

**Co-op Wiveliscombe, Somerset  
Proposed Extension  
Archaeological Desk-Based Assessment**

National Grid Reference Number: ST 0800 2770

AB Heritage Project no: 10116

Date: 22<sup>nd</sup> August 2012

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## Co-op Wiveliscombe, Somerset Archaeological Desk-Based Assessment

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**On Behalf of:** Wellsfield Associates  
**National Grid Reference (NGR):** ST 0800 2770  
**AB Heritage Project No:** 10116  
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**Date of Report:** 22<sup>nd</sup> August 2012

This document has been prepared in accordance with AB Heritage standard operating procedures.

Report Stage: FINAL

Date: 22<sup>nd</sup> August 2012

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## **1. INTRODUCTION**

### **1.1 Project Background**

- 1.1.1 AB Heritage Limited (herein AB Heritage) have been commissioned by Wellsfield Associates to produce An Archaeological Desk-Based Assessment covering the proposed redevelopment of an area of land situated to the rear of the Co-op store in the centre of Wiveliscombe, Somerset.
- 1.1.2 This report includes a description of the baseline conditions; an examination of available documentary, cartographic and known archaeological evidence; identifies any known and potential cultural heritage receptor(s) within the application site or its immediate vicinity and assess the impact of the proposed development on such a resource.

### **1.2 Site Location & Description**

- 1.2.1 A site visit was undertaken on Friday the 10<sup>th</sup> of August 2012, which provides a more detailed understanding of the current state of the land (see section 5.5). As an overview, however, it can be stated that the area of proposed development currently contains both a temporary wood and corrugated steel structure and a single storey blockwork extension that sit within an area of rough ground to the rear of the Co-op store in Wiveliscombe, Somerset, being centred at approximately National Grid Reference ST 0800 2770.
- 1.2.2 The ground immediately to the south of the area of proposed development is overgrown and contains examples of site disturbance, while the footprint of proposed works currently contains structures that stand on poured concrete slabs. The site is shielded from the street frontage and largely from adjacent standing heritage assets by the surrounding building stock, being contained within this small area of ground (Figure 1).

### **1.3 Proposed Development Summary**

- 1.3.1 Based on discussion between Andy Buckley (AB Heritage Limited) and David Reade (Wellsfield Associates) it is understood that proposed development will comprise the demolition of the existing temporary structure and the single storey blockwork extension that stand to the rear of the Co-op store in Wiveliscombe, and the replacement with a permanent structure.
- 1.3.2 At present detailed designs have not been established but are likely to include:
- Demolition of the existing buildings;
  - Lifting of the poured concrete slabs on which the buildings stand;
  - Excavation of (strip) foundation trenches; and
  - Construction of the new, permanent extension.
  - Installation of new poured concrete slab for the resited plant equipment.

### **1.4 Acknowledgements**

- 1.4.1 AB Heritage would like to thank Robert Croft (Planning Archaeologist) and Chris Webster (Historic Environment Record Officer) of Somerset County Council, and the staff of the Somerset Record Office for their help and assistance in providing various records relating to the archaeological resource of this site.

- 1.4.2 Thanks are also extended to David Reade of Wellsfield Associates, for his cooperation in providing background information, proposed development plans and site access, as well as the staff of the Co-op Wiveliscombe for their assistance and cooperation during the site visit.
- 1.4.3 This report was researched and compiled by Andy Buckley, Hannah Simpson and Phil Bethell, and the Cultural Heritage Features Mapping and illustrations were produced by Jon Moller.

## 2. AIMS & METHODOLOGY

### 2.1 Project Aims

- 2.1.1 Early consultation on the results of archaeological research and consideration of the implications of proposed development are the key to informing reasonable planning decisions.
- 2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and understanding the likely impact upon any surviving archaeological resource resulting from any future proposed development, devising appropriate responses where necessary.

### 2.2 Methodology

- 2.2.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Institute for Archaeologists' Standard and Guidance for Desk-Based Assessment (1994, rev.2001 & 2008).
- 2.2.2 This assessment includes information contained in relevant statutory requirements, national, regional and local planning policies and professional good practice guidance, including:
- Ancient Monuments and Archaeological Areas Act, 1979;
  - Planning (Listed Buildings and Conservation Areas) Act, 1990;
  - The National Planning Policy Framework, 2012;
  - The Somerset & Exmoor National Park Joint Structure Plan Review, 1991-2011; and
  - The Taunton Deane Local Plan, 2004.
- 2.2.3 A search was made within a 250m study area from the centre-point of the application boundary (ST 0800 2770), for all cultural heritage sites both designated and non-designated, using a variety of publically available non-commercial resources.
- 2.2.4 The Somerset Historic Environment Record (HER) is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. The information contained within this database was supported by examination of data from a wide range of other sources, principally:
- An assessment of historical and documentary evidence held by the Somerset Record Office, including historic maps covering the application site;
  - An assessment of relevant published and unpublished archaeological sources, including local archaeological journals;
  - The Heritage Gateway ([www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)): for information from the Somerset Historic Environment Record, English Heritage National Monuments Record, Pastscape and other resources;
  - The DEFRA MAGIC website (<http://magic.defra.gov.uk/website/magic/>): for mapped information on nationally designated sites; and
  - The English Heritage website professional pages, particularly the national heritage list (<http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/>).

- A site-walk over on the 10th August 2012.

#### 2.2.5 Information from these sources was sought on the following:

- Information on statutorily designated sites, including World Heritage Sites and their buffer zones, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, and Historic Battlefields;
- Information on non-statutorily and locally designated heritage assets, including Conservation Areas, locally listed buildings, and non-designated archaeological assets recorded in the Somerset Historic Environment Record;
- Readily accessible information on the site's history from publicly available non-copyright historic maps;
- Any information on the site contained in published and unpublished archaeological and historical sources, including local archaeological journals recorded by the English Heritage National Monuments Record; and
- Information on any previous archaeological investigations undertaken within the study area.

