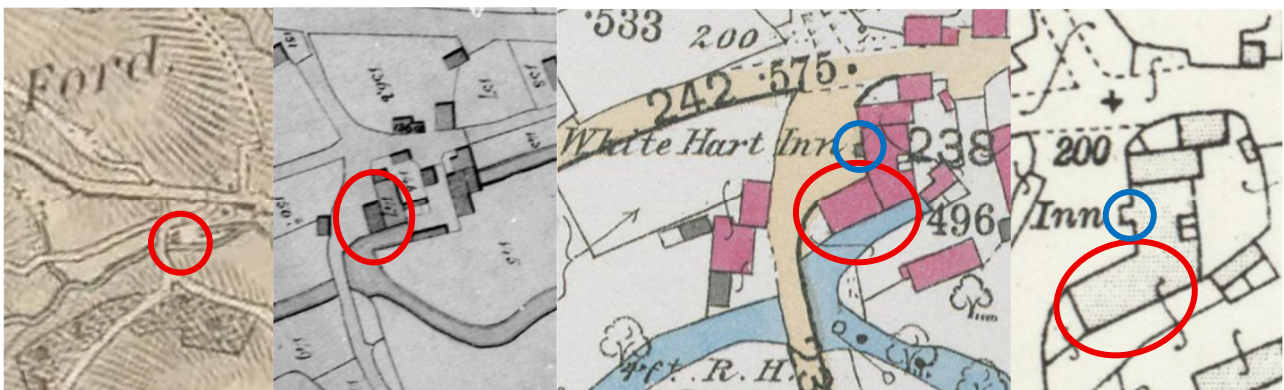
1.1. White Hart is Grade II listed (entry – 1183505) with the following list description:

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.

The Grade II listing means the building is of 'special interest'. As stated in the list description, the historic core of White Hart possibly 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.

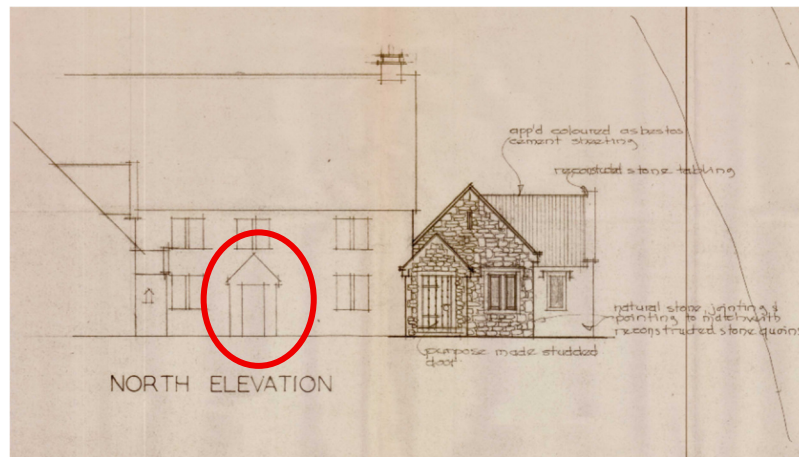
One of the earliest cartographic records shows the building in 1813, as detached in rectangular form. The list description dates the south range to c1830-1840, although it does not go into further detail what area this refers to. The 1839 Tithe Map and 1885 OS Map suggest that the south range had been altered to follow the adjacent brook, as seen below. This established a reverse L-shape frontage to the road. The 1885 map also shows an earlier porch to the east range, with no porch shown to the south.

1813 Map; 1839 Tithe Map; 1885 Map; 1921 Map (South-West Range Circled Red; Earlier Porch Circled Blue)



The earliest available record of the porch to the south range was in a 1982 application for 'alterations and bay window extension to public house with erection of barbeque' (ref: N/82/00266/F).

1982 North Elevation, N/82/00266/F (Porch Circled)



Therefore, this gabled porch to the south range is likely a later addition. Moreover, the external facing appears to be reconstituted stone or cast stone blocks. The porch front and gable appear in a darker colour, contrasting with the wider 19th century rubblestone. The small window the side of the porch is likely also a later addition.

