Heritage Statement

The Wheatsheaf, Chilton Foliat

Job: 2398
For: The Wheatsheaf (CF) Ltd.

Date: 06/08/2026
Author: JB
Checked: AW

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hpa ARCHITECTS

1.0

Introduction

We exist to create remarkable built environments that have a profound effect on people's lives and make a positive, lasting difference.

1.1 Background Information

This report was commissioned by Adrian Gott.

The subject property is a Grade II listed building, located in the Chilton Foliat Conservation Area.

Works within the site have commenced since the change in ownership in 2022, helping uplift the business offer.

1.2 Purpose

The report is designed to provide:

A brief summary of the context, history, and development of Chilton Foliat, in relation to the proposed works included in this Application.

A statement of significance of the affected items, along with an impact assessment of the proposal, has also been completed.

1.3 Acknowledgements

This report has been written by Jessica Barrow BSc MSc IHBC, on behalf of HPA Architects.

All photographs are by the Author unless otherwise specified.

Extracts of historic maps are cited from their source.

Archival information has been sought from the Wiltshire Historic Environment Records with particular thanks to Dorothy Treasure.

1.4 Copyright

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2.0

History & Context

2.1 Context: Chilton Foliat

Chilton Foliat is a small village situated on the side of the River Kennet to the north-west of Hungerford.

The Wiltshire and Swindon History Centre have compiled a comprehensive account of the development of Chilton Foliat which is summarized within this section of the report.

In 1066 King Harold held the lands including Chilton Foliat Manor. The Domesday survey indicates that the manor was in agricultural use at this time with 2 mills, meadow, woodland and pasture. By the 13th century the lands had been divided in to two or three agricultural units believed to be Soley, Cakewood and Chilton Foliat.

Chilton Foliat manor descended in the Foliot family until 1322 when Lord Tyeys was attained and executed. At this point the king granted the Manor to Hugh le Despender who was also later executed in 1326 and the manor was restored to Tyeys' sister, Alice. Following this there was succession to various families until the manor was restored to the crown in 1505.

The king sold the manor in 1546 and following further transactions the estate was sold off in eight portions. Some of these were further subdivided by their purchasers.

A tannery and inn were both located in the village from 1620.

In the early 14th century a water mill and fulling mill were included in the Chilton Foliat Manor, with the latter remaining in existence until the 17th century.

Kelly's Directories of the 19th & 20th centuries detail that along with farmers there were, in 1848, a National Schoolmistress, two shopkeepers, button maker, two inns - the New Inn and Stag's Head Inn, a carpenter and wheelwright, three tailors, four boot and shoe makers, a butcher and maltster, blacksmith, tanner and currier, baker, grocer, post office and miller.

The 1895 accounts demonstrate that the number of tradespeople has reduced by the village still retained two shopkeepers, a post office, a carpenter and wheelwright, a blacksmith, a boot and shoe maker, jobbing gardener and seedsman, water miller, and two public houses, the Wheatsheaf and the Stag's Head.

Further demise is seen in the 1939 directory but both pubs remained until The Stag's Head closed in the 1950s.

The village benefitted from the Hopgrass Brick Works located on the road to Hopgrass.

Chilton Foliat was designated as a conservation area in 1974, a map of the boundary can be seen right.

Significant archaeological finds in the area have included items dating from the Bronze Age, Mesolithic era, Romano-British, Saxon, medieval and Civil War.

The London to Bath and Bristol Road ran to the north of Hungerford with branches following the south bank of the Kennet. We understand that this branch was referred to as High Street in 1704 and the bridge crossing the Kennet derives from the 18th century.

The development of the village was clearly influenced by the river and the demand for trade along the London to Bath and Bristol Road.

Historic maps demonstrate that the layout of the village is little altered since 1885.

Above - Extract of *Blaeu Atlas Maior 1662-5, Volume 5*
Wiltonia sive Comitatvs Wiltoniensis Source: https://maps.nls.uk/view/104188030

Below – Extract of Wiltshire XXX.7. Surveyed: 1877 to 1883, Published: 1885. Sourced: https://maps.nls.uk/view/106028275

2.0
History & Context

2.2 History of The Wheatsheaf

The Wheatsheaf is a Grade II listed building located within Chilton Foliat Conservation Area.

The property occupies a prime roadside position on the main road running through the village.

