



# HPS

Professional Archaeological Services

## ALL SAINTS CHURCH, WESTON, BATH, BA1 4BX

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**Client:** The Bath and Wells Diocesan Board of Finance Board

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**Project:** Desk Based Assessment & Setting Assessment

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## Non-Technical Summary

Heritage Planning Services Ltd has been commissioned by Mr B Hull for Henry Adams LLP (the Agent) on behalf of The Bath and Wells Diocesan Board of Finance (the Client) to undertake an archaeological Desk Based Assessment (DBA) and Setting Assessment in regards to land, adjacent to All Saints Church, Weston, Bath, BA1 4BU (the Project Site). Permission is being sought to build a two storey building to be used as a new Vicarage, in the vicinity of the existing car park, with provision for additional parking to be located to the north of the existing Vicarage.

The desk based assessment revealed that the Project Site is located in the vicinity of medium- high archaeological potential. Remnants of a Roman road have been located in the vicinity of the High Street, to the south-west and in fields to the north of All Saints Church, along with pottery scatters believed to date from the Romano-British Period. Furthermore, the current All Saints Church is located in the vicinity of an earlier church building dating to the 14<sup>th</sup> – 15<sup>th</sup> century, highlighting the potential for associated activity within the immediate vicinity.

A setting assessment was also carried out to evaluate the impact of the proposed new development on the surrounding heritage assets. Apart from the potential impact of the carpark on the Vicarage setting, the proposed development is not seen to have a physical impact on any other known heritage assets.

With regards to the potential for ground breaking activity associated with the proposed new development to impact on buried archaeological remains, it is considered that the Project Site should be assessed prior to the inception of works.

# 1. Introduction

## Background

- 1.1. In June 2015 Heritage Planning Services Ltd was commissioned by Mr B Hull for Henry Adams LLP (the Agent) on behalf of The Bath and Wells Diocesan Board of Finance (the Client) to undertake an archaeological Desk Based Assessment (DBA) and Setting Assessment in regards to land, adjacent to All Saints Church, Weston, Bath, BA1 4BU (hereafter known as the Project Site). Permission is being sought to build a two storey building to be used as a new Vicarage, in the vicinity of the existing car park, with provision for additional parking to be located to the north of the existing Vicarage.
- 1.2. The objective of this DBA is to identify the nature, extent and significance of the archaeological resource within the Project Site and its environs (the Study Area) and to assess the impact that any development might have upon any known or unknown archaeological resource. It is also necessary to assess the impact that a new building and carpark will have on the setting of known heritage assets.
- 1.3. This DBA has been undertaken by Nell Barnes BA (Hons) and managed by Sam Driscoll BA (Hons), MA, MCIfA and is completed under HPS project reference HPS-100/15.

## The Project Site and Study Area

- 1.4. The Project Site is located within the Bath suburb of Weston, 2.5km north-west of the city centre. The proposed development area is situated 40m north of All Saints Church and is currently used as a carpark for patrons of the church and visitors to Weston. The site is accessed via Lynfield Park to the north and measures 637.5m<sup>2</sup> in area.
- 1.5. The Project Site is located on the south-west sloping escarpment, leading to the Avon river valley and lies approximately 66.1m aOD. Rural land defines the region just 150m to the north-east, whilst the Project Site itself is situated in the heart of the village of Weston.
- 1.6. The Project Site is partially enclosed by a small wall on the western and eastern sides, with a larger wall located to the south, which includes an entrance to the churchyard. Access to the Church is enabled by well laid paths through the Churchyard. These paths also provide access to the High Street, passing a number of cottages and the local Library. To the south-west of the site resides the old Vicarage, separated from the Project Site by an area of dense vegetation and high trees. The vicarage and its accompanying garden are located at approximately 62m aOD and border the Project Site to the south-west.