2.2.6 Furthermore, limited phone/email consultation was held with Robert Croft (Development Control Archaeologist for the Somerset Historic Environment Service) to gather the initial thoughts of the planning authority for potential development works within this area (see section 4.4).

2.2.7 All cultural heritage features identified from the sources assessed (above) have been described and presented numerically in the Gazetteer of Cultural Heritage Features (Appendix A) and are displayed on the Cultural Heritage Features Mapping (Figure 2). Where identified features appear within the text, the Gazetteer reference number is given in brackets e.g. [321].

### 2.3 Assessment of the Cultural Heritage Resource

2.3.1 This desk-based assessment contains a record of the known and potential cultural heritage resource of an area. In relation to buried archaeological remains, where there is a potential for encountering a particular resource within the application site this is assessed according to the following scale:

- Low - Very unlikely to be encountered on site;
- Medium - Possibility that features may occur / be encountered on site;
- High - Remains almost certain to survive on site.

2.3.2 Where there is either a known or above medium potential for the recovery of archaeological remains within study area, which may be subject to impact by the proposed development, the significance of this resource is assessed.

2.3.3 There is currently no standard adopted statutory or government guidance for assessing the importance of an archaeological feature and this is instead judged upon factors such as statutory and non-statutory designations, architectural, archaeological or historical significance, and the contribution to local research agendas. Considering these criteria each identified feature can be assigned to a level of importance in accordance with a five point scale (Table 1, below).

**Table 1: Assessing the Importance of a Cultural Heritage Site**

<b>SCALE OF SITE IMPORTANCE</b>	
<b>NATIONAL</b>	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
<b>REGIONAL</b>	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
<b>LOCAL</b>	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
<b>NEGLIGIBLE</b>	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
<b>UNKNOWN</b>	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.3.4 The importance of already identified cultural heritage resources is determined by reference to existing designations. Where classification of a receptors value covered a range of the above possibilities or for previously unidentified features where no designation has been assigned, the value of the receptor was based on professional knowledge and judgement.

2.3.5 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

## **2.4 Impact Assessment Criteria**

2.4.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).

2.4.2 In certain cases it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

**Table 2: Criteria for Determining Magnitude of Impact**

<b>LEVEL OF MAGNITUDE</b>	<b>DEFINITION</b>
<b>HIGH</b>	Major impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of character or setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a historic landscape element; adverse change in the setting or visual amenity of the feature/site; significant increase in noise; extensive changes to use or access.
<b>MEDIUM</b>	Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of character or setting – e.g. a large proportion of the archaeological resource damaged or destroyed; intrusive visual intrusion into key aspects of the historic landscape; or use of site that would result in detrimental changes to historic landscape character.
<b>LOW</b>	Detectable impacts which alter the baseline condition of the receptor to a small degree – e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.
<b>NEGLIGIBLE</b>	Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
<b>UNCERTAIN</b>	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

2.4.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against the value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

**Table 3: Significance of Effects**

<b>IMPORTANCE</b>	<b>MAGNITUDE</b>			
	<b>ADVERSE</b>			
	<b>HIGH</b>	<b>MED</b>	<b>LOW</b>	<b>NEG</b>
<b>NATIONAL</b>	Severe	Major	Mod	Minor
<b>REGIONAL</b>	Major	Mod	Minor	Not Sig.
<b>LOCAL</b>	Mod	Minor	Minor	Not Sig.
<b>NEGLIGIBLE</b>	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

## 2.5 Limitations

2.5.1 It should be noted that the report has been prepared under the express instructions and solely for the use of Wellsfield Associates and associated parties they elect to share this information with.

- 2.5.2 Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.
- 2.5.3 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage Limited on current (August 2012) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage Limited does not accept responsibility for advising Wellsfield Associates or associated parties of the facts or implications of any such changes in the future.
- 2.5.4 This report has been prepared utilising factual information obtained from third party sources. AB Heritage Limited takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.

### 3. PLANNING, LEGISLATIVE, FRAMEWORK & GUIDANCE

#### 3.1 Statutory Protection for Heritage Assets

- 3.1.1 Current legislation, in the form of the **Ancient Monuments and Archaeological Areas Act 1979**, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.
- 3.1.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the **Planning (Listed Buildings and Conservation Areas) Act, 1990**. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 3.1.3 The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

#### 3.2 Planning Policy Statement 5: Planning for the Historic Environment (PPS5)

- 3.2.1 Up until March 27th 2012, PPS5 was the national policy guidance document related to the historic environment, and set out planning policies relating to the conservation of the historic environment. It classified 'heritage assets' as all those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest. Its policies covered heritage assets which are designated and those which are undesignated. Policies related to both the treatment of the assets themselves and their settings, both of which are a material consideration in development management decision
- 3.2.2 PPS 5 provided policies (HE6 - HE12) that were a material consideration in managing and guiding the decision making process on progressing development works. There is also a range of policies to guide local planning authorities on the preparation of local development documents (HE1-HE5).

#### 3.3 National Planning Policy Framework (NPPF)

- 3.3.1 On 27th March 2012, previous Planning Policy Statements and other guidance were superseded by the new NPPF. This document has retained the principles of PPS5 in its treatment of the historic environment within the planning process, but has a greater emphasis overall on sustainability.
- 3.3.2 The NPPF states that: 'Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in the preparation of

local and neighbourhood plans, and is a material consideration in planning decisions. Planning policies and decisions must reflect and where appropriate promote relevant EU obligations and statutory requirements’.