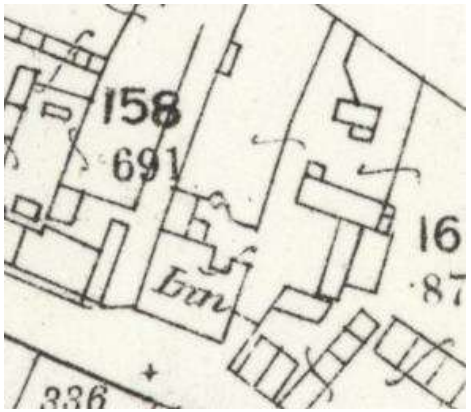
The Wiltshire and Swindon History Centre accounts explains that the Wheatsheaf public house replaced an earlier inn of the same name which was demolished in 1792.

The building includes patterned brick and flint construction, typical of this location. The building also retains a thatch roof.

The historic map regression shows little alteration within the site from the 1885 publication through to present day.

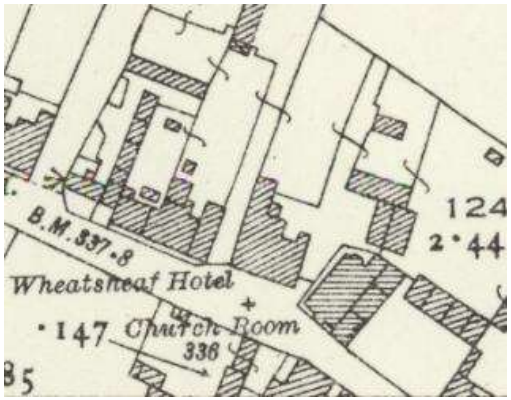
The most notable alteration is the apparent downsizing of the outbuilding to the north of the property and the removal of some former agricultural buildings beyond this (believed to have been a piggery). It is thought that the partial demolition of the building was completed to make way for an enlargement to the Church Room.

Grounds to the rear of the Wheatsheaf have been retained and now provide a car park and beer garden. This is to be partly redeveloped to provide guest accommodation.

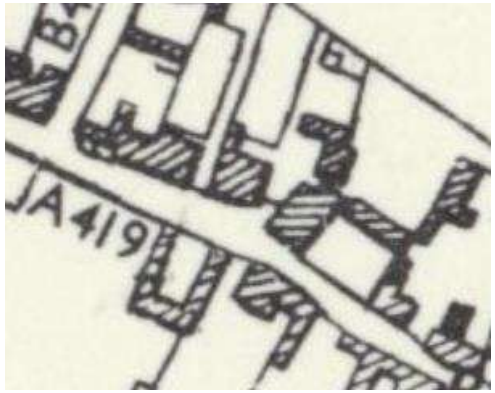


Extract of: *Wiltshire XXX.7.* Surveyed: 1877 to 1883, Published: 1885 Source: https://maps.nls.uk/view/106028275

Extract of: *Wiltshire XXX.7.* Surveyed: 1878 to 1884, Published: 1886 Source: https://maps.nls.uk/view/120377535



Extract of: *Wiltshire XXX.7* Revised: 1922, Published: 1924 Source: https://maps.nls.uk/view/106028281



Extract of: *SU37SW - A* Surveyed / Revised: Pre-1930 to 1959, Published: 1960 Source: https://maps.nls.uk/view/189244299

3.0

Character Assessment

Above: *Photograph of The Wheatsheaf dating from 1908*. Sourced Francis Frith Photo 60955 available from: https://www.francisfrith.com/chilton-foliat/photos

Top right: *Historic photograph of Chilton Foliat showing the Wheatsheaf*. Undated. Source: https://www.facebook.com/photo/?fbid=10224439193502775&set=gm.1473143233252207&idorvanity=254552581777951

Bottom Right: Photograph showing side elevation of property. Authors own.

The above photograph shows The Wheatsheaf in 1908, which is little altered from the building we see on site today.

Original windows, including decorative leaded windows with coloured and painted glass are retained within the site.

To the front of the property these are of modest proportion

The side elevations of the property include bands of red bricks in stretcher bonds with infills of flint.

The glazing to the brick work which was used to create the chequerboard pattern and string course has lost some of its luster however, overall the effect is maintained. The use of a blue header alongside a red stretcher is typical in the Hungerford area.

4.0

Significance Assessment

The concept of significance is defined by the National Planning Policy Framework 2021, as the: 'Value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historic. Significance derives not only from the heritage asset's physical presence but also from its setting.'

Understanding significance is a key principle for managing change to heritage assets, and this is embedded within National Policy. A key objective of such government policy is: 'The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.' (NPPF, paragraph 197)

To establish the level of significance afforded to a heritage asset, firstly the interests must be determined. Historic England classify interests under four main values: evidential, historical, aesthetic, and communal.