1.7. Geologically the site is defined by Jurassic Charmouth Mudstone Formation.



*Photo 1: South-East facing view of the Project Site*



*Photo 2: North-West facing view of Project Site*



1.8. A radius of one kilometre has been given for the Study Area within the DBA.



Figure 1 Detail Project Site Location Highlighted in Purple

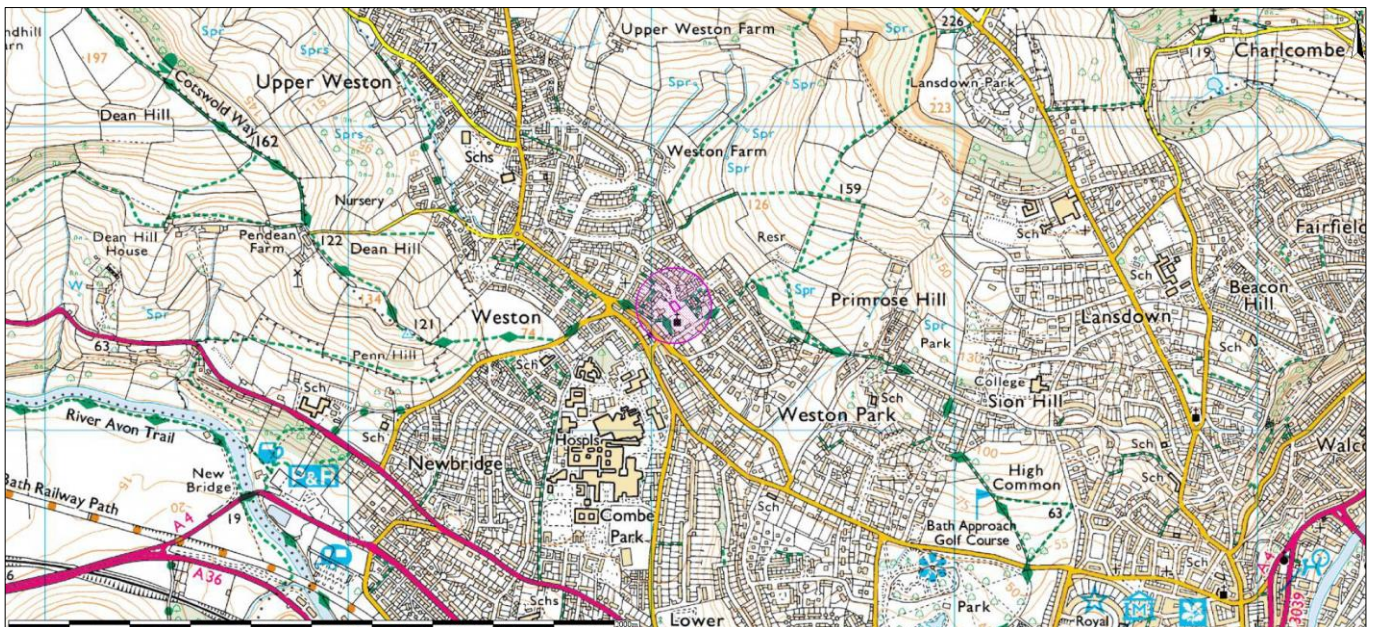


Figure 2 Project Site Location Circled



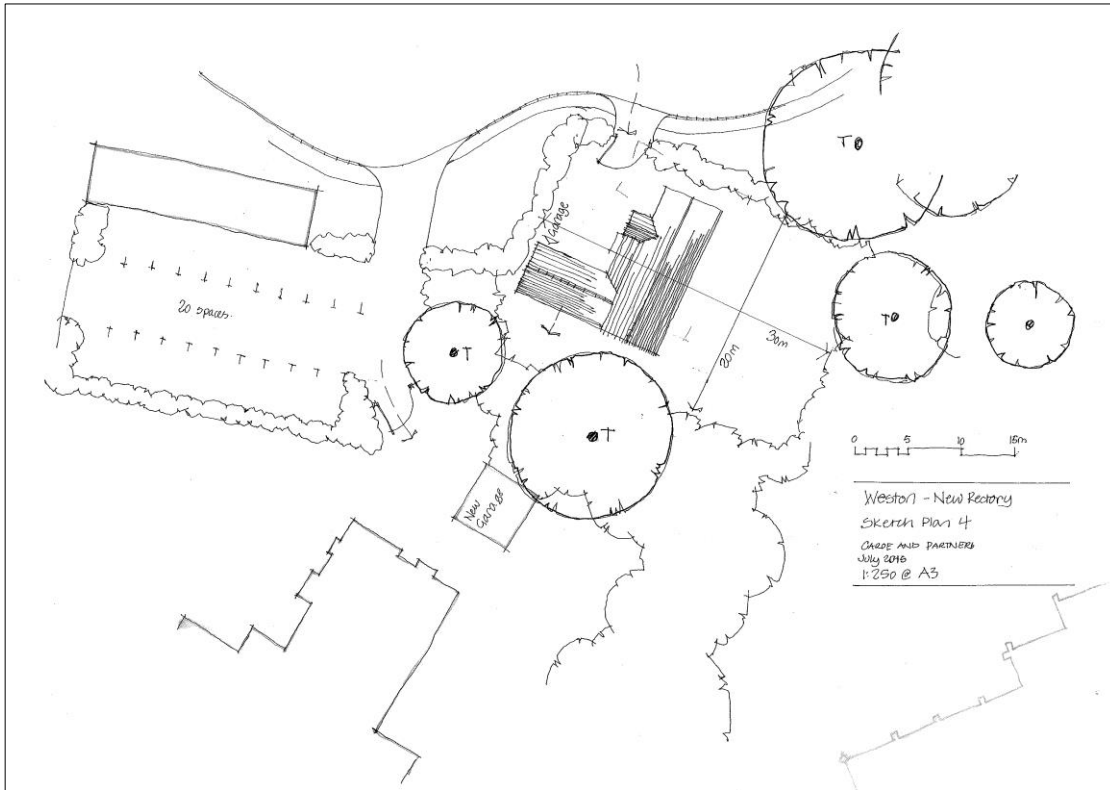


Figure 3 Proposed Site Plan Number 4 © Henry Adams LLP

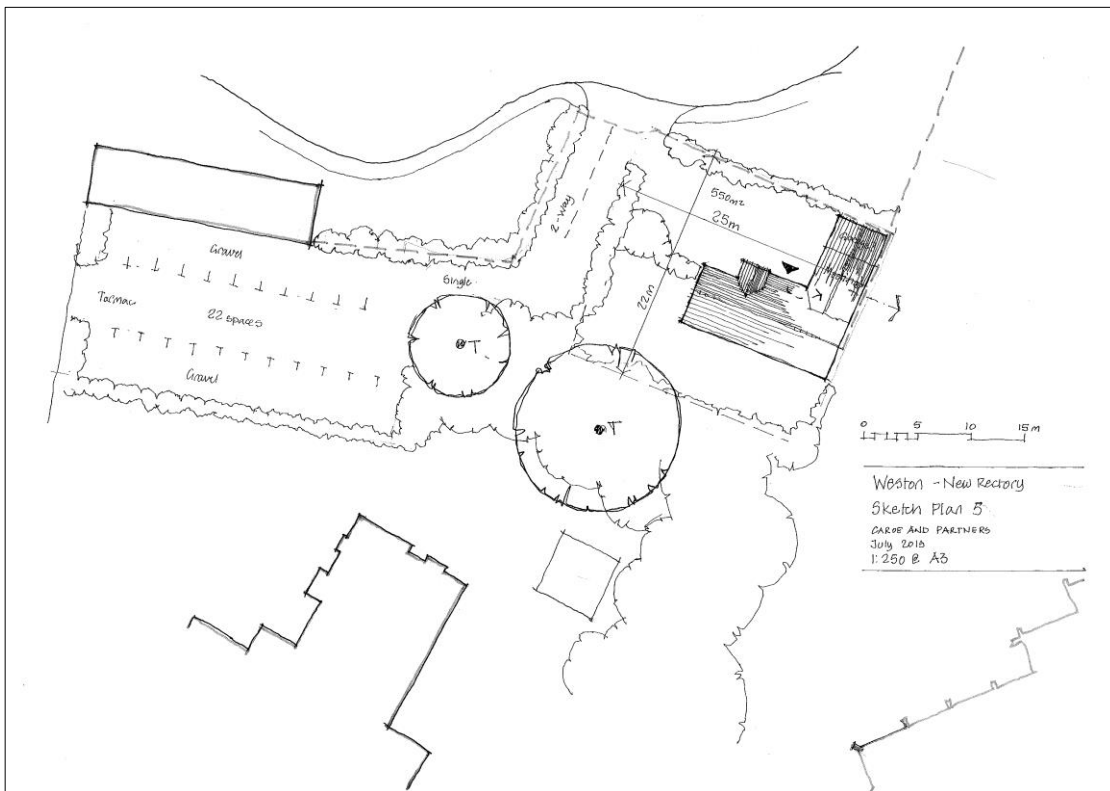


Figure 4 Proposed Site Plan Number 5 © Henry Adams LLP



## 2. Planning Policy

### Bath & North Somerset Core Strategy

- 2.1. "Section 6C [Environmental Quality] highlights the Council's wish to enable the appropriate modification of heritage assets, including the World Heritage Site, for development that reduces carbon emissions." Paragraph 2.33, Section 2e.
- 2.2. "The Core Strategy seeks to promote and reinforce local distinctiveness through high quality design that improves the environmental quality and character of the city and the way that it functions. In addition to normal processes of contextualisation in relation to neighbouring buildings and the wider area more generally, development must be demonstrably informed by an understanding of the Outstanding Universal Value of the World Heritage Site, its authenticity and integrity." Paragraph 2.33a, Section 2e.

### Bath Building Heights Strategy

- 2.3. Area -Hillslopes "Hill slopes are defined as the area above the 30m contour line up to the edge of the plateaux. Building shoulder height of the new development should not exceed prevailing shoulder height in the area. The overall height should not exceed the prevailing height in the area." Executive Summary, p7.

### NPPF

- 2.4. "In determining applications, 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. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation." Paragraph 128.



### 3. Aims

3.1. The aim of this Desk-Based Assessment is to:

- Identify the presence of designated and non-designated cultural heritage assets within the Study Area;
- To assess the impact the development will have on the surrounding Heritage Assets and their settings;
- To judge whether the impact aforementioned is positive, negative or none at all;
- To Judge the significance of any proposed impact;
- Identify the potential of the Project Site to include archaeological deposits and to determine, where possible, their condition and likely level of survival;
- Provide an assessment of the known or predicted heritage assets considering their archaeological, historic, architectural and artistic interests;
- Define the potential development impact to the archaeological resource.

### 4. Methodology

4.1. This Desk-Based Assessment has been undertaken in accordance with the CI/A Standard and Guidance for historic environment desk-based assessment (revised Dec 2014), which states that a DBA *'will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area'* and that in *'development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so), and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact'* (IFA 2014: 4).

4.2. All work was carried out in line with the following standards and guidance-

- *Bath and North East Somerset Core Strategy*. Bath and North East Somerset Council, 2014.
- *Standard and guidance for historic environment desk-based assessment*. The Chartered Institute for Archaeologists Guidance Document, University of Reading, Reading;
- *The Management of Archaeological Projects-2*. English Heritage, 1991;
- National Planning Policy Framework (NPPF) Paragraph 128. Communities and Local Government 2012.



- 4.3. The DBA involved consultation of available archaeological and historical information from documentary, cartographic, photographic and historic environment record sources within a 1km radius of the Project Site. This is the Study Area.
- 4.4. The aim was to produce a document that not only considered the potential for archaeological remains on the Project Site, but to also put these into their historical and archaeological context. A settings assessment was also required.
- 4.5. The primary repositories for information consulted comprised:
- Bath and North East Somerset Historic Environment Record;
  - National Heritage List for England (NHLE);
  - Geological Maps;
  - Ordnance Survey maps of the site and its environs;
  - Historical maps and documents held in the County Records Office, local libraries or other archives (where relevant);
  - Appropriate archaeological and historical journals and books;
  - Unpublished research reports and archives, including those held by relevant museums and local societies;
  - Aerial photographs;
  - All available trial pit data from the site and its immediate environs.

## **5. Archaeological and Historical Baseline Survey**

### Introduction

- 5.1. The information presented here is derived from a number of sources, including the Bath and North East Somerset Historic Environment record, the English Heritage AMIE database and surviving cartographic and aerial photographic sources, along with other published or documentary sources. The archaeological sites and heritage assets included in the discussion below can be found in the Project Gazetteer (Appendix 1).

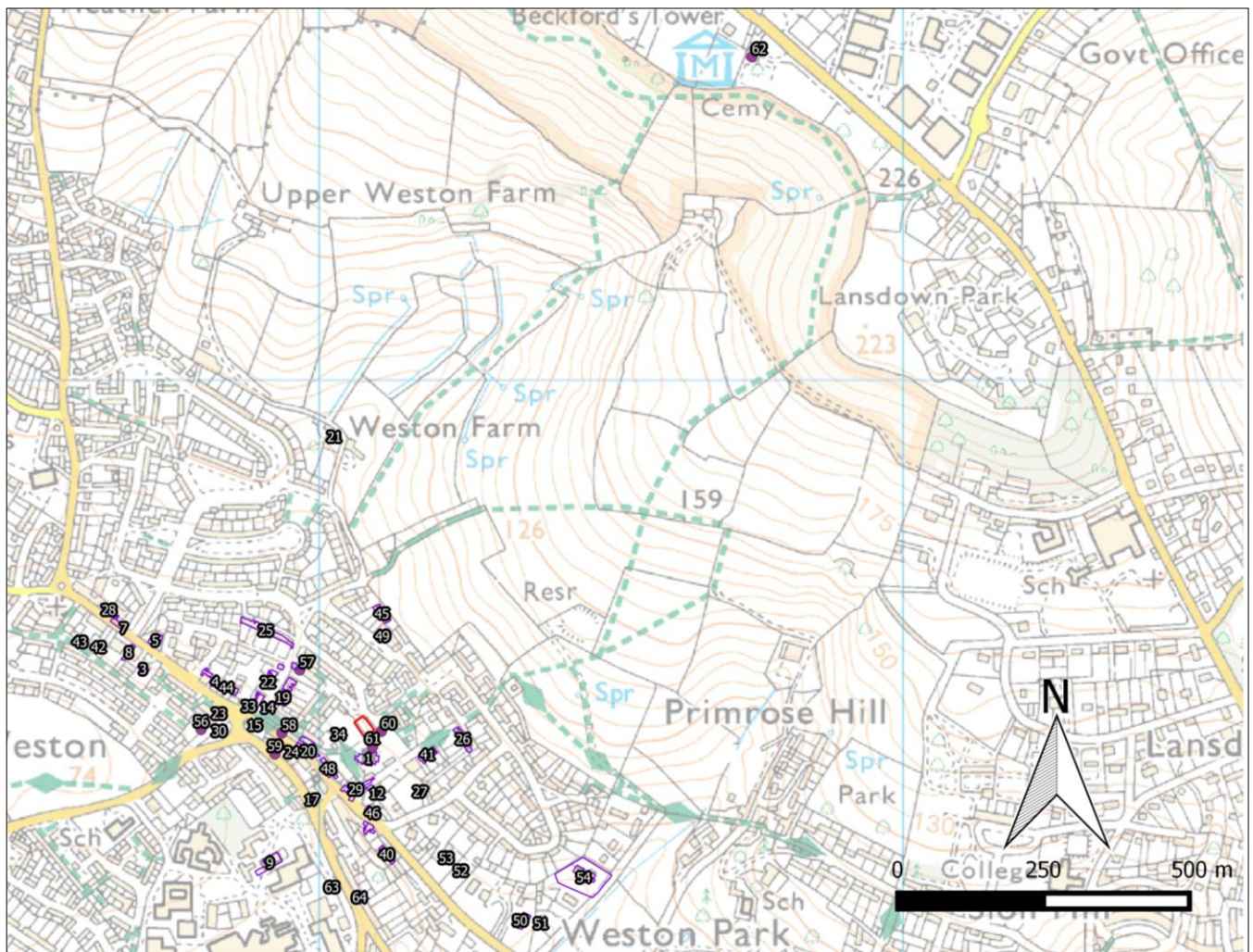


Figure 5: Heritage Assets in the Study Area

### Walk-Over Survey

- 5.2. The Project Site was initially accessed on the 8<sup>th</sup> June 2015 and revisited 23<sup>rd</sup> June 2015, in order to carry out the Setting Assessment. The proposed development area consists of a tarmacked carpark, which was noted to have an uneven surface. The area is defined by a low (400mm – 500mm h) random coursed stone wall to the north-west and north-east and a high random coursed stone wall (2.1m h) to the south-east, which affords entrance to the Churchyard belonging to All Saints Church.
- 5.3. The south-western boundary, which is formed by the north-eastern boundary of the Vicarage Garden is best described in the Tree Survey Report provided by Nicholas Pearson Partnership LLP in May 2015. The report states the following: "*The eastern part of the rectory garden retains an element of semi-natural woodland ground flora and character, possibly from an early boundary bank. Oak tree 44 [located within the Project Site boundary] is not especially vigorous, and is both sensitive to disturbance,*



*and the largest tree left in the garden with a link to a semi-natural woodland habitat.” (Bonvoisin, 2015: 2).*

- 5.4. Laburnum, Bay and Ash contribute to the remainder of the boundary, which provide a green screen between the Project Site and the Vicarage.
- 5.5. A sett is potentially located to the south-east corner of the Vicarage garden which, if present may border the Project Site’s south-west boundary (Bonvoisin, 2015: 2).
- 5.6. To the north and north-east of the Project Site the character is defined by 1930’s – 1970’s semidetached domestic dwellings, whilst a number of listed buildings are preserved on lower ground in the region of the High Street. These are not currently visible from the Project Site.

### Previous Archaeological Activity

- 5.7. Within the 1km Study Area relatively little recorded archaeological investigation has been carried out.
- 5.8. Most recently, during the construction of the Newbridge Park and Ride, a Desk Based Assessment (Wessex Archaeology, 2008) was carried out. This highlighted several records of archaeology being present in the area, including a proposed Roman villa complex in the area of Partis College (approximately 1km to the south-west of the Project Site). The results of the DBA led to the undertaking of a watching brief within the site of the Park and Ride; no archaeology was identified. The deepest excavation reached 4.5m below current ground level (Wessex Archaeology, 2008).
- 5.9. A watching brief was undertaken during work on the Bath Water Mains Rehabilitation Project between January 2004 and December 2005 (ASI, 2006). This showed evidence of possible Roman deposits in the area of Weston High Street (approximately 410m to the north-west of the Project Site), at a depth of between 700mm and 820mm below current ground level (ibid). However, it should be noted that this site lies 11m below the Project Site, at 55.5m aOD (ground level). The Romano-British layers (gravel) were seen to overlay the natural clay and were sealed by undated and ephemeral rubble/clay layers (ASI, 2006). With evidence for similar deposits found in Julian Road (approximately 2km to the south-east of the Project Site) and Weston Road (approximately 735m to the south-east of the Project Site) (ibid) it is proposed that a Roman road runs from Julian Road and Weston Road north west through Weston High Street, possibly transecting the upper half of Weston village.