The gabled porch to the original 17th century range to the east is more decorative, enriched with detailing of a White Hart, and lettering, carved into the relief. On either side of the two centred pointed arch door are spandrels with carved stonework.

Front and Side View of South-West Porch Before Incident; Current East Wing Porch



In analysing the damaged stonework of the porch, it appears that the porch masonry consists of a modern blockwork core, consistent with concrete masonry units and breeze blocks. The mortar reads as cement-rich and consistent with 20th century construction. The porch roof comprises of stone slates and is supported by timber rafters.

The collapse of the entrance porch has revealed a pre-existing segmented stone arch formed as part of the original façade. The masonry of the arch is continuous with the wider elevation and clearly predates the porch, which had been applied over it as a later addition. The porch was constructed as an abutting structure, with a shallow pitched gabled roof weathered into the face of the historic wall, rather than being structurally bonded into it. The exposed fabric confirms that the porch concealed an earlier architectural feature rather than forming part of it.

Damage to Porch (Pre-existing Arch Circled in Blue)



Despite this later intervention, the porch was designed in a manner that is relatively congruent with the architectural character of White Hart. Its scale, proportions and gabled form reflect traditional vernacular detailing, and it contributes to the wider character of the building.

Evidently, the south wing porch is therefore of no significance, with fewer architectural details of note, and appears to have been designed to be in keeping with the earlier porch.

Internally, the south range of White Hart retains elements of historic timber construction, including exposed beams and associated lath and plaster ceilings. These features form part of the historic fabric and contribute towards the building's significance. Steel props have been inserted to the splintered timber beams for structural support.

Internal Damage to Beams and Lath and Plaster Ceilings



The beams support the structural integrity of the building and illustrate traditional methods of construction integral to its historic character. The plasterwork and timber dado rail read as later additions and not of significance.

Significance of Long Dean, Ford, Slaughterford Conservation Area

The Long Dean, Ford, Slaughterford Conservation Area was designated in May 1991. 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.

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. In the *Buildings of England: Wiltshire*, Nikolaus Pevsner notes that there are 'several worthwhile houses with gables and mullioned windows.'

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. Ford saw minimal growth in the late 19th century, although development remained focused around the road intersections.

The early 20th century saw some minor infill developments within the village, but growth generally remained limited.

Stone tiling roofing is relatively consistent throughout Ford, however architectural variety can be seen in the sash and hooded mullion windows. The outskirts of the village comprises of later terraces built in the mid to late 20th century.

Historic interest of Ford is found in its 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 is found in the 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.

Proposals

The application proposals seek Listed Building Consent for essential repairs, and structural and stabilisation works. The proposals aim to re-instate the porch like for like and repair the timber beams. The works will also repair and re-plaster the

damaged walls and the exposed lath and plaster ceiling. Please see the structural engineers report for further information on the means of repair.