Frameworks for understanding significance and managing change to heritage assets has been published by Historic England and relevant publications include Conservation Principles, published in 2008.

Whilst historic England have not published specific guidance on the hierarchy of significance levels, there is some guidance available through ICOMOS. This specifically references the James Kerr's Conservation Plan which helps us understand the need to identify significance as cultural value to ensure the safeguarding of heritage assets.

We therefore use this general scale to define the level of significance and value:

- **Exceptional / Highest** – An asset important at the highest national or international levels, includes Grade I Listed Buildings and landscapes, our most important scheduled monuments and World Heritage Sites. The NPPF advises that substantial harm should be wholly exceptional.
- **High** – A designated asset important at a national level, including Grade II and II* Listed buildings and some Conservation Areas. May also include non-designated archaeology of national importance. The NPPF advises that substantial harm to such assets should be exceptional.
- **Medium** – A non-designated asset important at a local to regional level, including local list (non-statutory) buildings and unlisted buildings that make positive contributions to a Conservation Area. Includes some Conservation Areas, and less significant parts of Listed buildings. Buildings, landscapes, and structures in this category should be retained where possible, although there is usually scope for adaptation.
- **Low** – Structure or feature of very limited heritage / cultural value. May include insignificant interventions to Listed buildings, and modest buildings that don't contribute positively to Conservation Areas. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.
- **Negligible** – Structures or features of no heritage value and structures or features that may harm the value of a heritage asset. Removal of such features can be considered, taking into account setting and opportunities for enhancement.

To dig down into an assets significance we must understand the components which contribute to a site. Historic England's Conservation Principles, 2008, set out how interest may be categorised. These are:

Evidential Value (Archaeological Value) – Evidential value derives from the potential of a place to yield evidence about past human activity.

Historical Value – Historical value derives from ways in which past people, events, and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.

- Illustrative historical value is the idea of illustrating aspects of history or prehistory.
- Associative historical value is the association with a notable family, person, event, or movement which gives historical value a particular resonance.

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

Communal Value – Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

4.0

Significance Assessment

Overall, the significance of The Wheatsheaf is determined to be high owing to the following values:

Evidential Value

Evidential value of the site is embodied within the fabric of the building as a building complex originating from the early 19th century.

Given the knowledge that a previous inn stood on this site prior to the building seen today, there is a high potential for the site to yield further information about the past which has not yet been uncovered.

The evidential value of the site is therefore considered to be high.

Historical Value

The historical value of the site is embodied within its illustrative ability.

The illustrative value of the site is considered to be high in relation to the use of local materials creating a building typical of the area. It is also identifiable as a former pair of cottages.

There is currently no known particular associative historical value attached to the site.

Overall, the historical value of the site is high.

Aesthetic Value

The aesthetic value of the property is high owing to its use of local materials including local red and glazed bricks, flint, terracotta tiles and thatch roof.

The building is also easily identifiable as having originated as a pair of cottages before being converted to a single pub which helps understand its origin and development.

The rear extensions and alterations are of low value (toilet bock extension) and medium value (former stables, now kitchen and function room).

The aesthetic value of the site is therefore considered to be high.

Communal Value

Given the sites use as a pub and its location in a prominent position, it is deemed that the site has high communal value.

The communal value is considered to be high.

Significance Assessment

4.1 Contribution of Setting

The property is located with its principal elevation running along the main road of the village.

Buildings to either side of the property are also designated as listed buildings in recognition of their character and quality.

To the rear of the pub, a substantial modern housing development has been erected.
This has severed the pub from the agricultural land which it was formerly associated with. This being said, a single former outbuilding remains.

The contribution made to the assets significance from its setting is therefore considered to be high from the front elevation and medium to the rear.

Significance Assessment

4.2 Chilton Foliat Conservation Area

Chilton Foliat Conservation Area covers the original development of the village.