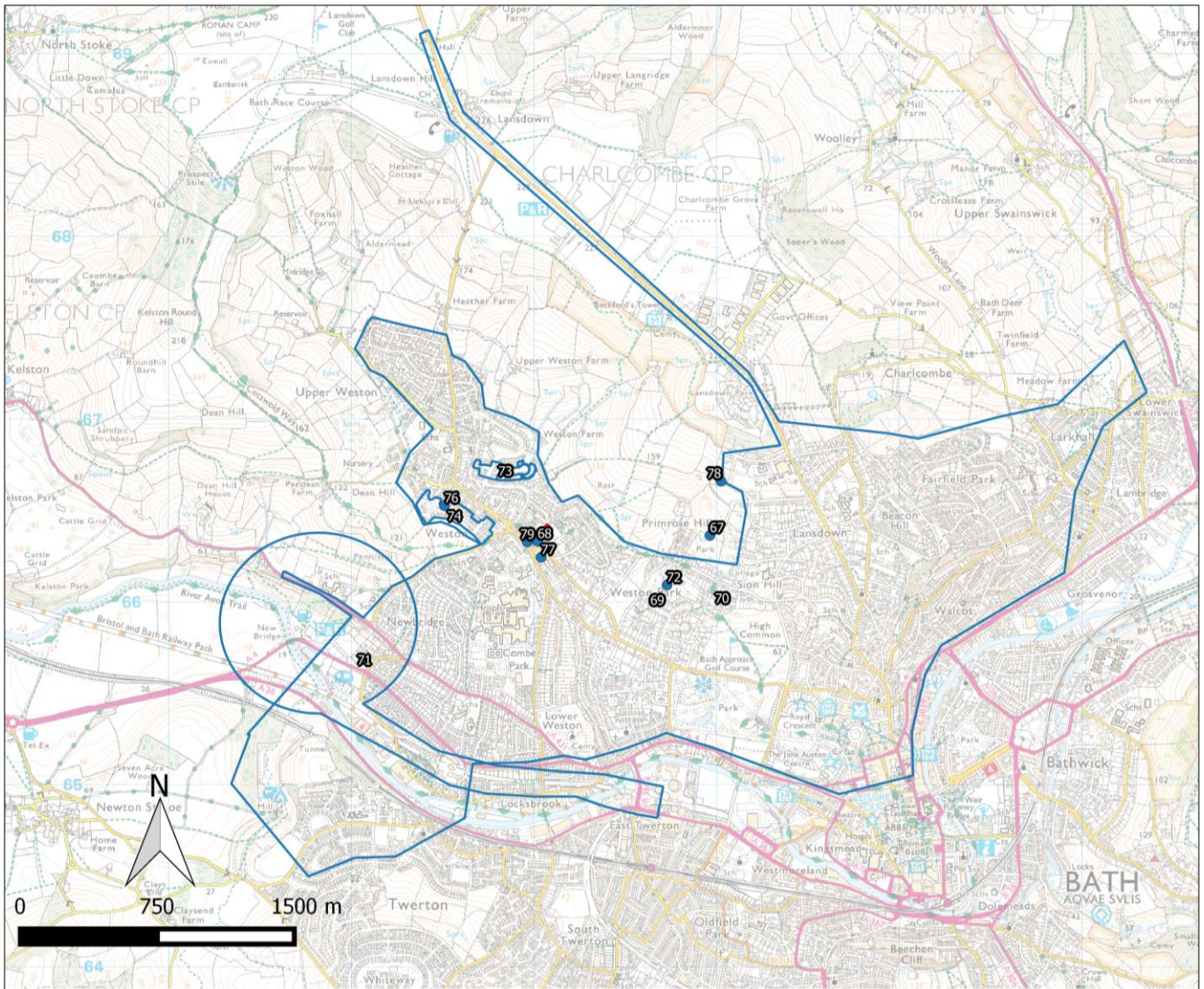


Figure 6: Archaeological Investigations in the Study Area

5.10. Earlier archaeological activity appears to have occurred during the 20<sup>th</sup> century. In one issue of the Somersetshire Archaeological and Natural History Society Proceedings (1909: 13-14) it is reported that a trench cut through “*the second field to the north of Weston Church and Vicarage*” in order to provide a water trough was observed by Mr Bulleid (Somersetshire Archaeological and Natural History Society, 1909: 13). The trench proved to contain an extensive and varied amount of pottery alongside the presence of a few scattered bones (Somerset Archaeological and Natural History Society, 1909: 13). No interpretations were given. It was noted, however, that investigations into bank material in the adjoining field were also made (ibid). These investigations were thought to prove the presence of the Roman Road which, if the interpretation was correct, runs towards North Stoke (directly North West of the Project Site) (Somersetshire Archaeological and Natural History Society, 1909:14). This would support the later notion presented within proceedings of the same society regarding the general orientation of the Roman Road, Via Julia, though in places it would



appear that later village defences transect and destroy the route way (Somersetshire Archaeological and Natural History 1918: 286-7).

5.11. Later records discuss an excavation located north of the Church of All Saints, in Home Field (Ibid). Alongside an excavation in Mead Field, to the west of the Church of All Saints (Ibid). However, these could be the same as the earlier excavations noted by Bulleid (Somersetshire Archaeological and Natural History Society, 1909: 13-14). Nevertheless, these later investigations focused on a bank which curved towards Broadmoor Lane (approximately 750m to the north-west of the Project Site) (Somersetshire Archaeological and Natural History Society, 1918:286-7). These excavations showed that the bank in question “formed a defence to the village” and that in their formation the Roman Road was destroyed in this area (ibid).

## 6. Historic Development of the Project Site and its Landscape

Map and Date	Observations	Figure No.
Tithe 1846	Project Site shown within the grounds and gardens of the Vicarage. Church and its walled boundary is clearly depicted, with an open expanse of agricultural land to the north/north-east.	3
1 <sup>st</sup> edition Town Plan 1886	Project site shown with dense concentration of trees (orchard) with a path through them heading north-west and another path heading south-west towards the Vicarage.	4
1 <sup>st</sup> edition OS map 1888	Project Site shown within the grounds of the Vicarage. The Vicarage gardens have been landscaped with a pathway running through and an alignment of trees separating the Vicarage from the Project Site. Weston has grown in size since 1846.	5
3 <sup>rd</sup> revision OS 1932	A wall/boundary has been erected between the Project Site and the Vicarage. Landscape has not changed substantially since the 1880s OS map.	-
National Grid 1954	Lynfield Park to the north has been constructed.	-
National Grid 1971	Housing has been built to the north-east of the Project Site completely enclosing it and eradicating the historic landscape pattern.	-

Table 1: Observations from historic maps





- 6.1. For most of its history it is likely that the Project Site lay on the edge of fairly extensive rural/agricultural landscape, particularly to the north and north-east, with All Saints Church (formerly All Hallows) to the south and the Vicarage and the village of Weston to the south-west.
- 6.2. The Tithe and 1<sup>st</sup> edition OS maps clearly show that the boundaries of the Church were defined by the walled Churchyard, within which are a number of interesting chest tombs. It is likely that the churchyard is a legacy of the Medieval use of the site and in addition to the post-medieval burials, likely contain earlier burials.
- 6.3. There is no evidence to suggest that the Project Site was ever part of the All Saints (All Hallows) burial ground, although as it existed immediately outside of this, it is possible that early unconsecrated burials may have been interred there. This is less likely for the Post Medieval period, if the land fell within the curtilage of Vicarage.
- 6.4. The Tithe map shows no field boundary or division separating the Project Site from the Vicarage and the Tithe apportionment assigns the same land parcel number (430) and name (*Vicarage House and Gardens*) to both the Vicarage and the Project Site, indicating that the land belonged to the curtilage from at least 1846.
- 6.5. However, the Tithe map does not depict all landscape features, particularly if they had no taxation value. So, whilst copses and major pieces of woodland are shown, individual trees or small alignments of trees that may have formed boundaries, are not shown. The 1<sup>st</sup> edition OS map and Town Plan shows the existence of a pathway that meanders through the grounds of the vicarage and a parallels an alignment of trees that now form the boundary between the Vicarage and the Project Site. It is possible that this division also existed at the time of the Tithe map, but is not depicted.



Figure 7: Tithe map of 1846 showing Project Site and clearly defined boundaries for All Saints church (south) and the Vicarage (southwest)

6.6. The 1<sup>st</sup> edition Town Plan (1886) shows that a series of paths led through the Churchyard, one of which emerged in the south-east of the Project Site.

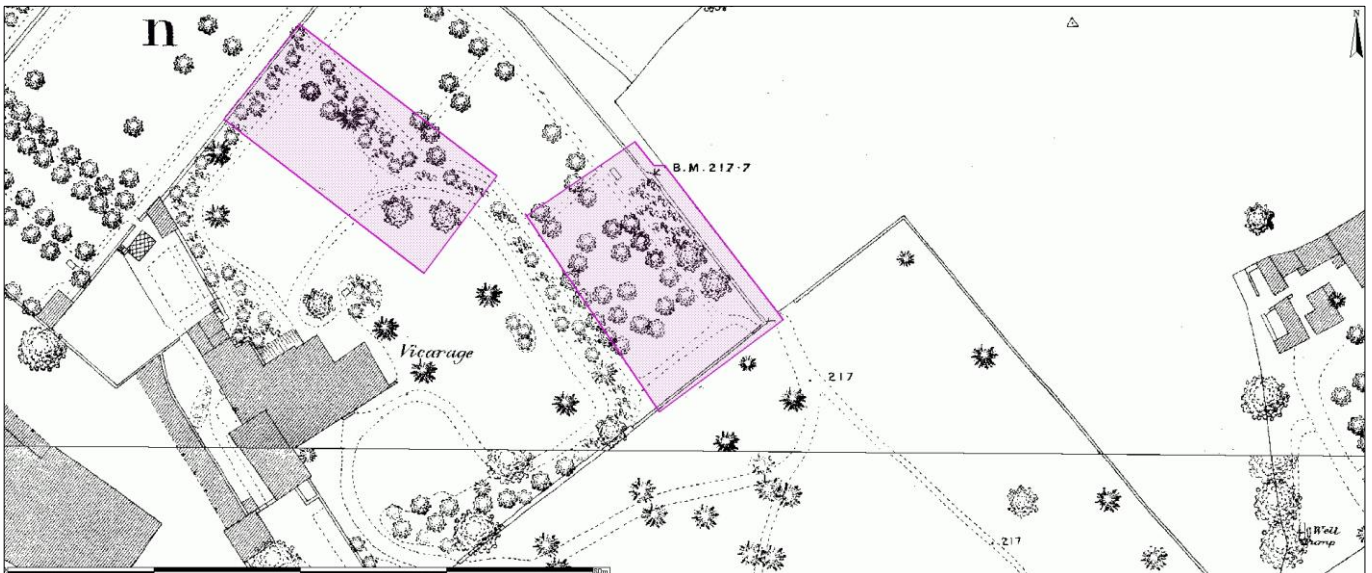


Figure 8: 1886 Town Plan showing pathways through Churchyard and into Project Site, along with a heavy concentration of trees within the Project Site and forming the boundary with the Vicarage.

6.7. An infilled doorway within the churchyard wall may show the original entrance. As such, the current large entrance which gives views and access through to the northern part of the church, is a later addition.



Photo 3: Blocked doorway from original path

6.8. By the late 19<sup>th</sup> century, there is evidence for intensified urbanisation of Weston. Whilst the land to the north and north-east of the Project Site remained agricultural, there is a sharp rise in the number of village dwellings in comparison to the mid-19<sup>th</sup> century as shown on the Tithe map.