- 3.3.3 On page 6 of the NPPF, the aim relating to the historic environment states there is a need to ‘...conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations’.

### 3.4 Local Planning Policies

- 3.4.1 The local authority with over-arching responsibility for archaeological/heritage standards in the planning system is Somerset County Council. In the Somerset and Exmoor National Park Joint Structure Plan Structure Plan Review 1991-2011, Chapter 4 (The Environment) contains policies relating to the historic environment. Those of potential relevance to the proposed redevelopment of the site include:

- **POLICY 8 (OUTSTANDING HERITAGE SETTLEMENTS):** The special character of the Outstanding Heritage Settlements identified below, should be respected [Wiveliscombe is listed as an outstanding heritage settlement].
- **POLICY 9 (THE BUILT HISTORIC ENVIRONMENT):** The setting, local distinctiveness and variety of buildings and structures of architectural or historic interest should be maintained and where possible be enhanced. The character or appearance of Conservation Areas should be preserved or enhanced [the site falls within the Wiveliscome Conservation Area; Figure 2].
- **POLICY 11 (AREAS OF HIGH ARCHAEOLOGICAL POTENTIAL):** Development proposals should take account of identified Areas of High Archaeological Potential or, elsewhere where there is reason to believe that important remains exist, so that appropriate assessment and necessary protection can be afforded to any archaeological remains identified [the site falls within the Wiveliscome Area of High Archaeological Potential; Figure 2].
- **POLICY 13 (LOCALLY IMPORTANT ARCHAEOLOGICAL REMAINS):** Development proposals which affect locally important archaeological remains should take account of the relative importance of the remains. If the preservation in-situ of the archaeological remains cannot be justified, arrangements should be sought to record those parts of the site that would be destroyed or altered.

- 3.4.2 The primary local planning document covering the site of proposed development is the Taunton Deane Local Plan 2004. Policies of potential relevance to proposed works include:

- **POLICY EN14** - Development within or affecting a Conservation Area will only be permitted where it would preserve or enhance the appearance or character of the Conservation Area.
- **POLICY EN15** - There is a strong presumption against the demolition of buildings that make a positive contribution to the character or appearance of a conservation area. Proposals involving the demolition of other buildings within or affecting a conservation area will not be permitted unless acceptable proposals for any redevelopment or new use for the site have been approved. This requirement will also apply in the very rare circumstances where proposals involving demolition of buildings which make a positive contribution are allowed.
- **POLICY EN16** - Development proposals which would harm a listed building, its setting or any features of special or historic interest which it possesses, will not be permitted.

- **POLICY EN17** - The change of use, alteration, conversion or extension of a listed building will not be permitted unless:
  - the internal and external fabric of the building including its architectural and historic features would be preserved, leaving them in situ where possible;
  - the building's internal space would be retained where this is important to its character or historic integrity;
  - no sub-division of a garden or other open space would occur, where this would harm the building's character, setting and historic integrity;
  - the design, materials and building methods used are sympathetic to the age, character and appearance of the building. Natural materials reflecting those in the original building should be used, where possible;
  - any extension is sufficiently limited in scale so as not to dominate the original building or adversely affect its appearance
- **POLICY EN21** - Development which would involve significant alteration of, or cause damage to, nationally important archaeological remains, (whether scheduled or not) or which would have a significant impact on the setting of visible remains of that nature, will not be permitted.
- **POLICY EN22** - Development affecting sites of county archaeological importance will not be permitted unless their archaeological and historic interest, character and setting would be preserved. Developers should preserve archaeological remains in-situ and proposals that do not provide for this will not be permitted unless:
  - the development would make preservation in situ physically impossible and the remains are not of sufficient importance to outweigh the need for the development; and
  - developers would make adequate provision for excavation and recording of remains affected.
- **POLICY EN23** - Where a proposal affects a site of archaeological interest or Area of High Archaeological Potential, or it is suspected the development could affect archaeological remains, developers must provide for satisfactory evaluation of the archaeological value of the site, and the likely effects on it, before planning applications are determined. Where evaluation is considered to justify designation of an archaeological site of national or county importance, policies EN21 or EN22 will apply, otherwise, if it is decided that development is to be allowed, developers must provide for an adequate watching brief.

## 4. BASELINE CONDITIONS

### 4.1 Key Planning Considerations

- 4.1.1 The site includes 1 Grade II Listed Building, the Town Hall [30]. This is incorporated into the modern Co-op store.
- 4.1.2 There are a total of 38 other records listed in the Gazetteer of Cultural Heritage Features (Appendix A) that lie within a 250m radius of the site. These assets are shown on Figure 2 and include:
- 29 Listed Buildings, of which 4 are Grade II\* Listed;
  - The Wiveliscombe Conservation Area;
  - The Wiveliscombe Area of High Archaeological Potential; and
  - A range of 18th, 19th and 20th century buildings, some of which are now demolished.
- 4.1.3 There are no Scheduled Ancient Monuments, World Heritage Site property boundaries or buffer zones, Registered Parks and Gardens, Registered battlefields, building preservation notices or certificates of immunity within a 250m radius of the application site centre-point (English Heritage, 2012).
- 4.1.4 The development, as understood, would not affect the facade of the existing building, but would involve construction in the courtyard area to the rear of the site. As confirmed during the site visit the proposed development would not impact the historic character setting of any Listed Building, or the appearance of the Conservation Area, and issues of setting effect are therefore not considered in this report.