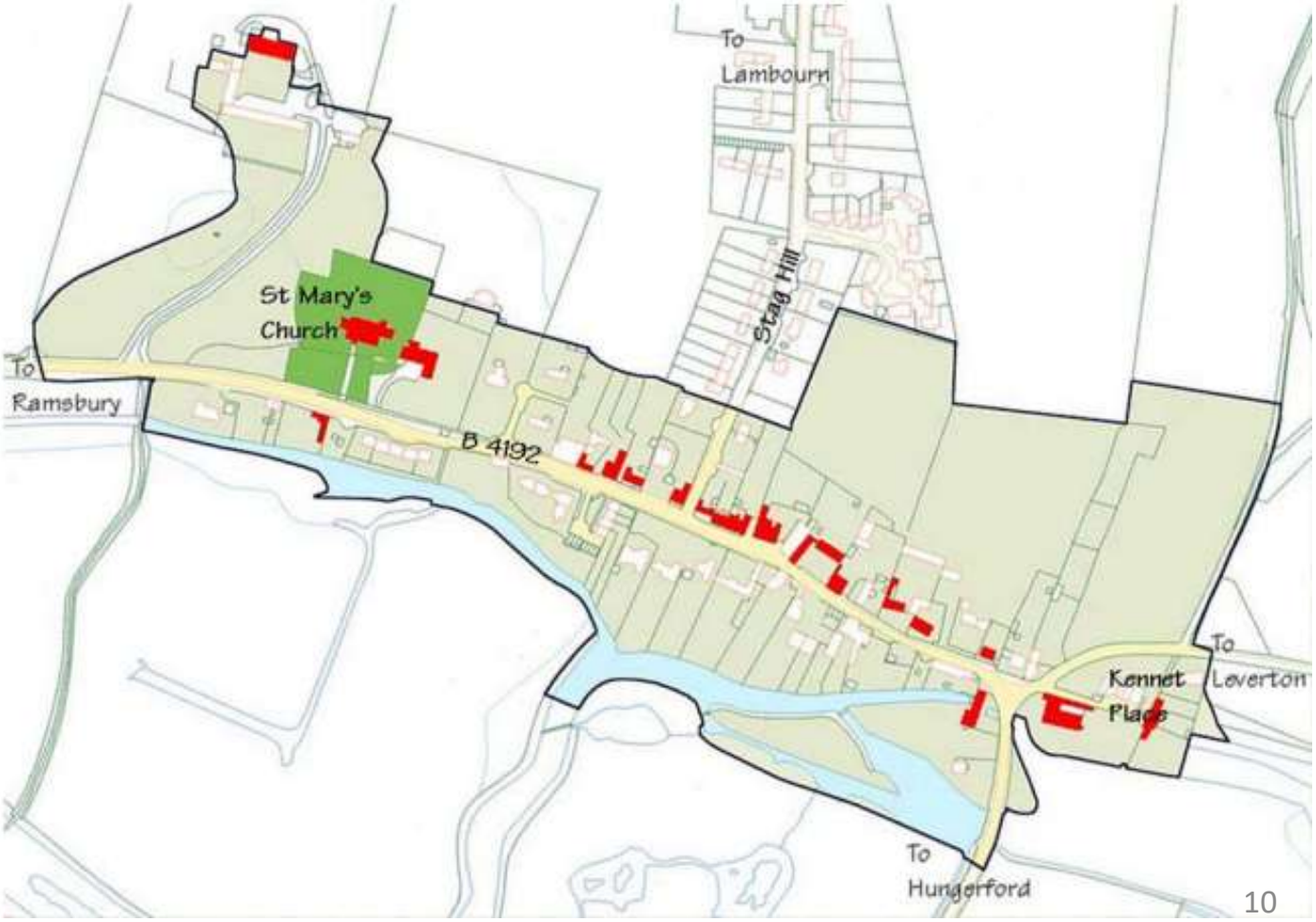
The Conservation Area Statement summary states:
The quality of the Chilton Foliat Conservation Area is clearly evident and standards of care within the village are notable. The buildings, many of which are listed, collectively make for an attractive street scene and these together with the trees and other landscape features fully justify Conservation Area designation. The River Kennet is important historically and to those who have a riverside location but the impact today on the public scene is limited. The linear plan form of Chilton Foliat is an important historic feature of village development that needs to be preserved.

The major change that has taken place in Chilton Foliat since the Conservation Area was first designated in 1974 is a significant increase in new residential development together with the creation of single dwellings from small groups of cottages. These changes have taken place within a defined village framework and with only a limited effect on the appearance of the village. The retention of trees, hedges, and boundary walls together with the positioning of buildings means that the attractive informality of Chilton Foliat has been maintained.

The lack of facilities such as a shop means that those in the village have to travel elsewhere for goods and services. This combined with a continued reduction in farming and local employment means that Chilton Foliat is now mostly a residential area for those who work elsewhere.