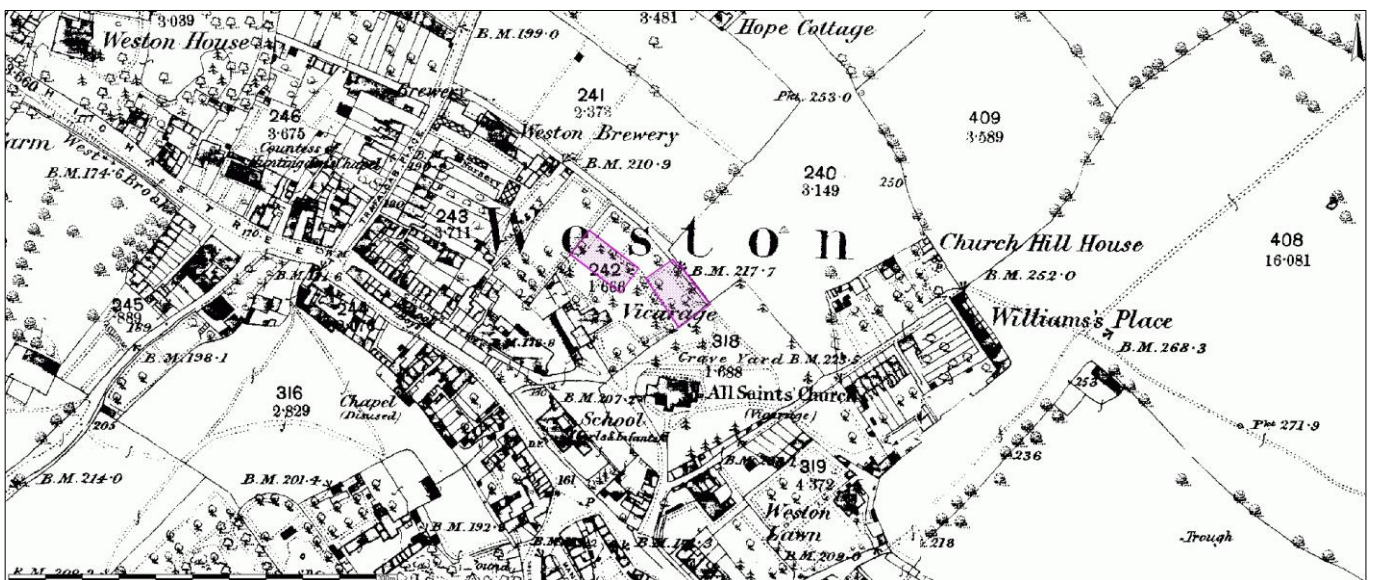


Figure 9: 1888 1<sup>st</sup> edition OS map showing Project Site and increasing urbanisation/expansion of Weston.

6.9. Between the 1930s and the 1950s the housing and roads associated with Lynfield Park were established, irrevocably changing the historic layout of the area.  
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## 7. Archaeological and Historical Appraisal

### Prehistory

- 7.1. No archaeology from the Prehistoric period is recorded from within the boundary of the Project Site or from within the Study Area.

### Romano-British (AD 44 – AD 410)

- 7.2. During the Roman period in Weston, a Roman Road known as the Via Julia ran through the village (Hargood-Ash, 2001: 7; ASI, 2006). The exact location remains unknown, however more recent archaeological investigation has identified the course of the ancient road running beneath the High Street. The route-way would have linked Bath to various outlying areas. With the Roman Road running beneath the present day High Street, its course lies within the Study Area but does not enter the Project Site. This notion is furthered as records of previous excavations propose that the road lay in fields just to the north and west of the Church of All Saints (Somersetshire Archaeological and Natural History Society, 1909:13; Somersetshire Archaeological Society and Natural History Society, 1918:286-7). However the distinct location of the potential road sections should be noted here, one to the south and one to the north of the Project Site. If the earlier records are confirmed, then it is possible that a route leading to potential settlement may be located to the north of All Saints Church. This may be supported by the evidence of ceramic finds from adjacent fields in this area, although the date is unknown.
- 7.3. Furthermore, during an extension of Weston Lodge in 1852 some coins dating to the 3<sup>rd</sup> century alongside traces of a road were found (Hargood-Ash, 2001:7). The site of Weston Lodge lies approximately 560m to the south west of the Project Site (part of the modern hospital buildings, according to the Weston Journal of 1998: 44).

### Early Medieval (AD 410 – AD 1066)

- 7.4. The historical documents relating to the period are very general, but indicate that Weston originated within this period. It is known that Saxon activity was present in the area. Certainly, we have knowledge that Weston was divided in half (Hargood-Ash, 2001: 11). The first belonging to Aethelare, having been granted the lands by King Edmund in AD 946 (ibid). The second half of the village was returned to Bath Abbey by King Edwig ten years later (ibid). There remains no record of



ownership prior to this. However, the land boundaries are not clearly recorded. The one homestead we know of lies outside of the Study Area. Within the Study Area, located to the north (the brief nature of the records relating to these mean the exact location remains unknown) of the Project Site lies some defences, these transect the Roman road in part, whilst to the west of the Project Area is the location of an early mill, likely located along West Brook (Hargood-Ash, 2001:12). Nevertheless, the birth of Aelphage, who became Abbot and later Archbishop within Weston indicates that the village was indeed prolific during this period (Somersetshire Archaeological and Natural History Society 1918: 281). Towards the end of the early Medieval period another shift in land ownership occurred. Within the reign of Edward the confessor (1043-66) a land survey was made which indicated that Bath Abbey had once again lost the Eastern lands of Weston (now held by Edric the Saxon), whilst the Western lands were now monastic under the Abbot of Bath (Sewold) (Hargood-Ash, 2001: 13).

### Medieval (AD 1066 – AD 1539)

- 7.5. The Medieval period saw increased activity within Weston. Arnulf de Hesdin, who, as recorded by the Domesday Survey undertaken in 1068, became the holder of the land previously held by Edric the Saxon (Weston Village Journal, 1998: 40). The Abbot of Bath, now Aelfsige, remained holder of the rest of Weston (Hargood-Ash, 2001: 14). According to the same survey, the lands belonging to the Abbot totalled 1200 acres of arable, 240 of which were farmed by the Abbot himself (Hargood-Ash, 2001:15). Arnulf was in possession of a total of 840 acres (ibid). Unfortunately, as the Domesday survey was not a census little information is given concerning the rest of the population of Weston during this period, however it has been estimated that between 100 and 150 people inhabited the village (Hargood-Ash, 2001: 15-16). Whilst knowledge concerning the land boundaries is lacking, it seems likely that as the majority of the inhabitants would have been the equivalent of today's farmers, and taking into account the acreage, most of the Study Area would have remained agricultural.
- 7.6. It has been mentioned that the location of Arnulf's Manor could well have been in the area of the High Street (Hargood-Ash, 2001: 16), the northern most end of which lies only 500m from the Project Site (as the crow flies). With the brook, today known as West Brook, being much larger during these years and without any water control (such as embankments) much of the land of Weston would often have been marshy and wet (ibid). As such, we are aware that two trackways were used to access the village (a higher and lower route), with the higher path possibly running below what is now called Church Street (ibid). If this is the case then the project site (lying only



80m to the north-west of Church Street) could show signs of activity during the years that this trackway was used.

- 7.7. Later in the period, the lands of Weston were united and held under the Bishop, John de Villula. They remained monastic until the Dissolution of 1539. It is also during this period that we first hear of the presence of a church. In 1156, a Bull of Pope Adrian mentions the presence of a church within the land taken over from Patrick de Cohors and entwined with the monastic holding (Hargood-Ash, 2001: 21). An accompanying vicarage to the church was constructed in the 13<sup>th</sup> century, upon which, it is believed that today's vicarage is built (ibid).
- 7.8. The earliest known reference to a church in Weston dates from 1156, whilst the earliest vicar, Jordanus is recorded from 1297. Little is known of the location of the early building, however the potential for it to have occupied a similar location to the current All Saints Church cannot be ruled out. The current tower is believed to belong to second church, which was constructed in the 14<sup>th</sup> - 15<sup>th</sup> century. The church was formally known as All Hallows. It is not known when the church was renamed All Saints (Hardcastle, 1891: 4).
- 7.9. Thus, there is a possibility that archaeological evidence for Medieval occupation and activity could be uncovered on the Project Site. It is difficult to assess the risk of finding such evidence due to an overall lack of archaeological investigation and solid evidence for the location of the main populous during this period.

### Post-Medieval (AD 1540 – AD 1900)

- 7.10. During the Post-Medieval period a great many changes occurred within the village of Weston. Originally monastic life would have dominated the area, with evidence that a Bailiff of Weston was appointed (the first record noting John ate Boreyate taking the role in 1333) (Hargood-Ash, 2001: 19).
- 7.11. Within the study area All Saints Church is the most notable indicator of the level of development during the centuries of the Post-Medieval period. The church tower, post-dating the original church building (which if the Bull of Pope Adrian is to be believed was standing in the 12<sup>th</sup> century), was erected sometime between the late 14<sup>th</sup> and early 15<sup>th</sup> Century (Hargood-Ash, 2001: 21). This occurred during the rebuilding of the Norman building in the late 14<sup>th</sup> century. Unfortunately there remain no prints or drawings of either of these buildings, though we do know that once rebuilt the church could seat 170 people (Hargood-Ash, 2001:33). Further changes were made in the 19<sup>th</sup> century which saw the re-building of the southern porch in 1830 (Somerset Archaeological and



Natural History Society, 1918:281). During this improvement a stone slab, believed to be some sort of memorial to Bishop Geoffrey was found (ibid). The nave was next to be re-created in the years 1832-4, with the chancel and transepts added later in 1892-3 (Hargood-Ash, 2001: 100). It is clear from a letter written from Thomas Leir to a Mr Page, dated June 29<sup>th</sup> 1830, that this work was not wholly welcome due to the cost. Nevertheless, the funds were clearly found as the Church remains today. Located in such close proximity to the Project Site, and with such a large amount of activity it is possible that at some point during the Church's lifespan the Project Site saw some related activity.

7.12. The village also developed during the Post-Medieval period, with a vast array of buildings springing up alongside wider, more accessible roads (Hargood-Ash, 2001). There is also evidence of land redistribution from a 16<sup>th</sup> century terrier – the previous division known as north and south had become east and west (Hargood-Ash 2001: 28). The dividing lines lie approximately 600m from the Project Site, which is thought to have remained part of the village life throughout this period due to its close proximity to the village streets and Church. Certainly, during the 15<sup>th</sup> century today's Blind Lane, approximately 400m to the north east of the Project Site, is thought to have provided access to the arable fields (Hargood-Ash, 2001:36). Much of this land redistribution is likely to have been affected by the Dissolution of 1539, which divided Weston into 3 estates – Manor of Weston, Manor of Lansdowne and Manor of the Rectory (Hargood-Ash, 2001: 38). Within the 17<sup>th</sup> Century the land was consolidated into a more compact block which sparked an increase in the building of farmhouses. These possibly provided refuge for many involved in the Battle of Lansdowne in 1643, though it is thought that none of the population of Weston took part (Hargood-Ash, 2001: 84).