### 4.2 Geology & Topography

- 4.2.1 The underlying solid geology consists of Permian sedimentary deposits, the Wiveliscombe Sandstones (248-290 million years old). No surface/drift deposits are recorded.
- 4.2.2 The site lies at approximately 125m AOD within the town of Wiveliscombe, which itself lies on a low spur to the west of a fertile vale containing a brook/small river. The wider topography of the area is not considered here as the site is completely enclosed within the urban fabric of Wiveliscombe.

### 4.3 Previous Archaeological Works

- 4.3.1 A range of previous archaeological works have been undertaken within the 250m study area surrounding the site of proposed development (see Figure 2). These include:
- An evaluation in 2003 at the Evangelical Congregational Church, in Silver Street [5], which concluded that there was no archaeological activity in the area prior to its use as a burial ground in the 19th century;
  - A watching brief carried out at land around 16 North Street in 2010, which suggested that the area lay outside the medieval town in an area dating to the 17th century. Linear features were recorded which coincided with the modern street layout; and
  - An evaluation at 10 The Square, close to the site of proposed development, though no results of this work, which was dated May 2012, were available.

#### **4.4 Consultation**

- 4.4.1 A consultation call was made to Robert Croft (Development Control Archaeologist for the Somerset Historic Environment Service) at 14:55 on Wednesday the 8<sup>th</sup> of August 2012, following up on an email sent on the 7<sup>th</sup> of August.
- 4.4.2 In the communication, which went to voicemail, Andy Buckley (AB Heritage Limited) requested confirmation of the use of a 250m study area and progression of the above methodology. In a return telephone message from Robert to Andy, received on the morning of the 9<sup>th</sup> of August 2012, Robert confirmed that the proposed methodology was acceptable and to progress on the basis of using a 250m study area.

## 5. ARCHAEOLOGICAL & HISTORIC BACKGROUND

### 5.1 The Prehistoric Period (c. 500,000 BC – AD 43) and Roman (AD 43 – AD 410)

- 5.1.1 The earliest evidence of occupation in the area around Wiveliscombe dates from the Neolithic period, with finds being reported from the hillfort known as Castle Hill, 1.5km east of the site. Evidence of later prehistoric Iron Age activity has been noted in the form of cropmarks lying to the east of the town, and hillforts such as Castle Hill, and Clatworthy Camp, 5.2km north west.
- 5.1.2 No evidence of prehistoric settlement or other activity has been found in the town itself (Gathercole, 2003), and there is a low potential of any material from these periods surviving within the area of the proposed development.
- 5.1.3 In relation to the Roman period, the area that is now Somerset appears to have been less affected by the Roman drive for strategic urbanisation than some other counties, as few truly urban sites are known, perhaps reflecting its marginal position within Roman Britain. However, the widespread distribution of smaller Roman or Romanised settlements indicates that the county was well populated and cultivated in this period.
- 5.1.4 The remains of a Roman military camp lie south of the King's Castle Hillfort, and Roman finds have been reported from Castle Hill itself, typical of the reuse of hillfort sites during the Roman period. However, there is no reported locus of settlement close to Wiveliscombe dating to this period, and no Roman period finds from the town itself. Therefore it is concluded that there is a low potential for significant remains dating to the Roman period to survive within the area of proposed development.

### 5.2 The (Saxon) Early Medieval (AD 410 – AD 1066)

- 5.2.1 Initially after the Roman period urban activity declined in Britain; however, as time passed there began to be a growth of trading centres and towns, alongside the development of ecclesiastical sites. The various Saxon royal families led this process, and Somerset was an important part of the kingdom of Wessex. The county saw the development of a number of royal estates and places which could lay claim to being at least proto-towns prior to the Norman Conquest. The name of the town derives from a Saxon personal name, though this in itself is not an indicator of early Saxon settlement in this area.
- 5.2.2 By the late Saxon period, farmsteads were well-established around Wiveliscombe, as 15 are listed in a charter of Edward the Confessor. It was an established royal estate which Edward granted to the bishops of Wells, and it is noted as an ecclesiastical estate at the time of Domesday (1089). There may have already been a minster church present, and a country manor house for the bishops. The town is conjectured to have begun as a small settlement around the church and (later) bishop's palace to the south east of the site (Gathercole, 2003).
- 5.2.3 There is no archaeological evidence from the Early Medieval period in the Wiveliscombe study area, what knowledge we have is extrapolated from later documentary sources. Furthermore, the site lies in an area outside the suggested focus of Saxon activity, and there is concluded to be a low potential for the recovery of significant features dating to this period within the footprint of proposed works.

### 5.3 Medieval (AD 1066 – AD 1536) & Post-Medieval (AD 1537 – AD 1900)

- 5.3.1 The Medieval period is characterised by the growth of towns, commerce and trade, with the wool trade being of particular significance in South-West England. In archaeological terms, medieval

towns are characterised by evidence of partial planning of street layouts, and intensive occupation of limited areas. Long narrow plots with small street frontages are typical of early town centres, and these can still be seen recorded on modern mapping of Wiveliscombe.