The significance of the Chilton Foliat Conservation Area is clearly owing to its architectural quality as a collection of buildings which depict the local vernacular. The Wheatsheaf clearly contributes positively to this.

Below: Map showing Chilton Foliat Conservation Area Boundary and Listed Buildings.



5.0

Scope for Development

Listed Buildings are protected by the Planning (Listed Building and Conservation Areas) Act 1990.

Listed building consent is required for all works that have the potential to affect the character of the designated heritage asset. Listed building consent must be granted prior to such works being undertaken, otherwise the works will constitute a breach of legislation – a criminal offence.

The NPPF states that 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. As a minimum the relevant historic environment record should have been consulted, and the heritage assets assessed using appropriate expertise where necessary.'*

This exercise has been completed in Section 4.0 of this document.

Paragraph 197 of the NPPF specifies that:

'In determining applications, local planning authorities should take account of:

a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) The positive contribution that conservation of heritage assets can make to sustainable communities, including their economic vitality; and

c) The desirability of new development making a positive contribution to local character and distinctiveness.'

It is recognised that The Wheatsheaf forms the setting of a number of adjacent listed buildings and makes a positive contribution to the character and significance of the conservation area.

The poor-quality toilet extension to the rear of the Wheatsheaf property has had a negative impact on the setting of the immediately adjacent listed buildings and the wider conservation area.

There is clearly scope to dramatically improve these elements of the property.
Any alterations must carefully consider the character, design, materiality, scale, proportion and massing of the existing and surrounding buildings. Opportunities to provide improvements and enhancements must be acted upon, particularly where traditional materials need to be replaced to ensure the longevity of the historic fabric of the building.

Local services within Chilton Foliat are somewhat limited given its rural location and high dependency on tourism, which is largely seasonal.

The Wiltshire Core Strategy highlights the importance of retaining businesses which support the village, particularly where these can help with the supply of jobs for local residents.

The development proposal seeks to revitalize the pub and restaurant offered here to the benefit of the local community and visitors alike. It is complimentary to the recent planning approval for the additional bedrooms on the first floor.

5.0

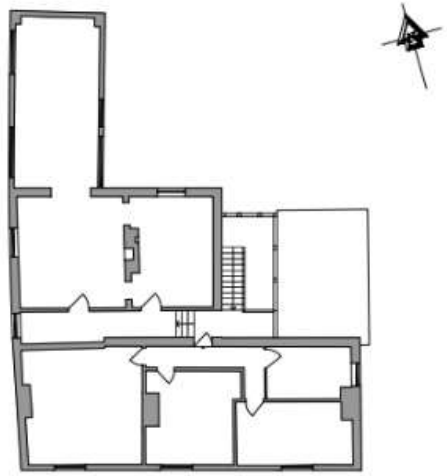
Scope for Development

5.1 Existing Building

The existing building had been altered and reconfigured on numerous occasions prior to the most recent purchase of the property in 2022.
In some instances, it is apparent that this has been completed in part with approved plans.

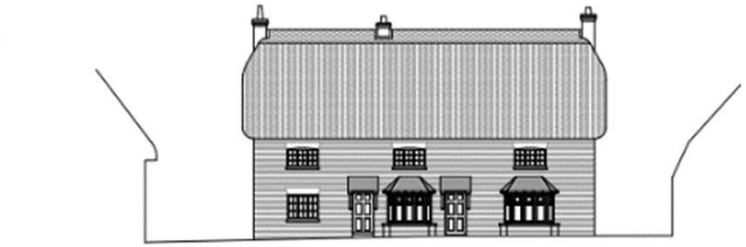
Previous applications for the property include:

- K/74/0007/AD - Erection of illuminated sign - Refused
- K/79/0005/AD - Erection of illuminated pole sign - Refused
- K/10040 - Construction of additional car parking area - Approved
- K/46694/A - Erection of illuminated pole sign - Refused
- K/47343/L - Extract flue and ducting from trade kitchen - Refused
- K/50671/LBC - Remove existing kitchen extract duct and cowl and fit wall-mounted unit at low level. Retain chimney at existing height with a spark arrester. Install new door in passage adjacent to the kitchen – Approved
- 15/12723/FUL – Proposed alterations, minor extension, alterations to outbuilding and alterations to parking & and garden – Approved
- 16/00162/LBC - Proposed alterations, minor extension, alterations to outbuilding and alterations to parking & and garden - Approved
- 20/01218/FUL - Proposed guest accommodation ancillary to the Wheatsheaf PH, including the conversion and extension of the existing outbuilding - Approved
- 20/01831/LBC - Proposed guest accommodation ancillary to the Wheatsheaf PH, including the conversion and extension of the existing outbuilding - Approved
- 20/03978/LBC - Minor internal alterations – Approved
- PL/2023/03749 – Change of use of staff accommodation and gallery space to guest accommodation ancillary to the Wheatsheaf PH, comprising internal alterations and a new external staircase. The Wheatsheaf Inn, Chilton Foliat, Hungerford, RG17 0TE. (Full Planning Permission)
- PL/2023/03985 - Change of use of staff accommodation and gallery space to guest accommodation ancillary to the Wheatsheaf PH, comprising internal alterations and a new external staircase. The Wheatsheaf Inn, Chilton Foliat, Hungerford, RG17 0TE. (Listed Building Consent)