7.13. It is also significant to mention that the routes in and out of the town changed during this period, most noticeably in the 16<sup>th</sup> century. Most of the farm wagons and carts would have accessed the village either via today's Combe Park or Weston Lane (Hargood-Ash, 2001: 66). Both these routes lie to the south of the project area and whilst they clearly show that the roads (lying within the study area) have uses within this period it is unlikely that they directly affected the Project Site. Hargood-Ash (ibid) also discusses the route as continuing towards Bristol, making use of parts of the old Roman road which, with a made foundation, would have been long lasting. Both Dean Hill Lane and Lansdowne Lane are also old route-ways, potentially marking the boundaries of Saxon Manors (ibid) prior to their use as access ways in later centuries. Perhaps more significant, however, is the old presence of a track leading to the church from Newbridge Hill, which became known as the 'Coffin Way' due to the number of persons who had drowned in the river having to be carried to the church via this route (Hargood-Ash, 2001:67). It is believed that this old track later became Church Road.



Indeed, Hargood-Ash (2001: 89) notes that Church Road superseded an old track which ran to the east of the present road by the end of the 18<sup>th</sup> century.

7.14. Also within the 16<sup>th</sup> century it appears known that several mills and a couple of quarries were present within the village (Hargood-Ash, 2001: 68-69). Indeed, a vein of white lias runs through the village, which the people of the 16<sup>th</sup> century clearly exploited with a quarry located somewhere near the bottom of Trafalgar Road (ibid). It is also proposed that the easy access to the source of stone aided development of the village. The location of the mills however is much less specific, though Hargood-Ash (2001:69) discussed the presence of one in the location of today's Montrose Cottages.

7.15. At the beginning of the 19<sup>th</sup> century there is evidence of a paper mill, though the location remains largely unknown it is likely near the river which lies outside of the Study Area. However, there is also mention of a flour mill being present in 1832. After a mill stone was found within the grounds of Weston Lodge, it was proposed that somewhere in the Lodge's vicinity existed a flour mill. The Lodge itself appears to constantly have changed hands during this period and underwent a series of renovations (during which the mill stone was found) (Weston Village Journal 1998 44-51, Hargood-Ash, 2001: 102). While within the Study Area, this does not directly affect the Project Site, though might explain the appearance of Wellington Buildings (Grade II listed) as old mill buildings. Equally, however, this could also be attributed to the presence of two breweries being present within Weston during the latter half of the 19<sup>th</sup> century. Both were located on Trafalgar Road, the first existed with two malt houses behind it. It was within this century which Weston Park was built and the White Ribbon Army fought against the 'evil' of alcohol. This was carried out in a couple of locations, the first and most relevant occupying a chapel behind the now Crown and Anchor, one of the oldest remaining buildings in Weston and in close proximity to the Project Site.

### **Modern (AD 1900 – Present)**

7.16. The current plot of land known as the Project Site became a carpark in the late 20<sup>th</sup> century. There is no evidence for previous building on the site (Figure 6). The Project Site's north-eastern and south-eastern boundaries appear to have remained the same on all the maps accessed. The north-west and south-west boundaries are not shown on the Tithe map, but these do not have a significant impact. There are no known modern heritage assets of significance within the Study Area.





Photo Ref: RRP/106G/UK/579 RVp4 6320  
Dated: 2<sup>nd</sup> August 1945.

Image supplied by the Historic England Archive. no unauthorised reproduction

Figure 10 1945 Aerial Photograph Project Site Marked In Red



## 8. Settings Assessment

8.1. The Settings Assessment was carried out on the 23<sup>rd</sup> July 2015. The assessment took into account all Heritage assets within a 500m radius. These are all laid out in the gazetteer. The Heritage assets were located predominantly using HER data. The heritage assets contained within the viewshed were listed buildings and each are discussed in their own right below.

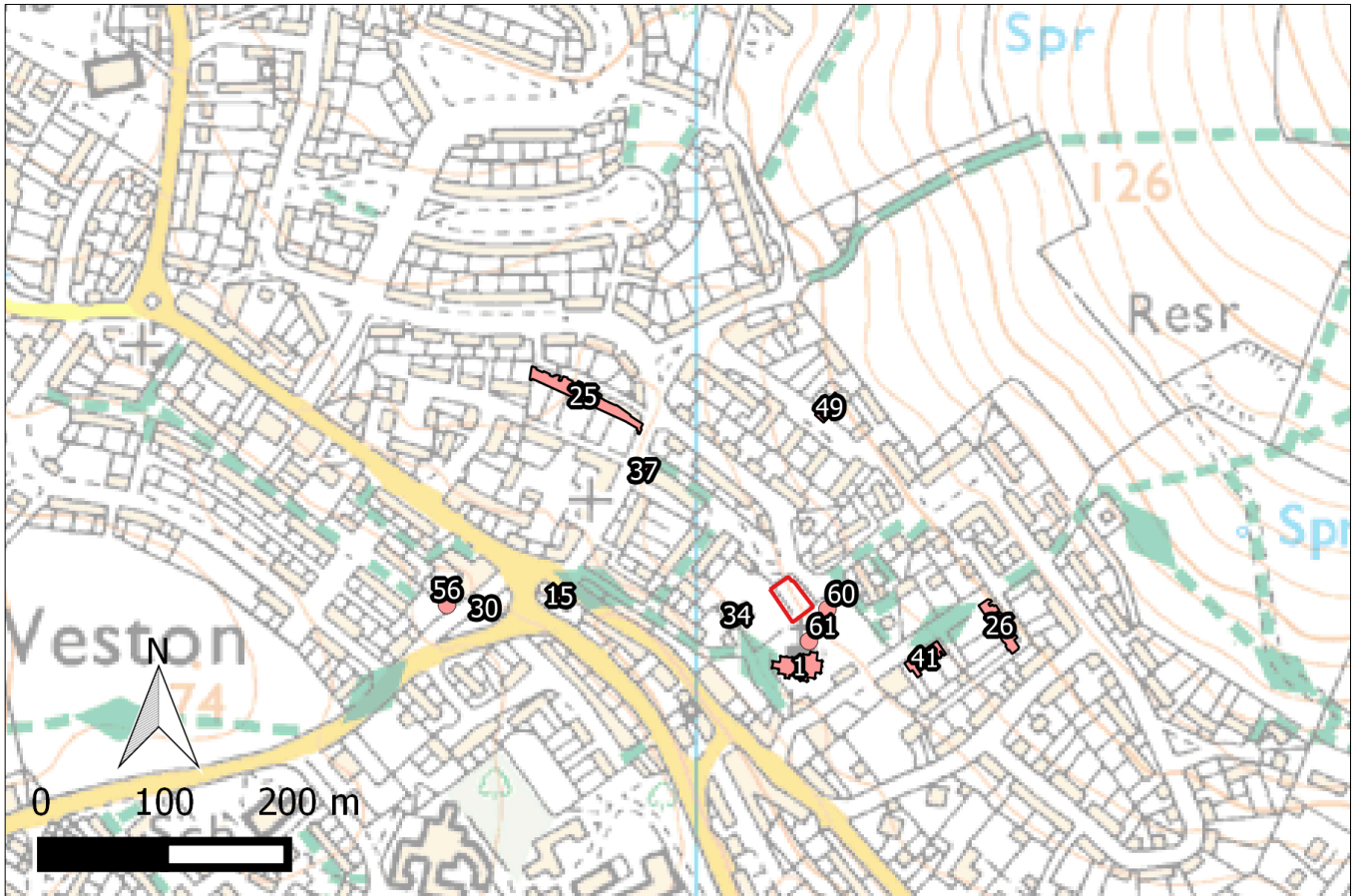


Figure 11: Heritage Assets within Zone of Theoretical Visibility

### Methodology

- 8.2. Detailed methodology and the standards and guidance employed in undertaking the setting assessment are given in the appendixes.
- 8.3. In summary, the Project Site was subjected to a binary viewshed analysis covering 5km. This utilised 1m DSM data to provide a more accurate "real world" visibility analysis as it takes in standing buildings, trees and other obstacles that may hinder or enhance visibility. This produced a Zone of Theoretical Visibility (ZTV).



- 8.4. Heritage Assets that then fell within that ZTV were assessed for the way that setting contributes to their significance and the impacts that may occur to that setting. This was undertaken in accordance with the procedures and methodology outlined in The Setting of Heritage Assets (Historic England 2015) and the DMRB.
  
- 8.5. Assets that are theoretically visible from the Project Site are defined below. With the exception of Beckford's Tower, all of these were derived from the viewshed analysis.



ID	Asset(s)	Designation/ Grade	Description of views and screening	Visual impact	Level of Significance	Magnitude of Impact	Significance of Effect
1	All Saints Church	LB/II	The north transept of the church, part of the tower and part of the aisle will be visible from the upper extent of any building on the Project Site. However, this is largely screened through the sizeable existing trees within the churchyard and the existing churchyard wall.	Low	Medium	Minor	Slight
34	Vicarage	LB/II	Asset is heavily screened by existing trees, which are to be retained (see arboricultural report). Part of the southern end of the upper part of the Vicarage may be visible from the roofline of Project Site. However, the impact is considered minimal and certainly does not impact on the contribution that setting makes to the Vicarage, provided the trees are maintained.	Low	Medium	Negligible	Neutral/Slight
25	Nos. 1-19 Wellington Buildings	LB/II	Asset is screened by existing modern housing to and from the Project Site. The only potential intervisibility would be between the rooflines of the existing and proposed buildings	None	Medium	No change	Neutral
49	Nos. 18-21 Prospect Place	LB/II	There will be partial intervisibility between this asset and the Project Site, at its upper levels, but it is mainly screened by modern housing. Setting of this asset is considered local and views across the Project Site do not contribute to its significance. As such, the significance of the asset will not be affected by the	Low	Medium	Negligible	Neutral
26	Nos. 11-21 Church Road	LB/II	Designated assets are nearly entirely screened by existing obstacles and housing, except for the roofline of no 11, which would have partial visibility to the roofline of the Project Site. However, there would be no impact on the setting of these assets as their significance is only local and relates to the architecture and certainly not to views across to the Project Site	Low	Medium	Negligible	Neutral
41	Nos. 24-30 Church Road	LB/II	These houses are roughly contemporary with the 1830s renovations of the church, but the only potential visibility with the Project Site will be the roofline of number 24 Church Road. However this, and all the other assets are screened by prominent trees within the churchyard.	None	Medium	Negligible	Neutral
15	The Kings Head Public House	LB/II	Asset is not intervisible with the Project Site, except for its roofline. It is screened by existing housing. The setting of the asset is considered local/immediate views across to or from the Project Site do not contribute to its significance.	None	Medium	Negligible	Neutral
30	No. 1 Penn Hill Road	LB/II	Asset is heavily screened by urbanisation. Whilst the church tower is intervisible, the Project Site will not be.	None	Medium	No change	Neutral
37	No 10 Trafalgar Road (Nos. 10 and 10A)	LB/II	Asset is not intervisible with the Project Site. It is screened by existing housing.	None	Medium	No change	Neutral



60	Smythies E. Tomb in Church of All Saints	LB/II	Tomb. c1858, inscribed to Aemelia Irving Smythies. Screened by churchyard wall, but would be visible from upper levels of any new development on the Project Site. However, the setting of the asset is considered to be related solely to the churchyard and there is no contribution to the significance of the asset from beyond this boundary.	Low	Medium	No change	Neutral
61	Fullerton and Dobree Tombs in Church of All Saints	LB/II	Two of the earliest surviving monuments in the churchyard. Screened by churchyard wall, but would be visible from upper levels of any new development on the Project Site. However, the setting of the asset is considered to be related solely to the churchyard and there is no contribution to the significance of the asset from beyond this boundary.	Low	Medium	No change	Neutral
65	City of Bath WHS	WHS	The Project Site exists within the boundaries of the World Heritage Site. However, any proposal on this site will have no impact upon the setting of the WHS as it is screened by the church and modern housing. There would be no cumulative impact.	Low	Very High	No change	Neutral
66	Bath City Centre	CA	The Project Site exists within the boundaries of the Bath City Centre Conservation Area. However, any proposal on this site will have no impact upon the setting of the CA. The site is surrounded by modern housing and screened by this and the church. There would be no cumulative impact.	Low	High	No change	Neutral
62	Beckford Tower	LB/I	The Tower is located 1.4km NNE of the Project Site on the top of the escarpment of the Avon river valley (223m aOD). Whilst the tower affords views across to the River Severn, the valley drops too steeply in the location of the Project Site for a direct view to be obtained. The Project Site is concealed by the Modern Housing bordering the proposed development area to the north and north-east.	Low	High	No Change	Neutral

*Table 2: Assets that are theoretically visible from the Project Site*



8.6. The setting assessment has determined that of all the heritage assets within the ZTV only two will be effected by the Project Site. As such their setting and the impact to this is discussed below in greater detail.