- 5.3.2 The Extended Urban Survey (Gathercole, 2003) indicates that the area around 'The Square' was the heart of the Medieval town, although very little archaeological evidence survives from this period. Medieval fabric may have been identified in London House [20], immediately to the west of the site, but the main evidence from this period comes from the area around the church [1, 8 & 9] (12<sup>th</sup> century origin) and the Bishop's Palace or Manor House [4], built in the 14<sup>th</sup> century. The only findspot within the study area dating to this period is that of a 16<sup>th</sup> century *jetton*, or token [6], found in Silver Street.
- 5.3.3 Later development around The Square – the original market place – has undoubtedly obscured the evidence from earlier periods. Houses and other buildings of 17<sup>th</sup> century origin survive [16 & 28], alongside others from the 18<sup>th</sup> century [14, 15, 21 & 36] in The Square and the wider 250m study area. A workhouse was built in the 18<sup>th</sup> century on the site of the Bishop's Palace [7], while the Congregational Church [5] also dates from this period. The rest of the buildings within the study area of sufficient significance to be Listed date to the 19<sup>th</sup> century [10, 17-20, 22-27, 29-31, 33-35 & 37-39].
- 5.3.4 The earliest mapping of the town examined was the Tithe Map of 1840 (Figure 3). This shows the modern pattern of settlement as well-established, with the plot sizes and shapes reflecting the Medieval origin of the town. The site itself consists of several of these long narrow plots, one of which was occupied by the market house, which was replaced in 1841 by the Town Hall [30]. This new building contained indoor markets and an assembly room.
- 5.3.5 By the late 19th century, the Ordnance Survey map of 1880 (Figure 4) shows the pattern of buildings in the study area as very similar to that which currently exists, with little alteration from the tithe map 40 years before. Other development took place within the town, but this was primarily expansion into suburban areas beyond the old town core. Industrial development included the substantial Hancock's Brewery to the north of the site [2 & 3].
- 5.3.6 In conclusion, given the archaeological resource of the surrounding area, and the location of the site within the core of the Medieval settlement of Wiveliscombe, it is concluded there may originally have been a moderate or above potential for the presence of archaeology related to medieval and/or post-medieval activity. Where such evidence does survive it is likely to be associated with the previous commercial and domestic activities noted above, and to be of local to regional importance (at most).
- 5.3.7 However, the site of proposed development has been subject to demolition/construction activity during the 18<sup>th</sup> century, and more recently the 20<sup>th</sup> century (see section 5.4), including the demolition of existing structures within the limits of proposed development and the construction of the current 19<sup>th</sup> century building that stands in this area. Such changes are likely to have resulted in partial or greater impacts on any below ground remains of significance dating to these periods.

## 5.4 Modern Period (1900 – present)

- 5.4.1 Ordnance Survey mapping from the late 20th century shows Wiveliscombe as a small town with little expansion beyond its Post-medieval limits. Even by the time of the OS map of 1970 (Figure 5) the layout of buildings around 'The Square' remain largely as they did in the late 19<sup>th</sup> century, with no obvious signs of major development or change within the limits of proposed development.

- 5.4.2 The Somerset HER records no significant developments within the study area during the 20<sup>th</sup> century, noting only the survival of 20<sup>th</sup> century drain covers [13] in North Street, and the erection of a war memorial [11] close to the church.
- 5.4.3 The site itself was bought by the Co-operative Movement in the 1920s, and has been a store ever since. This resulted in internal alterations to the 19<sup>th</sup> century building to make it suitable for purpose. It is concluded that there is no potential for the presence of significant archaeological remains dating to the Modern period within the limits of proposed development.

## 5.5 Site Visit

- 5.5.1 A visit of the site was conducted on Friday the 10<sup>th</sup> of August 2012. The purpose of this visit was to gain a greater understanding of existing land use and past impacts within the current site limits, along with an appreciation as to the potential for the survival of below ground archaeological deposits and / or heritage constraints. The following photos are included to illustrate pertinent parts of the data gathered during the site visit.
- 5.5.2 Photograph 1 shows the existing temporary structure in the footprint of proposed development. The photo is taken in a north-eastern direction, from the southern extent of the site. The structure is timber beamed and enclosed with corrugated steel. There is also the blockwork structure shown on the right hand side that will be removed as part of the project.



*Photo 1: Temporary structure to the rear of Co-Op.*

- 5.5.3 Photograph 2 is taken in a north-west direction, from the south-eastern corner of the site. It shows the western section of the temporary structure and the entrance to the walk way that leads onto old market place on West Street. The photo shows the ground immediately surrounding the structure to be overgrown, while a small array of refrigeration units have been installed abutting the building.



*Photo 2: Temporary structure to the rear of the Co-Op and walkway entrance*

5.5.4 Photograph 3 is taken facing south-eastwards, from the south-west corner of the site, immediately adjacent to the temporary structure. This shows the rear wall that encloses this small area of land, which denote the back wall of the flats and cottages that sit to the south and east of the Co-Op site. The additional single storey blockwork structure noted in Photo 1 can again be seen on this photo.



*Photo 3: Rear wall and additional building*

5.5.5 Photograph 4 was taken facing east from the south-west corner of the temporary structure. It is not clear on this photo but the concrete on which the structure stands has been poured into a frame

created by the laying of wooden planks. This methodology is similar to the way the small concrete area, that the array of refrigeration units sit on, was created. It suggests that there may not be significant impact to below ground deposits associated with the construction of these temporary structures (unlike the changes that occurred during the post-medieval with the demolition of existing buildings on site and the construction of what is now the Co-op store).



*Photo 4: Temporary structure and concrete slab construction*

5.5.6 Photograph 5 is taken facing northwards. Showing the rear of the temporary structure and the old Town Hall building, on the far right of the shot. The walkway that is visible on the 1840 Tithe map (Figure 3) is now being used as a trolley store.