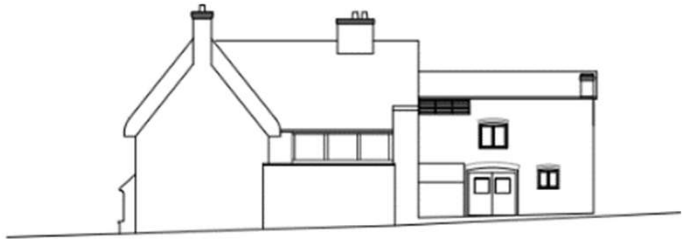


FIRST FLOOR

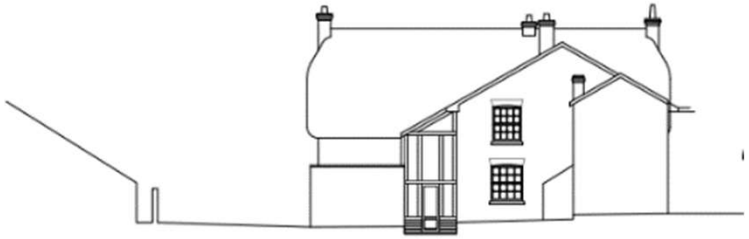
GROUND FLOOR



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

WEST ELEVATION

5.0

Scope for Development

5.1 Building prior to commencement of works

The planning history for the building helps us understand the date of the various interventions we find on the site today.

Conversion of attached outbuilding to provide additional kitchen space permitted under 2015/16 applications.
Works included installation of new floor and opening up between main building and outbuilding at first floor.

Creation of external dining area and removal of parking spaces permitted under 16/00162/LBC

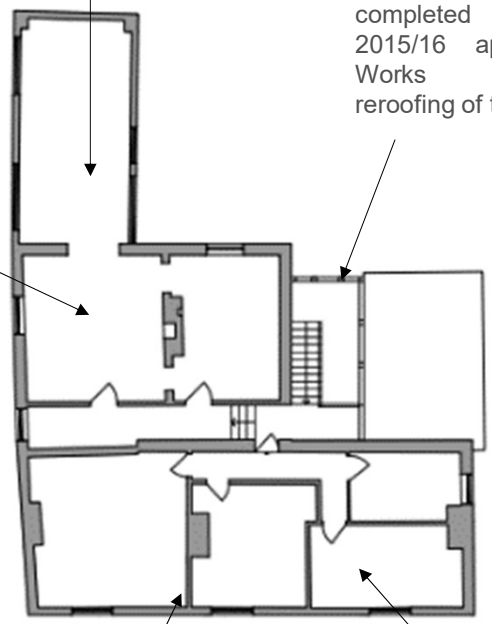
Refurbishment of this space is permitted under PL/2023/03985 Listed Building Consent. Permission includes change of use to a staffroom.

Refurbishment of this space is permitted under PL/2023/03985 Listed Building Consent. Permission includes change of use to additional guest bedrooms.

Extension to lobby completed under 2015/16 applications. Works included reroofing of toilet block

Reconfiguration of store and basement access during 2015/16 approved works.

GROUND FLOOR



FIRST FLOOR

Original staircase removed following erection of oak extension.

Assumed original wall

Refurbishment of this space is permitted under PL/2023/03985 Listed Building Consent. Permission includes change of use to additional guest bedrooms.