## All Saints Church

### Description

8.7. All Saints is the historic and current parish church for Weston. There was certainly a 15<sup>th</sup> century church on the site, called All Hallows, as testified through the surviving 15<sup>th</sup> century tower, and it is likely that an earlier church may have existed on site before the 15<sup>th</sup> century. A Papal document of 1156 references a church in Weston (although not where) and a later reference in 1297 documents Jordanus as vicar of Weston (Peryer 2015: 4). By the early 19<sup>th</sup> century, the church had become dilapidated and it was rebuilt between 1830 and 1832 (controversially). Notably, the church was only built 14 years before the Tithe map for the Parish of Weston was produced and therefore it would be reasonable to assume that the landscape layout surrounding the church was relatively unaltered in that time.

8.8. In 1893, All Saints was enlarged with the addition of a new chancel and transepts and a single storey addition between the transept and the chancel on the north side facing the Project Site (NHLE 1394036).

8.9. As such the bulk of the church is 19<sup>th</sup> century in date.

### Setting

8.10. The significance of the setting of All Saints Church is restricted to its position within the Churchyard.

8.11. Much of the housing and road layouts to the north of the Project Site are modern, and these cannot be seen to make any contribution to the setting of the asset. Lynfield Park road for example, provides a view to the northern transept of the church, through an opening in the church yard wall.



*Photo 4: View looking south from Lynfield Park Road*

8.12. However, map regression shows that this road and the housing associated with it was not constructed until between the 1930s and the 1950s when housing expansion consumed previously agricultural fields. Furthermore, the gap in the current wall is a recent addition, occurring some point between the 1970s and 1990s (it is on the 1991 aerial photographs) and as such is not an historic opening and instead there would have been no visibility to or from the church in this direction.

8.13. Furthermore, the 1<sup>st</sup> edition OS map and the 1<sup>st</sup> edition town plan show a dense collection of trees on the Project Site, which would have provided a considerable visual obstacle prohibiting views to and from the Church. Some of the trees depicted are likely to be the same trees that continue to form the boundary between the Project Site and the Vicarage. In addition, the Churchyard itself has a number of prominent large trees that add visual restrictions.

8.14. As demonstrated above, the Project Site was never part of the church itself, even though it was owned by the church. It is reasonable to argue that only the immediate setting of the Church (i.e. its Churchyard) contributes to its significance. When the church was enlarged in 1893, the trees noted above would have already been there and therefore there would have limited views beyond the Church boundary.



8.15. As such there is little to suggest that the north side of the Church, beyond its boundaries contributes to the setting of the church.

### Impact

8.16. As a result of the viewshed and site visit, All Saints Church is a potentially sensitive receptor to the development. However, the results of the setting assessment demonstrate that development on the Project Site would have no bearing on the historic setting of the Church.

8.17. With sympathetic design, in keeping with the church and neighbouring vicarage, the development could provide a **positive** impact and enhance the local heritage assets.

## The Vicarage

### Description

8.18. The Vicarage to the west of the Project Site was constructed in 1802 and therefore pre-dates the renovated All Saints Church and remains an impressive building. It is bounded to the east by an alignment of prominent, large trees that mainly prohibit visibility through to the Project Site.



*Photo 5: View looking northeast toward Project Site from Vicarage gardens*





*Photo 6: North facing view of vicarage garden. Region of proposed new carpark*

8.19. The tithe map suggests that the Project Site was once within the grounds of the Vicarage and the apportionment confirms the land as Vicarage House and Gardens. At some point in the later 19<sup>th</sup> century the land appears to have been divided and by the 1880s an alignment of trees separates the Project Site from the Vicarage.

### Setting

8.20. Similar to All Saints Church the setting of the Vicarage should be considered restricted to its immediate lands and gardens, although the proximity and views of the church to the southeast do play a minor role in contributing to its setting. Although the Tithe and OS maps show clearly defined boundaries around both the Vicarage and the Church, the front of the Vicarage faces the church and it is probable that some intervisibility occurred. This intervisibility is limited now due to screening from large and prominent trees, but part of the 15<sup>th</sup> century tower can still be seen. Development on the Project Site will have no impact upon the relationship between the Vicarage and All Saints Church.

8.21. As the gardens to the northeast of the Vicarage building are historically associated with it, they form an important part of its setting and impacts to this should be minimised.



8.22. Intervisibility between the Project Site and the Vicarage looking across the garden area to the north-east, is very limited due to the trees and vegetation. The arboricultural plan proposes that these trees will be kept, which will continue to form screening between the proposed new Vicarage and the existing heritage asset.

8.23. The intervisibility between the Vicarage and the proposed location of the new carpark is unbroken, being located within the existing garden.

### Impact

8.24. As a result of the viewshed and site visit, it has been assessed that the Vicarage is a potentially sensitive receptor to the development. However, the results of the setting assessment demonstrate that development of the new Vicarage building would have no bearing on the historic setting of the existing Vicarage. However, the location of the carpark, to the north of the existing Vicarage would cause a moderate impact. This may be mitigated by way of a green screen which (once mature) could result in reducing the impact. Whilst the historic curtilage of the Vicarage garden would be reduced, the historic boundaries would not be altered under the new scheme.

8.25. In winter, the reduction in leaf cover would provide some views through to the Project Site to the north, but these are minimal. As the land beyond the boundary of the Vicarage garden does not contribute to the setting of the Vicarage, it is not anticipated that this will cause harm to the grade II Vicarage.

8.26. With sympathetic design, in keeping with the church and neighbouring vicarage, the development could provide a **positive** impact and enhance the local heritage assets.



## 9. Summary of Archaeological Potential

- 9.1. The results of Section 7 have demonstrated that the Project Site lies within an area of *high* archaeological potential. All Saints Church lies on the route of the Roman Via Julian, sections of which have been recorded in the vicinity of the High Street, just 400m to the north-west of the proposed development area. Furthermore, evidence of archaeological activity has been identified in fields to the north of the Project Site along with potential evidence of a road surface, suggesting occupation close to the site. Although the dating of the finds relating to this was not possible from the available report.
- 9.2. The Project Site is also adjacent to the recorded location of the medieval All Hallows / All Saints Church, parts of which are reported to be preserved in the current tower. The location of the early church and evidence of marshy conditions below the High Street raise the potential for contemporary occupation in this vicinity.
- 9.3. Lastly, the potential for early burial should be considered beyond the boundary of the existing church yard. Although the 1846 Tithe map demonstrates that the land was enclosed by the boundary of the Vicarage garden, it is possible for burial relating to the potential Medieval Church to be encountered.
- 9.4. It should be noted that landscaping to create the existing carpark may have had a detrimental effect on the preservation of upper stratigraphy. However, as there is no significant drop in height from the carpark to the churchyard, indicating that deeper deposits and features may still be preserved. The evidence of extensive tree growth on the site in the 19<sup>th</sup> century may also have had a detrimental effect on any buried remains.

## 10. The Development

- 10.1. The client is considering plans for the construction of a new Vicarage, located in the existing carpark with additional parking being provided to the north/ north-east of the existing vicarage. This will comprise the excavation of foundations, service trenching and additional landscaping in the affected areas.



## **11. Impact Assessment**

- 11.1. Apart from the potential impact of the carpark on the Vicarage setting, the proposed development is not seen to have a physical impact on any other known heritage assets. However, the potential for ground breaking activity to impact on buried archaeological remains should be assessed prior to the inception of works.
- 11.2. The results of the setting assessment have demonstrated that the construction of a two storey Vicarage will have an insignificant impact on the setting of All Saints Church and may have a minimal seasonal impact on the setting of the existing Vicarage, however this is not seen as significant and with sympathetic design this could provide a positive impact.
- 11.3. With regards to the relocation of the carpark, this will have a moderate impact on the setting of the Vicarage. However, as discussed this may be mitigated against by way of a green screen established around the perimeter.

## **12. Suggested Mitigation**

- 12.1. It is suggested that the archaeological potential of the proposed development area be subject to archaeological evaluation to assess the potential for the preservation of buried archaeology prior to the inception of works.



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## 14. Appendices



## Appendix 1: Gazetteer of Heritage Assets

HPS_PRN	Name	Period	Designation	Grade	Description
1	Church Of All Saints	Medieval: 1400s	LB	II	Parish church. C15 tower, church rebuilt 1830-1832, enlarged with the addition of new chancel and transepts 1893, memorial chapel added 1921. Main church by John Pinch the Younger, chancel and transepts by E Harbottle of Exeter, memorial chapel by Mowbray A Green.
2	No 124 High Street	Post-Medieval: 1600	LB	II	House. C17 with C19 and C20 alterations.
3	No 58 High Street	Post-Medieval: 1600-1700	LB	II	Former farmhouse, now house. C17 with C19 and C20 alterations.
4	No 120 High Street	Post-Medieval: 1600-1700	LB	II	House. C17 with C18 and C19 alterations.
5	No 109 High Street	Post-Medieval: 1640	LB	II	Large detached house. 1640 enlarged with block to left 1740 with C19 and C20 alterations.
6	Elrincon	Post-Medieval: 1660-1700	LB	II	House. Late C17 altered early and late C19.
7	No 108 High Street	Post-Medieval: 1660-1700	LB	II	House. Late C17 with C20 alterations.
8	No 60 To 62 High Street	Post-Medieval: 1680-1720	LB	II	Row of three cottages stepped downhill at right-angle to road from No.62 to south. Late C17/early C18, altered C19 and C20.





9	Manor House, Weston Lane, Bath	Post- Medieval: 1700	LB	II*	Former manor house, now a college. Early C18 remodelling of a medieval house with late C18 and c1900 alterations
10	The Old Crown Public House, 1, Crown Hill	Post- Medieval: 1700	LB	II	Inn. Early C18 altered late C18 with C19 and C20 additions.
11	Prospect House	Post- Medieval: 1703	LB	II	Detached house raised above street with forecourt. 1703 deeds, remodelled and refaced late C18.
12	Lansdowne House	Post- Medieval: 1706	LB	II	House attached to left of Vine House dated 1706. Lansdown House is earlier, remodelled c1830 and late C19 with C20 additions.
13	Vine House	Post- Medieval: 1706	LB	II	House, attached to left side of Lansdowne House. Dated 1706, with mid and late C19 alterations.
14	Nos 28 To 31 Trafalgar Road	Post- Medieval: 1750- 1800	LB	II	Row of houses, now flats, on corner with Church Street. Mid C18 with C20 alterations.
15	The King's Head Public House	Post- Medieval: 1750- 1800	LB	II	Public house. Mid C18 with C19 and C20 additions.
16	Nos 117 And 119 High Street	Post- Medieval: 1760- 1800	LB	II	Pair of houses backing onto High Street. Late C18 with C19 and C20 alterations.
17	No 1 High Street	Post- Medieval: 1760- 1800	LB	II	House, now office to garage. Late C18 with C20 alterations.
18	Nos 103 To 107 High Street	Post- Medieval:	LB	II	Row of five houses. Late C18/early C19 with C20 alterations.