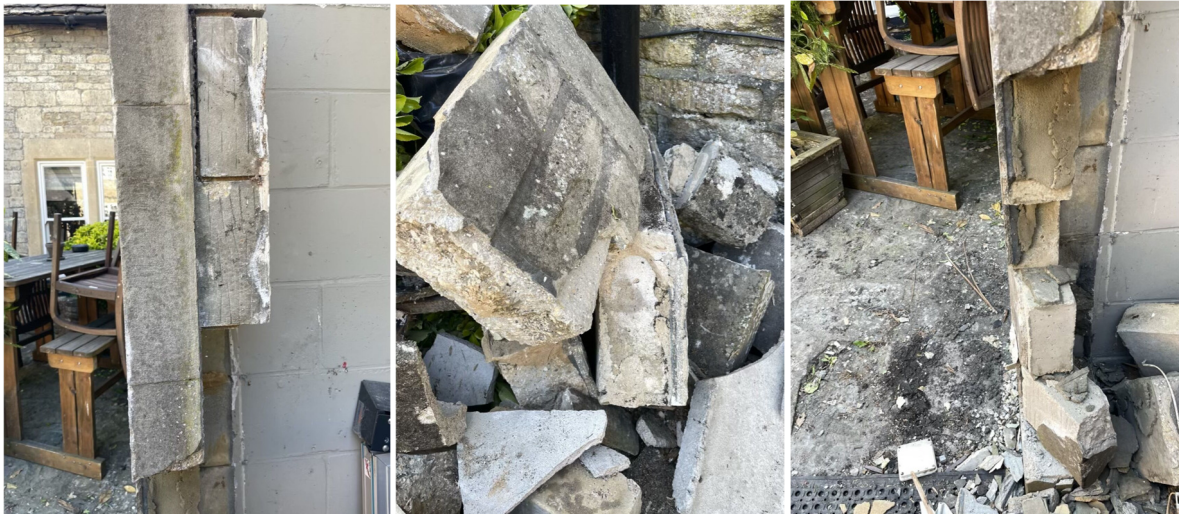
Heritage Assessment

Core Policy 57 (Ensuring high quality design and place shaping) of the Wiltshire Core Strategy (2015) requires all development to achieve a high standard of design that responds positively to its local context. Proposals should reinforce a strong sense of place by respecting local character, landscape setting, and historic assets, including conserving historic buildings and landscapes. Development must enhance local distinctiveness, protect important views, and relate appropriately to its surroundings.

Core Policy 58 (Ensuring the conservation of the historic environment) of the Wiltshire Core Strategy (2015) requires development to protect, conserve and, where possible, enhance the historic environment. Designated heritage assets and their settings, including listed buildings and conservation areas, should be conserved in a manner appropriate to their significance. The policy recognises the wider social, cultural, economic and environmental benefits of the historic environment, provided these are realised sensitively and in accordance with high-quality design principles set out in Core Policy 57.

The vehicular impact to the front elevation has caused substantial localised damage to the south-west range, principally affecting the later entrance porch, the adjacent external masonry wall at ground floor level, and associated internal finishes. The structural engineer records that the impact shunted the supporting masonry inward, resulting in pronounced bowing, extensive cracking and loss of internal finishes, with the stonework depressed to the outer face and shattered internally. The first-floor structure above has also required temporary support. The extent of this damage confirms that the proposed works are driven by structural necessity and public safety.

Damaged Masonry



The greatest physical loss has occurred to the front porch structure, which has been heavily damaged by the collision. However, as set out above, the south-west porch appears to be a comparatively recent addition of limited heritage significance, constructed in modern materials and not integral to the earlier historic wall behind. By contrast, the cracked and displaced historic masonry of the principal elevation, together with the affected internal timber structure, forms part of the building's special architectural and historic interest. The proposed rebuilding will involve intervention to historic fabric; however, this is a targeted and proportionate response to severe impact damage.

Overall, the proposals amount to a necessary programme of repair and reinstatement that will preserve the special interest of White Hart and sustain the character and appearance of the conservation area. Any harm arising from the loss and replacement of limited areas of historic fabric is considered less than substantial and is clearly outweighed by the public benefit of securing the building's continued use and structural stability.

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.

Documents

In support of this application, please see the following submitted documents:

- Planning, Heritage, Design and Access Statement (included within this cover letter)
- Site Location and Block Plan – 9364-100
- Vehicle Impact Structural Report - 24700
- Existing Ground Floor Plan – 91358
- Ground Floor Plan – 2389G
- Existing Ground and First Floor (Annex) Plan – 91358
- Existing First Floor Plan - 91358
- First Floor – 23891
- North Elevation – 2389E1

We hope the above is clear and helpful, but please do not hesitate in contacting us should you have any queries or would like to discuss further.

Yours sincerely

Thomas Grafton

Heritage Advisor

Heritage Potential

London