5.0

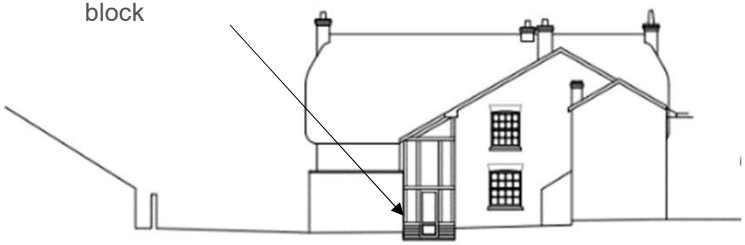
Scope for Development

5.1 Building prior to commencement of works

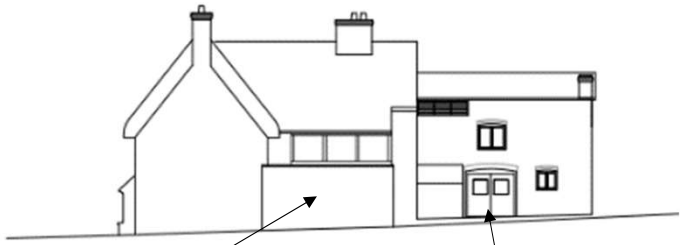
The planning history for the building helps us understand the date of the various interventions we find on the site today.

Extension to lobby completed under 2015/16 applications. Works included reroofing of toilet block

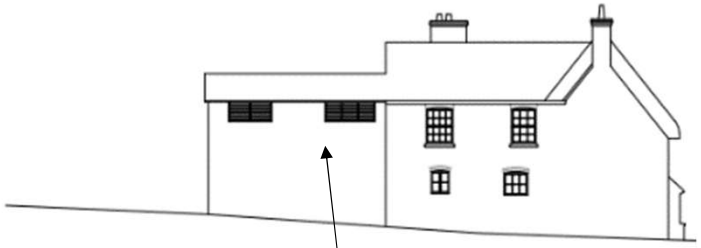
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

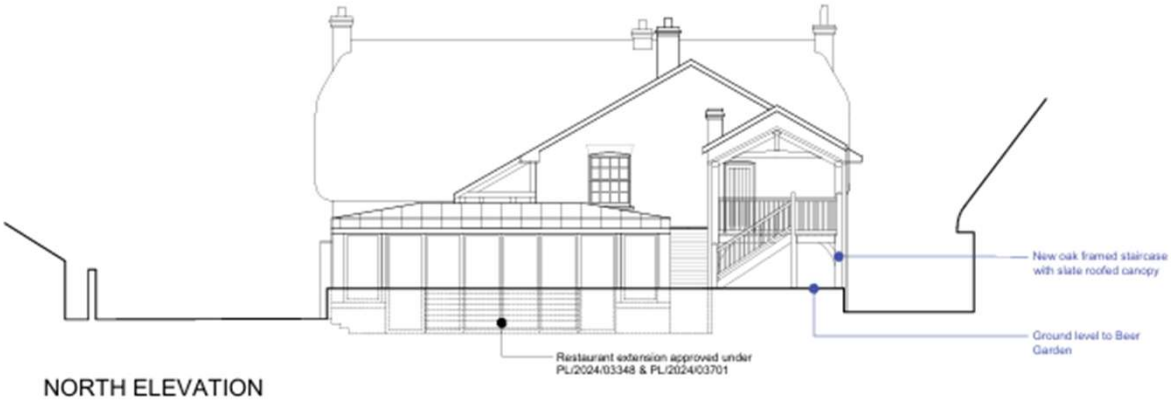
Windows removed during 2015/16 permitted works.

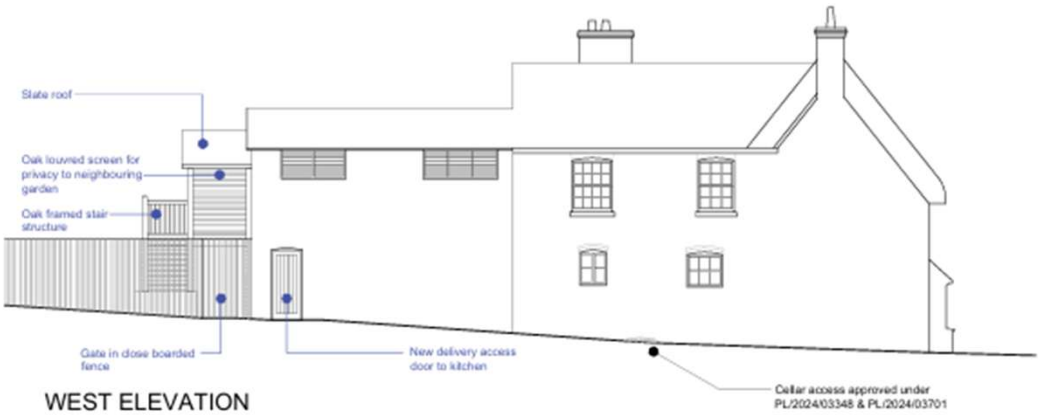
Conversion of attached outbuilding to provide additional kitchen space permitted under 2015/16 applications.
Works included installation of new floor and opening up between main building and outbuilding at first floor.