*Photo 5: Rear of temporary structure and Town Hall*

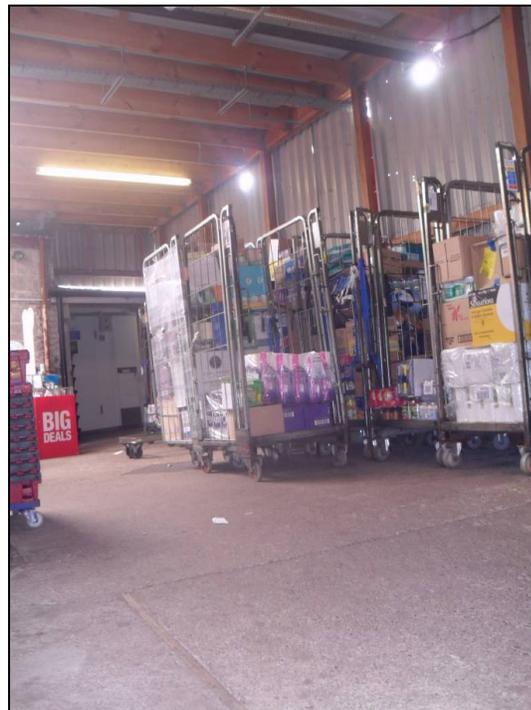
5.5.7 Photograph 6 is taken facing north, from the southern end of the walkway up to the old market place on West Street. It shows bricked up arches and boarded up windows of the old market place and

effectively shows how the site of proposed works is screened from the main square by this thin access path.



*Photo 6: Walkway joining West Street to the site (Facing North)*

- 5.5.8 Photograph 7 is taken within the temporary structure. It shows the timber beam construction and corrugated steel covering. The ground surface sits above the surrounding ground level as a result of concrete having been poured into a timber raft structure. There is evidence that this poured concrete surface was tied into what was an existing loading platform or step at the rear of the Co-op store, demonstrating how this ground surface sits above the surrounding ground surface.



*Photo 7: South-Western limits of the site (Facing East)*

## 6. SUMMARY OF EVIDENCE

### 6.1 Summary of Known Cultural Heritage Receptors

- 6.1.1 Within the limits of proposed development there are no known below ground archaeological remains recorded on the Gazetteer of Cultural Heritage Features. The current Co-op store immediately adjacent to the north of the site occupies the 1840s Town Hall [30] and is Grade II Listed.
- 6.1.2 Within the surrounding 250m study area, there are a further 38 other cultural heritage records recorded, which all relate to above ground buildings, apart from a single findspot. 29 of these recorded relate to Listed Buildings, of which 4 are Grade II\* Listed.

### 6.2 Past Impacts within Site Boundary

- 6.2.1 The site lies within the historic Medieval core of Wiveliscombe, and was apparently subject to significant redevelopment in the mid-19<sup>th</sup> century, when the Town Hall [30] was constructed, replacing the previous Post-medieval structures seen on the Tithe Map of 1840 (Figure 3).
- 6.2.2 Changes since then have been related to the conversion of the Town Hall to a Co-op store in the 1920s, and its subsequent continued use as a store. These changes have included the construction of temporary and blockwork extensions, in the footprint of the proposed area of development, which stand on poured concrete slabs.
- 6.2.3 While the existing ground slab within the footprint of proposed development may not have resulted in significant impacts on any below ground archaeological potential that survived in this area, it is probable that the demolition and subsequent construction activity within the limits of proposed development during the 1840's would have resulted in the damage/destruction of any surviving archaeological remains pre-dating the post-medieval within the this area.

### 6.3 Assessment of Archaeological Potential

- 6.3.1 There have been limited past intrusive archaeological works within the town of Wiveliscombe but documentary and cartographic analysis does show that the site of proposed development lies in the Medieval core of the town, which developed from the 12<sup>th</sup> century onwards.
- 6.3.2 It is concluded that there is a low potential for the recovery of significant archaeological evidence dating to all periods, apart from the Medieval and Post-medieval.
- 6.3.3 However, while it is concluded that remains dating to the Medieval and Post-medieval (of possibly low to regional significance) may have survived within the limits of proposed development, this assessment has also identified that the site was subject to apparently major re-development in the 19<sup>th</sup> century, as well as subsequent lower-levels of impact during the 20<sup>th</sup> century.
- 6.3.4 Taking this past impact information into account it is concluded that the overall archaeological potential for the site is low and that, where remains survive, these are likely to be associated with the foundation and demolition layers of later post-medieval structures. The significance of such material given the known resource of the surrounding area is likely to be of local interest.

## 7. IMPACT ASSESSMENT & MITIGATION STRATEGY

### 7.1 Forms of Heritage Impact

- 7.1.1 An archaeological resource can be affected by development in a number of ways: the removal of material during works, the destruction to sensitive deposits caused by the presence of heavy plant, and the alteration of stable ground conditions that may lead to degradation of the quality, and survival of buried archaeological remains.
- 7.1.2 Equally, the built heritage can be affected by development typically in the form of possible demolition or loss of part of a structure or its grounds; increased visual intrusion, noise or vibration; changes in the original landscape; severance from linked features such as gardens, outbuildings etc or through the loss of an amenity. The wider settings of historic buildings can be affected by development, and the unity of groups of buildings can be disrupted. However, as noted above (see section 4.1.4) such setting effects are not assessed here due to lack of perceived impact.

### 7.2 Proposed Development

- 7.2.1 Based on discussion between Andy Buckley (AB Heritage Limited) and David Reade (Wellsfield Associates) it is understood that proposed development will comprise the demolition of the existing temporary and blockwork structures that stand to the rear of the Co-op store in Wiveliscombe, and their replacement with a permanent structure.
- 7.2.2 At present detailed designs have not been established but are likely to include:
- Demolition of the existing temporary building and blockwork structure;
  - Lifting of the poured concrete slabs on which the temporary and blockwork buildings stand
  - Excavation of (strip) foundation trenches; and
  - Construction of the new, permanent extension.
  - Installation of new poured concrete slab for the resited plant equipment.