		1760-1810			
19	Nos 14 To 18 Trafalgar Road	Post-Medieval: 1800	LB	II	Terrace houses stepped downhill from No.14 to left. Early C19.
20	Retaining Walls And Steps In Front Of Numbers 24 To 30 (Consecutive)	Post-Medieval: 1800	LB	II	Walls and railings. Early C19. Limestone rubble and freestone, iron railings. Revetment wall in High Street approx 40m long and 3m high, contains south end of gardens to front of Nos 24-30 Church Street.
21	Weston Farmhouse	Post-Medieval: 1800	LB	II	Farmhouse. c1800 but possibly with an early C18 core; C19 and C20 alterations.
22	Countess Of Huntingdon's Chapel, Trafalgar Road, Weston	Post-Medieval: 1800- 1850	LB	II	Chapel. Early C19.
23	The Crown And Anchor Public House	Post-Medieval: 1800- 1850	LB	II	Public house. Early C19.
24	Nos 23 To 25 High Street	Post-Medieval: 1800- 1850	LB	II	Row of three houses. No.23 to left now shop. Early C19.
25	Nos 1 To 19 Wellington Buildings	Post-Medieval: 1800- 1900	LB	II	Early 19th Century buildings with 20th Century alterations. Each house is three storeys.
26	Nos 11 To 21 Church Road	Post-Medieval:	LB	II	Ten terrace houses. Early C19 with C20 additions.



		1800-1900			
27	Weston Lawn, Lucklands Road, Bath	Post-Medieval: 1800-1900	LB	II	A detached house. Early C19, extended late C19.
28	Nos 99 To 102 High Street	Post-Medieval: 1800-1900	LB	II	Row of five houses set back and high above road. Early/mid C19 with C20 alterations.
29	Nos 1 To 4 Church Road	Post-Medieval: 1800-30	LB	II	Row of four houses stepped uphill from No.1 to left. Early C19 with C20 alterations.
30	No 1 Pennhill Road	Post-Medieval: 1800-30	LB	II	Detached house. Early C19, possibly re-fronted early C18 house similar to other early C18 houses in Weston.
31	Nos 5 And 6 Church Road	Post-Medieval: 1800-30	LB	II	House at entrance to churchyard. Early C19 with C20 alterations.
32	2 And 3, Crown Hill	Post-Medieval: 1800-30	LB	II	Two houses attached to right of The Old Crown Public House (qv). No.2 to left, early C19.
33	Nos 134 And 135 High Street	Post-Medieval: 1800-50	LB	II	Two houses, now shops in terrace including No.1 Trafalgar Road. Early C19 with C20 alterations.
34	Vicarage	Post-Medieval: 1802	LB	II	Vicarage. 1802. Possibly by Thomas Baldwin.
35	Nos 1 To 4 Trafalgar Road	Post-Medieval: 1820	LB	II	Three terrace houses with shop (No.1) on left hand corner in High Street. c1820 with C20 alterations.



36	Nos 11 To 13 Trafalgar Road	Post- Medieval: 1820	LB	II	Three terrace houses stepped downhill from No.11 to left. c1820 with C20 alterations.
37	No 10 Trafalgar Road	Post- Medieval: 1820	LB	II	House, now two dwellings. c1820, altered c1990.
38	Nos 6 To 8 Trafalgar Road	Post- Medieval: 1830	LB	II	Three terrace houses stepped uphill from No.6 to left. c1830 with C20 addition.
39	No 9 Trafalgar Road	Post- Medieval: 1830	LB	II	House, formerly brewery with shop. c1830 with C20 alterations.
40	Nos 1 To 6 The Grove	Post- Medieval: 1830- 1870	LB	II	Row of six houses. Mid C18, Nos 3 and 4 altered late C19.
41	Nos 24 To 30 Church Road	Post- Medieval: 1830-40	LB	II	Seven terrace houses stepped downhill from No.24 to left. c1830-1840 with C20 additions.
42	Nos 73 And 74 Westbrook Villas	Post- Medieval: 1840-60	LB	II	Pair of houses. Mid C19.
43	Belton House	Post- Medieval: 1840-60	LB	II	Large house, now four flats, set back on rising ground from road. Mid C19.
44	Nos 121 To 123 Victoria Terrace, High Street	Post- Medieval: 1840-70	LB	II	Three terrace houses. Mid C19.
45	Nos 12 To 17 Prospect Place	Post- Medieval: 1850	LB	II	Seven terrace cottages, two to right stepped up. Mid C19.



46	1-4, Lansdown Terrace, Crown Hill	Post-Medieval: 1850	LB	II	Four terrace houses on raised pavement. c1850.
47	Nos 24 To 29 Church Street	Post-Medieval: 1850	LB	II	Six terrace houses similar in style to Victoria Place. Mid C19 with C20 additions.
48	Church Hall	Post-Medieval: 1850-1900	LB	II	Church School, now Church Centre. Mid/late C19.
49	Nos 18 To 21 Prospect Place	Post-Medieval: 1850-1900	LB	II	Four terrace houses stepped downhill from No.18 to left. Mid/late C19.
50	Oakfield	Post-Medieval: 1857	LB	II	House, now a nursing home. Dated 1857.
51	Vale Lodge	Post-Medieval: 1858	LB	II	A large suburban villa with Tudor and Gothic architectural detailing, built in 1858 to a design by local architect Charles Henry Gabriel, standing on the west side of a small common in the centre of Weston Park, a mid-to-late Victorian development at the edge of Bath city centre characterised by large villas set in spacious grounds with mature trees. Vale Lodge is built in Bath limestone with a triple Roman tile roof, with two large external stacks to the south - and north elevations. It has an L-shaped plan.
52	Summerfield House, Weston Park, Bath	Post-Medieval: 1860	LB	II	Detached villa, now apartments, on site which slopes down at the front. c1860.
53	Heathside And Montnessing	Post-Medieval: 1861-62	LB	II	Former villa, now two dwellings. 1861-1862.
54	The Elms	Post-Medieval: 1864	LB	II	Large detached villa, now apartments. c1864 (first appears in Bath Directory for 1866).



55	Drinking Fountain In Roadside Wall Of Church Hall	Post-Medieval: 1876	LB	II	Freestanding drinking fountain in recess of wall to front of All Saints Church Centre. Dated 1876. Granite. Approx. 3m. tall and 1m. wide. Steeply pointed and heavily coped gable has moulded circular panel to apex over pointed arch with cusped intrados and returned impost string course. Recessed panel under arch has inscription: "To commemorate the fiftieth anniversary of the ministry of the Rev John Bond, Vicar of Weston 1876. Erected by his parishioners".
56	White Ribbon Chapel (Site Of)	Post Medieval: 1800 – 1852	NONE	-	Meeting place of the 'White Ribbon Army' established in Weston by the then owner of Penn Hill Farm to 'combat the evil of drunkenness'. It is shown in the 1850s as a small chapel at the rear of the 'Hope and Anchor' Inn.
57	Pontings Brewery (Site Of)	Post-Medieval: 1800-1846	NONE	-	Originally known as the Trafalgar Brewery, it came into the Pointing family in about 1854. (1) Trafalgar brewery buildings are shown on the parish tithe map of 1846, but this road does not appear until after 1805. The brewery closed in 1928.
58	Weston National School	Post-Medieval: 1817	NONE	-	The playground at the western end previously occupied by cottages. The class room (the Infants school) at the western end was added in 1895.
59	Countess Of Huntingdon Chapel (Site Of)	Post-Medieval: 1801-1900	NONE		Methodists first started meeting in Weston in 1812. (1) The chapel stood to the back of the present Co-op stores in 'Frugal Place', but some time later (between 1852 and 1885) was moved to the present site in Trafalgar Road.
60	Smythies E. Tomb In Church Of All Saints	Post-Medieval: 1858	LB	II	Tomb. c1858. Signed 'Birth, Bath'. Pennant stone. Greek Revival style. Pitched body stone with incised inscription to Aemelia Irving Smythies.
61	Fullerton And Dobree Tombs In Church Of All Saints	Post-Medieval	LB	II	Fullerton and Dobree Tombs. Mid C18. Bath stone. Situated to the east of the chancel, south of the path, these are two of the earliest surviving monuments in the churchyard. Each comprises a rectangular chest tomb with projecting ends, fielded inscription panels, and a two-stage gadrooned cover. Each has an armorial cartouche on the east end, and a crest (a thistle?) on the west end. Inscription panels have been lost from the sides. These provincial Baroque monuments, very much a pair, hence listed as one item- belong to the Cotswold school of memorial masons. Nos 284 and 295 on the churchyard plan.
62	Beckford Tower	Post-Medieval: 1825-1827	LB	I	<a href="http://list.historicengland.org.uk/resultsingle.aspx?uid=1394133">http://list.historicengland.org.uk/resultsingle.aspx?uid=1394133</a>



63	Lodge To Manor Hospital, Weston Lane, Bath	Modern: 1900-1910	LB	II	Gate lodge, 1900-1910.
64	Memorial Cottages, 1-4 Weston Lane, Bath	Modern: 1905	LB	II	A terrace of four vernacular-Revival style alms houses on a site that slopes steeply down to the rear. Dated 1905, by Mowbray A Green.
65	City Of Bath WHS	-	WHS		
66	Bath City Centre	-	CA		

## Appendix 2: Gazetteer of Archaeological Events

HPS_PRN	Description	Date	Results
67	DBA: Infant and Junior School Summerhill Park	1993	-
68	HBR/WB: All Saints Hall	2001	Building survey and watching brief performed in response to extensive refurbishment of the church hall. Extensive terracing occurred to create a level platform for school construction. Floor levels have consist of dumped rubbish and allow the original building phase to be dated to before 1840. Presence of a cobbled surface below the floor suggests there was a yard or street surface prior to construction of the school. A stone lined culvert suggests a drainage system, earlier or contemporaneous. Two trenches excavated for new pathways at rear of building. No archaeological features in first trench, but some Medieval and RB pottery. 2nd trench had no archaeological features.
69	Watching Brief: Bath Water Mains Rehabilitation Project	2004-2005	Observation of access pits and open cut trenches excavated for the Bath water mains rehabilitation project across the north-west quarter of Bath between June 2004 - December 2005. Clusters of Roman features were recorded in