Conversion of the upper floor of the attached outbuilding to provide additional living space permitted under 2015/16 applications. Louvres include internal Perspex. 2023 approval to convert this space to a staffroom with an external staircase for access.

6.0

Design Proposal





Since the permissions were granted for the upgrades to the bedrooms within the first floor space and for the erection of the Orangery restaurant extension, a number of additional works have been identified. The need for such items is in support of the efficient and successful operation of the premises.

This latest proposal is for:

- The addition of an external access to the kitchen to the West elevation, as an alternative to the door on the North elevation that has been previously approved.
- The design of the external staircase to the rear gable that has been constructed to a different design to the previously approved scheme.
- Hard landscaping to the forecourt, replacing existing tarmac surface with stone flags and pavers.
- Alteration to the approved surfacing to the car park to the rear, with the extent of gravel filled grid pavers and tarmac to be adjusted.
- Planting beds, steps and dwarf walls in the beer garden to the rear of the building.

7.0

Impact assessment

Proposed Intervention	Impact Assessment
Installation of new door opening	The proposed addition of the external door will result in a low level of less than substantial harm being caused to the designated heritage asset through the removal of historic fabric. Whilst there are no heritage benefits arising directly through this, it is recognised that the works form part of a wider scheme of regeneration and development at the site. This element of the scheme was identified as required owing to the completion of a detailed kitchen layout scheme. Such works will ensure the successful operation of the site, subsequently helping ensure business longevity and retention of the pub use within the building. The door has changed location from the previously consented location on the rear gable wall.
Staircase to rear gable	The addition of an external staircase was permitted under previous applications. The design of this has been amended slightly in order to provide a concealed bin store and to descend to the ground level in the garden area which are higher that the ground floor of the building. The alterations to the design are minimal and the high-quality workmanship of this element means these alterations do not change the impact of this intervention.
Hard Landscaping to Forecourt	The hard landscaping provided to the front of the property includes yorkstone flags and red brick. The area was previously covered with asphalt which had downgraded the buildings setting. The reinstatement of a traditional surface treatment has created public benefit in the form of heritage benefit thereby enhancing the listed building and wider conservation area.
Car Park surface	The carparking surface is a mixture of asphalt and gravel which will be retained through a slight redesign of the layout. These works will have a neutral impact on the setting of the listed building.
Steps, dwarf walls and raised planting beds	The addition of some formal features within the garden of the public house has had a neutral impact on the character and significance of the setting of the listed building. Previously, external seating was provided in a hard landscaped area on the site of the orangery which included dwarf walls and hardcore surfacing. The new landscaping scheme sees tables situated on grass with small dwarf walls and raised planting beds which gives a more informal appearance to the garden.

9.0

Conclusion

On balance it is seen that the proposed works captured within this application will have a neutral impact on the character and significance of the listed building and wider conservation area.

10.0

Appendices

8.1 National Heritage List for England – Listing Description for The Wheatsheaf

10.0

Appendices

8.1 National Heritage List for England – Listing Description for The Wheatsheaf

Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1034145
Date first listed:	06-Mar-1985
List Entry Name:	WHEATSHEAF PUBLIC HOUSE
Statutory Address 1:	WHEATSHEAF PUBLIC HOUSE, A419

Location

Statutory Address:	WHEATSHEAF PUBLIC HOUSE, A419

The building or site itself may lie within the boundary of more than one authority.

District:	Wiltshire (Unitary Authority)
Parish:	Chilton Foliat
National Grid Reference:	SU 32159 70423

Details

SU 37 SW CHILTON FOLIAT A.419 (north side)

5/123 Wheatsheaf P.H.

GV II

House, now public house. Early C19. Daiper brickwork with laced flintwork on return. Thatched roof. 2-storey, 3 bays with 2 half glazed 6-panel doors with bracketed pent roofs. 2 late C19 canted and hipped bays. First floor has 3-light segmental headed windows. Blue vitrified brick band at first floor level. Gable stacks and stack between 1st and 2nd bays. To left, rear 2-bay wing of early C19 with 12- and 20-pane sashes.

Listing NGR: SU3215970423