### 7.3 Impact of Proposed Development

- 7.3.1 As far as is understood, the proposed development will not impact on the fabric of the existing Grade II Listed Building (the Town Hall [30]) above and beyond that already associated with the presence of the temporary structure.
- 7.3.2 The development will take place in an enclosed space behind the Co-op, and none of it will be visible from any other Listed Building surrounding the Co-op site. There will therefore be no impact on settings to be considered, or on the significance of the Wiveliscombe Conservation Area.
- 7.3.3 In relation to impacts on potential below ground archaeology it is possible that the removal of the existing ground slab and excavation of foundations could impact on any archaeological remains that may survive in this area. However, as noted in section 6.3, such remains are most likely to be associated with the demolition of later post-medieval structures that were dropped to enable the construction of the Town Hall, and any remains present are more likely to be of local importance.
- 7.3.4 Given the perceived past truncation in this area, and the relatively limited impacts associated with the use of strip foundations (which would not impact the entire site), resulting in potentially low impacts, it is concluded that the significance of effects would be Minor, in-line with Table 3.

## **7.4 Proposed Mitigation**

- 7.4.1 Based on the findings of this report it is concluded that there may be an impact on potential below ground archaeological remains. However, the effect of such impacts is concluded to be Minor.
- 7.4.2 It is understood from David Reade of Wellsfield Associates that a geotechnical excavation pit(s) is to be excavated on the site, and it is suggested that the most effective way to clarify whether the above conclusions are accurate would be to archaeologically monitor this geotechnical investigation. This would enable the identification of any obvious surviving stratigraphic sequence dating to the Medieval or Post-medieval.
- 7.4.3 Following this, and dependent on archaeological evidence of potential significance being identified (or the potential for such deposits to survive), it is recommended that an appropriate mitigation strategy would be to employ an archaeological watching brief once the existing ground slab is lifted during the excavation of any foundation or service trenches. Where archaeological remains are identified during the course of such works this would allow for suitable recording and excavation to be undertaken.

## 8. CONCLUSIONS

### 8.1 Overview

- 8.1.1 AB Heritage Limited (herein AB Heritage) have been commissioned by Wellsfield Associates to produce An Archaeological Desk-Based Assessment covering the proposed redevelopment of an area of land situated to the rear of the Co-op store in the centre of Wiveliscombe, Somerset.
- 8.1.2 The proposed development comprises demolition of an existing temporary structure that stands to the rear of the Co-op store in Wiveliscombe, and its replacement with a permanent structure. At present detailed designs have not been established but are likely to include:
- Demolition of the existing temporary building and blockwork structure;
  - Lifting of the poured concrete slabs on which the temporary and blockwork buildings stand;
  - Excavation of (strip) foundation trenches; and
  - Construction of the new, permanent extension.
  - Installation of new poured concrete slab for the resited plant equipment.

### 8.2 Archaeological Resource & Impacts

- 8.2.1 This assessment has identified no known below ground archaeological remains within the limits of proposed development, although the current Co-op store immediately adjacent to the north of the site does include the 1840s Town Hall [30] and is Grade II Listed.
- 8.2.2 As far as is understood, the proposed development will not impact on the fabric of the existing Grade II Listed Building (the Town Hall [30]) above and beyond that already associated with the presence of the temporary structure.
- 8.2.3 In relation to impacts on potential below ground archaeology it is possible that the removal of the existing ground slabs and excavation of foundations could impact on any archaeological remains that may survive in this area. However, such remains are most likely to be associated with the demolition of later post-medieval structures that were dropped to enable the construction of the Town Hall, and any remains present are more likely to be of local importance. Overall, given the perceived past truncation in this area and the proposed form of development works, it was concluded there would be a Minor effect on potential below ground archaeological remains.

### 8.3 Recommended Mitigation Strategy

- 8.3.1 Based on the likely effects of proposed works it is recommended that, initially, the proposed geotechnical excavation pit(s) be archaeologically monitored to confirm the surviving stratigraphic sequence on site. Where remains of potential significance (or deposits with the potential to contain such remains) are identified, it is recommended that an appropriate mitigation strategy would be to employ an archaeological watching brief during the excavation of any foundation or service trenches, once the existing ground slab is lifted.

## 9. BIBLIOGRAPHY

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- Gelling, M. (1984) Place-Names in the Landscape. London: Dent & Sons Ltd
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- Miles M 1985. Hancock's Brewery, Wiveliscombe. Somerset Industrial Archaeology Society survey 2
- Waldron C, 1883. Wiveliscombe. Proceedings of the Somerset Archaeology and Natural History Society. Volume 29. 19-39

### 9.2 Cartographic Sources Used in Report

- Tithe Map of 1840 showing the Parish of Wiveliscombe
- First Edition OS Map 1880
- OS Map of 1970

### 9.3 Electronic References

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- English Heritage 2012. Advanced search map of Wiveliscombe area [online] at: <http://list.english-heritage.org.uk/results.aspx>
- Heritage Gateway [online] at: <http://www.heritagegateway.org.uk>
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- Taunton Deane District Council (undated) <http://www.tauntondeane.gov.uk/irj/go/km/docs/CouncilDocuments/TDBC/Documents/Forward%20Planning/2000821LocalPlan.pdf> [online] at:

<http://www.tauntondeane.gov.uk/irj/go/km/docs/CouncilDocuments/TDBC/Documents/Forward%20Planning/2000821LocalPlan.pdf>

#### **9.4 Consultation**

- Email consultation between Andy Buckley (AB Heritage) and Robert Croft (Somerset County Council Planning Archaeologist), 7<sup>th</sup> August 2012

## **Appendices**

## Appendix A

### Gazetteer of Cultural Heritage Features

This gazetteer incorporates all archaeological and historical sites identified on the various sources examined within the site limits and surrounding study area.

#### Abbreviations:

AB No: AB Heritage Reference Number.

REF: Somerset County Council Historic Environment Record Reference

NGR: National Grid Reference (point reference given unless specified).

