

HERITAGE STATEMENT

PROJECT	– Listed Building Approval for 6 Ratford Hill
JOB NO	– 2414
DATE	– May 2024
PURPOSE	– Listed Building Submission
REF	– 6 Ratford House/Listed Building/Heritage Statement
REV	–

Contact Details:

Applicants:

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Site:

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Photograph 1 - View of 6 Ratford Hill from the Road

Project:

To obtain listed building approval for the replacement of the existing timber windows and doors to the external elevations of the building as per the drawings.

Application:

Over the years, a number of alterations have taken place to other properties near to the property with the only planning application being submitted for 6 Ratford Hill being application N/9400754/FUL for the demolition and rebuilding of a single storey extension and formation of car parking area to the rear elevation. The application was approved on the 18.07.1994.

The Building in its Environment

6 Ratford Hill is located in Ratford on Bremhill Lane, which then turns into Turf House Lane. This is a side road between Calne and Chippenham.

6 Ratford Hill is a Grade II listed building. The listing for 6 Ratford Hill can be found in Appendix A, but a brief description of the listing is as follows:

‘Pair of cottages, now one, C18, painted rubble stone with thatched roof, half-hipped to east. Ridge stack between cottages and west end stack. Larger cottage, to right has two window range of casement pairs, mostly renewed, two eyebrows, and centre raking buttress. Left cottage, slightly lower, has one-window range of casement pairs, upper window under eyebrow, and door to right with gabled timber hood. Formerly Nos 5 and 6.’



Image 1 shows the location of 6 Ratford Hill and the other nearby listed building

In the current Local Plan (North Wiltshire Local Plan), 6 Ratford Hill is not located in a ‘Conservation Area’ (Policy HE1) as shown in Image 2 or in an Area of Outstanding Natural Beauty.

[illegible]

A map of the Rufford area showing flood zones and a proposed site boundary. The map includes labels for 'Manor Cottage', 'Hazeland Farm', 'Rufford', 'Hazeland Wood', and 'Swansea Farm'. A red outline indicates the 'Your site boundary'. Blue shaded areas represent 'Flood zone 3' (dark blue) and 'Flood zone 2' (light blue). A white outline represents 'Flood zone 1'. An orange line indicates the 'Flood defence'. A blue line represents the 'Main river'. A blue hatched area represents the 'Water storage area'. A legend on the right side of the map provides a key for these symbols.

Image 3 shows that 6 Ratford Hill is not in a flood risk zone.

The Area Affected by the Proposal

The proposed work to 6 Ratford Hill can be covered under one category, which is the window and door replacements.

External Window and Door Replacements

To replace the existing windows and doors to the external elevations of the listed building with new timber windows and doors that are more in keeping with the architecture style of the property rather than the more later and mixed styles it has now.

The current windows appear to be single glazed, which perform thermally badly. Therefore, as part of the proposal it is recommended that slimline double glazing is installed in the new timber windows as per the proposed detailed drawings. This not only ensures that the building becomes more thermally secure, but also helps reduce the carbon footprint of the building.

A condition report of each window is below that has been prepared by Oaktree Joinery:

W1

Window is in a poor state of repair and also needs redecoration. Recommendation is to replace with a flush casement, double glazed.

W2

Window is wrong architectural style for the building and is a modern stormproof design which is in poor condition. Recommendation is to replace with a flush casement with horizontal glazing bars, double glazed.

W3

Window is in the correct style, but has been made on site by the local farmer and is now in poor condition. The window does not close properly. Recommendation is to replace with a flush casement with horizontal glazing bars, double glazed.

W4

Window has extensive repairs to the outer cill and the moulding types are the wrong architectural style for the building. Recommendation is to replace with a flush casement with vertical glazing bars, double glazed.

W5

Window is wrong architectural style for the building and is a modern stormproof design which is in poor condition. Recommendation is to replace with a flush casement with horizontal glazing bars, double glazed.

W6

Window is wrong architectural style for the building and is a modern stormproof design which is in poor condition. Recommendation is to replace with a flush casement with horizontal glazing bars, double glazed.

W7

Window is wrong architectural style for the building and is a modern stormproof design which is in poor condition. Recommendation is to replace with a flush casement with horizontal glazing bars, double glazed.

W8

Window is in a poor state of decoration, but is in keeping with the architectural style of the building. Recommendation is to replace with a flush casement with horizontal glazing bars, double glazed.

W9

Window is in a poor state of decoration, but is in keeping with the architectural style of the building. Recommendation is to replace with a flush casement with horizontal glazing bars, double glazed.

W10

Window is wrong architectural style for the building and is a modern stormproof design which is in poor condition. Recommendation is to replace with a flush casement with horizontal glazing bars, double glazed.

W11

Sash is beyond repair and extensive repairs have already been carried out to the outer cill and the moulding types are the wrong architectural style for the building. Recommendation is to replace with a flush casement with vertical glazing bars, double glazed.

D1

Door and frame in a poor state of repair and decoration with signs of repair to bottom outside of door and frame. There is evidence of leaking and the door does not close properly. Recommendation to replace with a style close to existing, but as a framed and ledged and braced rather than ledged and braced door.

D2

Door and frame are beyond repair and door is wrong style and not in keeping with the building. Recommendation is to replace with double glazed door and frame.

The Proposals

The proposed work is as per the following categories:

Replacement of Windows and Doors

- Existing external windows and doors to be replaced with new as per the drawings, documents and schedules.

Appendix 1

6 Ratford Hill Listing Information