			Julian Road, Sion Hill and Weston High Street. The majority appear to have been road metalling with isolated deposits of colluvium and possibly, Roman, soil horizons.
70	Watching Brief: 37 Sion Hill, Bath	2004	Watching brief on groundworks associated with the construction of an new extension. Nothing of archaeological significance was found.
71	DBA: Newbridge Park and Ride and Bus Rapid Transport Link.	2008	A desk-based assessment was undertaken on land at Newbridge Park and Ride, including part of the Bath Rapid Transport route linking the park and ride with Bath. Archaeological investigations within the study area have recorded archaeological sites, deposits and findspots generally dating from the post-medieval period, although some Romano-British burials have been recorded to the east of the Site at Partis College.
72	DBA: Summerfield School, Weston Park East	2006	A building and archaeological assessment of Summerfield School, Weston Park East, Bath. Formerly known as Cranwells, and is a Grade II Listed Building. The house was designed by James Wilson and built in 1852 for Jerom Murch. Following Murch's death in 1895 the house was purchased by colliery owner Saxton Campbell Cory, who added a number of decorative features to the house. In 1961 it was purchased by the Bath Corporation and became a secondary school of art. In the 1970s it became a special needs school. The house has retained much of its character and structure despite having been used as schools for several decades. Despite adapting rooms for student's needs, much of the internal fabric has been retained and in some cases restored. With the removal of partitions and the restoration of missing walls, the house could be restored to much of its original grandeur, with large well-lit rooms centred around an impressive hall and staircase.
73	DBA: Land at Holcombe Green, Weston	2008	A desk-based assessment was undertaken at land at Holcombe Green, Weston prior to redevelopment of existing housing. It is possible that structures, features or deposits of archaeological interest are present on the site. Features dating from the Romano-British and Medieval periods have been located in the vicinity of Holcombe Green.
74	DBA: Land at Southlands, Weston	2008	A desk-based assessment was undertaken on land at Southlands, Weston, prior to redevelopment of housing. It is possible that structures, features or deposits of archaeological interest are present on the site. Possible features include evidence for agricultural practices and previously demolished buildings.
75	WB: Holcombe Green, Weston	2010	An archaeological watching brief was carried out during groundworks associated with construction of 44 residential properties and associated services at the present nos. 15-44 Holcombe Green. The groundworks





			revealed a simple sequence of topsoil deposits over lying archaeologically sterile clays. No features or deposits of archaeological significance were recorded, and no artefacts were recovered.
76	EV: Southlands Housing Estate	2011	<p>In January 2011 a programme of archaeological evaluation and monitoring commenced at Southlands housing estate, Weston, near Bath. Four evaluation trenches were excavated and initial groundworks were monitored.</p> <p>Post medieval and modern field drains were present in each of the four trenches. One trench contained a more substantial drain associated with an orchard depicted on the 1888 published edition Ordnance Survey plan.</p>
77	WB: Manor Road	2012	<p>A watching brief was carried out over 5 days during the laying of a new sewer to the rear of Manor Road Weston. The site falls within the medieval boundary of the village, however no remains of that period were identified. The only historic feature recorded was a section of post-medieval wall believed to be associated with late Victorian buildings on the site.</p>
78	DBA/WB: Kingswood School	2013	<p>An archaeological watching brief was undertaken during construction of a new boarding house for Kingswood School on land adjacent to Beaconfield off College Road, Bath.</p> <p>Beneath recent garden soil containing 19th century ceramics and oyster shells, a thick layer of colluvium sealed a spread of pinkish red clay which contained a sherd of potentially prehistoric pottery, and three prehistoric flints. Two patches of in situ burning were recorded on the surface of this clay, as well as a deeper subsoil hollow, probably a tree throw.</p>
79	WB: Weston High Street	2013	<p>An archaeological watching brief was undertaken on land located between Nos 12-22 High Street and Crown Road, Weston, Bath. This revealed up to 1.5 metres of man-made deposits that filled a possible cellar and sealed several walls, all probably of late 18th or early 19th century date that probably formed part of a building terrace. No features, deposits or finds of an earlier date were found</p>



## Appendix 3: Methodology

### *Standards and Guidance*

The methodology employed in compiling this document is derived from a number of key sources.

This DBA has been undertaken in accordance with the *Standard and Guidance for historic environment desk-based assessment* (CIfA 2014), which states that a DBA 'will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area' and that in 'development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so), and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact (CIfA 2014: 4).

The approach to the setting of the heritage assets has been guided by the Historic Environment Good Practice Advice in Planning 3: [The Setting of Heritage Assets](#) (Historic England 2015) which replaces *The Setting of Heritage Assets – English Heritage Guidance* (English Heritage 2011) and by [NPPF](#) (DCLG 2012), which states that the setting of a heritage asset can be defined as:

*'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'* (NPPF, Annex 2: 56).

Assessment of the significance of heritage assets and their settings and the impacts to these were guided by the [Design Manual for Roads and Bridge](#) (DMRB; HA208/07, vol 11, section 3, part 2), [NPPF](#) (2012), the [NPPG](#) and [Seeing History in the View](#) (English Heritage 2011)



### *Study Area*

A 500m Study Area was established for the site in order to contextualise the known and potential archaeological resource. All Heritage Assets, designated and non-designated, were considered within this 500m area.

A ZTV of 3km (see below) was established to consider the setting of heritage assets that may be affected by the development.

### *Data Collation*

The DBA involved consultation of available archaeological and historical information from documentary, cartographic, photographic and historic environment record sources. The aim was to produce a document that not only considered the potential for archaeological remains on the Project Site, but to also put these into their historical and archaeological context.

The primary repositories for information consulted comprised:

#### Unesco

- World Heritage List

#### Southwest Heritage Trust

- Historic maps and documents;
- Aerial photographs;
- Books and articles

#### Bath Record Office

- Historic maps and documents;
- Books and articles

#### National Monuments Record

Heritage Planning Services Ltd



- Archaeological data from the AMIE database

#### Bath and Northeast Somerset Council

- Historic Environment Record

This DBA has been undertaken in accordance with the Standard and Guidance for historic environment desk-based assessment (IFA revised 2011).

#### *Walk-Over Survey/Site Visit*

A walk-over survey was undertaken on Thursday 23<sup>rd</sup> July 2015, in order to assess the character of the Study Area and to identify visible historic features and assess possible factors which may affect the survival or condition of known or potential assets. There was unhindered access to the car park/development site and this enabled a photographic record of part of the Project Site, its surroundings and heritage assets whose setting may be affected, to be undertaken.

#### *Viewshed Analysis*

Viewshed analysis was undertaken as part of this DBA in order to determine the visual impact on designated and non-designated heritage assets and produced a Zone of Theoretical Visibility. This was achieved through a binary viewshed process applied to a 1m Digital Surface Model (DSM), the data in which includes all upstanding obstacles such as buildings and trees, to provide a more genuine 'real world' visibility analysis.

Designated assets comprising World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens and Listed Buildings of Grade I and II\* were considered beyond the 500m range of the initial study area.

The following were employed:

- Use of digital surface model of 1m resolution
- 3km ZTV



- Target height (development) was set at 8m, as the approximate height of the building<sup>1</sup>
- Application of binary viewshed

Assets potentially affected were scoped out and their settings assessed during the walk-over survey.

### *Assessment Criteria*

The Design Manual for Roads and Bridges (DMRB; HA208/07, vol 11, section 3, part 2) provides the most accepted method for 'quantifying' the comparative significance of heritage assets. This document adopts the following (adapted) DMRB terminology and guidance<sup>2</sup>:

<b>Level of Significance</b>	<b>Criteria</b>
<b><i>Very High</i></b>	World Heritage sites; Assets of acknowledged international importance; Assets that can contribute significantly to acknowledged international research objectives; Historic landscapes of international value, whether designated or not; extremely well preserved historic landscapes with exceptional coherence, time-depth, or other critical factor(s).
<b><i>High</i></b>	Scheduled Monuments (including proposed sites); Undesignated assets of schedulable quality and importance; Assets that can contribute significantly to acknowledged national research objectives; Grade I and Grade II* (Scotland: Category A) 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;

<sup>1</sup> Note - HPS were not provided with detailed plans on the design and scale of the proposal and therefore this was estimated as an average

<sup>2</sup> This has been amended slightly from the 2007 version to reflect NPPF



	<p>Conservation Areas containing very important buildings;</p> <p>Undesignated structures of clear national importance;</p> <p>Designated and undesignated historic landscapes of outstanding interest (including Grade I and Grade II* Registered Parks and Gardens);</p> <p>Undesignated landscapes of high quality and importance, and of demonstrable national value;</p> <p>Well preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factor(s).</p>
<b>Medium</b>	<p>Designated or undesignated assets that contribute to regional research objectives;</p> <p>Grade II (Scotland: Category B) Listed Buildings;</p> <p>Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations;</p> <p>Conservation Areas containing buildings that contribute significantly to its historic character;</p> <p>Historic Townscape or built-up areas with important historic integrity in their buildings, or built settings (e.g. including street furniture and other structures);</p> <p>Designated special historic landscapes (including Grade II Registered Parks and Gardens);</p> <p>Undesignated historic landscapes that would justify special historic landscape designation, landscapes of regional value;</p> <p>Averagely well-preserved historic landscapes with reasonable coherence, time-depth or other critical factor(s).</p>
<b>Low</b>	<p>Designated and undesignated assets of local importance;</p> <p>Assets compromised by poor preservation and/or poor survival of contextual associations;</p> <p>Assets of limited value, but with potential to contribute to local research objectives;</p> <p>'Locally Listed' buildings (Scotland Category C(S) Listed Buildings) and historic (unlisted) buildings of modest quality in their fabric or historical association;</p> <p>Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g. including street furniture and other structures);</p> <p>Robust undesignated historic landscapes;</p> <p>Historic landscapes with importance to local interest groups;</p> <p>Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.</p>



<b>Negligible</b>	Assets with very little or no surviving archaeological interest; Buildings of little or no architectural or historical note; buildings of an intrusive character; Landscapes with little or no significant historical interest
<b>Unknown</b>	The importance of the resource has not been ascertained; Buildings with some hidden (i.e. inaccessible) potential for historic significance.

Table 3: Summary of factors determining Significance of heritage assets (adapted from the DMRB and NPPF)

The DBA employs the criteria for significance defined in the Historic England document *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (Historic England 2008):

Value	Description
Evidential	Evidential value derives from the potential of a place to yield evidence about past human activity.
Historical	Historical value derives from the 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.
Aesthetic	Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.
Communal	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. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.

Table 4: Summary of Values as defined in Conservation

### Impact Assessment

The assessment of impacts and significance of effects presented in this document is again taken from the DMRB. The magnitude of any change/impact on a heritage asset or its setting is assessed using the criteria below:

<b>Magnitude of Impact</b>
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<b>Major</b>	Change to most or all key archaeological materials, historic building elements or historic landscape components, such that the asset is totally altered.  Comprehensive changes to setting.
<b>Moderate</b>	Changes too many key archaeological materials, historic building elements or historic landscape components, such that the asset is significantly modified.  Considerable changes to setting that affect the character of the asset.
<b>Minor</b>	Changes to key archaeological materials, historic building elements or historic landscape components such that the asset is slightly altered.  Slight changes to setting, such that it is noticeably changed.
<b>Negligible</b>	Very minor changes to archaeological materials, historic building elements or historic landscape components or setting that hardly affect it.
<b>No Change</b>	No change

Once the value/significance of heritage assets are identified and the magnitude of impact determined, the significance of the effect after mitigation is defined below:

<b>Significance of Effects</b>						
<b>Heritage Value</b>	<i>Very High</i>	Neutral	Slight	Moderate/large	Large or very large	Very large
	<i>High</i>	Neutral	Slight	Moderate/slight	Moderate/large	Large/very large
	<i>Medium</i>	Neutral	Neutral/ Slight	Slight	Moderate	Moderate/large
	<i>Low</i>	Neutral	Neutral/ Slight	Neutral/ Slight	Slight	Slight/moderate
	<i>Negligible</i>	Neutral	Neutral	Neutral/ Slight	Neutral/ Slight	Slight
	<i>No change</i>	<i>Negligible</i>	<i>Minor</i>	<i>Moderate</i>	<i>Major</i>	
<b>Magnitude of Impact</b>						





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