AB No	PERIOD	TYPE	NAME & DESCRIPTION	REF	NGR	STATUS
1	14 <sup>th</sup> century	Church	Church of St Andrew, churchyard, cross and stocks, Wiveliscombe	HER 43783, 117707 & 1177103	ST 0828 2767	Grade II* Listed
2	19 <sup>th</sup> century	Building	Hancock's Brewery, Wiveliscombe – Destroyed	HER 43787	ST 0826 2790	-
3	19 <sup>th</sup> century	Building	Malthouse, Golden Hill, Wiveliscombe - Destroyed	HER 19991	ST 0817 2793	-
4	Medieval	Building	Site of Medieval Bishop's Palace, Wiveliscombe - Ruin	HER 43784	ST 083 276	-
5	18 <sup>th</sup> century	Church	Evangelical Congregational Church, Silver Street, Wiveliscombe	HER 16449	ST 08175 27886	-
6	16 <sup>th</sup> century	Find Spot	Jetton Find, 13 Golden Hill, Wiveliscombe	HER 19994	ST 0817 2792	-
7	18 <sup>th</sup> century	Building	Eighteenth-century workhouse site, Wiveliscombe	HER 28210	ST 0831 2762	-
8	19 <sup>th</sup> century	Church	Church of St Andrew, Church Street (South side), Wiveliscombe	HER 45049	ST 0827 2767	Grade II* Listed
9	14 <sup>th</sup> century	Church Cross	Churchyard cross, Church of St Andrew, Church Street (South side)	HER 45051	ST 0829 2769	Grade II* Listed
10	19 <sup>th</sup> century	Building	Nos 5 and 7, The Square (North side), Wiveliscombe	HER 45091 & 1307465	ST 0810 2781	Grade II* Listed
11	20 <sup>th</sup> century	Memorial	War Memorial, Churchyard of St Andrew, Wiveliscombe	HER 18283	ST 0827 2765	-
12	19 <sup>th</sup> century	Church	Wesleyan Methodist Church, South Street, Wiveliscombe.	HER 18536	ST 0815 2758	-
13	20 <sup>th</sup> century	Find spot	Early twentieth-century drain covers, North Street, Wiveliscombe	HER 29971	ST 0804 2786	-
14	18 <sup>th</sup> century	Building	4, High Street	1059823	ST 08104 27784	Grade II Listed
15	18 <sup>th</sup> century	Building	Upingtons, 6 High Street	1059824	ST 08107 27775	Grade II Listed

AB No	PERIOD	TYPE	NAME & DESCRIPTION	REF	NGR	STATUS
16	17 <sup>th</sup> century	Building	14, High Street	1059825	ST 08116 27750	Grade II Listed
17	19 <sup>th</sup> century	Building	Cranmers, 3, High street	1059826	ST 08122 27793	Grade II Listed
18	19 <sup>th</sup> century	Building	No 9 and railings, High Street	1059827	ST 08134 27765	Grade II Listed
19	19 <sup>th</sup> century	Building	17, High Street	1059828	ST 08138 27740	Grade II Listed
20	19 <sup>th</sup> century	Building	London House, The Square	1059832	ST 08053 27818	Grade II Listed
21	18 <sup>th</sup> century	Building	Three cottages east of Castle Cottage, The Square	1059833	ST 08092 27852	Grade II Listed
22	19 <sup>th</sup> century	Building	8, West Street	1059834	ST 08032 27833	Grade II Listed
23	19 <sup>th</sup> century	Building	2-8, Church Street	1059862	ST 08171 27691	Grade II Listed
24	19 <sup>th</sup> century	Building	The Dispensary, High Street	1177238	ST 08132 27770	Grade II Listed
25	19 <sup>th</sup> century	Building	No 15 and railings, High Street	1177256	ST 08138 27746	Grade II Listed
26	19 <sup>th</sup> century	Building	National Westminster Bank, 2, North Street	1177263	ST 08077 27843	Grade II Listed
27	19 <sup>th</sup> century	Building	Three gatepiers and boundary wall to no 5, east and west boundary walls to no 11 and the garden wall to no 9, Silver Street	1177304	ST 08133 27848	Grade II Listed
28	17 <sup>th</sup> century	Building	Castle Cottage, The Square	1177380	ST 08091 27830	Grade II Listed
29	19 <sup>th</sup> century	Building	The Croft, 5a, West Street	1307433	ST 08020 27809	Grade II Listed
30	19 <sup>th</sup> century	Building	The Town Hall, The Square	1307454	ST 08070 27794	Grade II Listed
31	19 <sup>th</sup> century	Building	Courthouse Lodge, 11, Silver Street	1307485	ST 08141 27856	Grade II Listed
32	18 <sup>th</sup> century	Building	2a, Silver Street	1307494	ST 08139 27813	Grade II Listed
33	19 <sup>th</sup> century	Building	2, High Street	1344828	ST 08095 27794	Grade II Listed
34	19 <sup>th</sup> century	Building	8, 10 and 12, High Street	1344829	ST 08112 27762	Grade II Listed
35	19 <sup>th</sup> century	Building	Monks Newsagents, 1, High Street	1344830	ST 08123 27806	Grade II Listed
36	18 <sup>th</sup> century	Building	Berrys, 5, High Street	1344831	ST 08125 27783	Grade II Listed
37	19 <sup>th</sup> century	Building	10, Silver Street	1344833	ST 08162 27832	Grade II Listed
38	19 <sup>th</sup> century	Building	1, The Square	1344835	ST 08086 27844	Grade II Listed
39	19 <sup>th</sup> century	Building	Thornes the Butchers, 5, West Street	1344836	ST 08027 27810	Grade II Listed

