

Proposed Housing Development on land at Gibbs Close, Westbury, Wiltshire

NGR ST87495158

Desk-based historic environment assessment

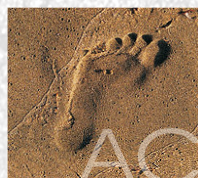
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archaeology

PROPOSED HOUSING DEVELOPMENT ON LAND AT GIBBS CLOSE, WESTBURY, WILTSHIRE

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Report prepared by Sarah Cottam and Peter Cox

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Summary

A largely desk-based assessment of the potential historic environment issues relating to a proposed housing development on land at Gibbs Close, Westbury, Wiltshire, has examined all available data sources. The application area occupies approximately 0.34 hectares of semi-derelict land used for soil stockpiles. There are no designated heritage assets wholly within the application area, but part of the site lies within the Westbury Conservation Area. There is one Grade 1, three Grade II and Fifty-seven Grade II Listed Buildings within the broader study area. The setting of the Conservation Area and a Grade II* Listed Building, Westbury Conservative Club, which is adjacent to the application area, are considered to be unaffected by the development proposals. There are no non-designated heritage assets within the application area. Part of the site lies within an area of high archaeological potential/interest, as defined in the Local Plan, due to its proximity to the historic medieval core of the town. Examination of historic mapping suggests the possibility of vestiges of Saxon minster precincts within the existing street layout of the town. However, the application area falls just outside the precinct's conjectured boundaries and it is therefore considered unlikely that significant associated archaeological deposits would be found. Later mapping suggests that the land has been used as gardens to houses fronting Alfred Street since at least 1842. There is no evidence to suggest that the site may contain buried archaeological deposits.*

1. INTRODUCTION

1.1 This report sets out the results of a largely desk-based archaeology and cultural heritage assessment of the site of a proposed housing development on land at Gibbs Close, Westbury, Wiltshire, centred on ST87495158 (Fig. 1). The study has been prepared on behalf of Jonathan Kamm Consultancy.

1.2 The study has been prepared in support of a planning application to Wiltshire Council (Ref E/10/01810/FUL) for the construction of ten dwellings, provision of car park with access and works to the existing highway at Gibbs Close. It was undertaken by AC archaeology Ltd during November 2010. The aim of the report is to identify known heritage assets within the application area and where appropriate identify potential effects on the historic environment.

1.3 The application area comprises a total of approximately 0.34 hectares in extent, bounded by Gibbs Close to the north and elsewhere by existing residential property boundaries. It lies at approximately 60m OD on the south side of the Bitham Brook. The access road will use the existing lane at Gibbs Close. The underlying geology comprises mudstones, sandstone and limestone of the Gault Formation and Upper Greensand Formation.

2. METHODOLOGY

2.1 The study has consisted of a desk-based assessment, as defined by the Institute for Archaeologists *Standards and Guidance* and *Planning Policy Statement 5 (policy HE6)*, of the heritage assets that contribute to the historic environment of the application area. The study area has comprised a buffer zone of up to 250m radius around the application area.

2.2 The scope of the study has included designated heritage assets (world heritage sites, scheduled monuments, listed buildings, conservations areas, battlefield sites, registered parks and garden) and non-designated assets (archaeological sites and finds, historic buildings, other historic landscape features or other locally-designated features, or areas, of cultural heritage importance).

2.3 The following data sources have been examined:

- Historic maps and documents held at Wiltshire and Swindon History Centre;
- Archaeological, historic building or other heritage designation information held Wiltshire & Swindon Sites and Monuments Record (WSSMR);
- Archaeological, historic building and other heritage designation information held by English Heritage in its National Monuments Record (NMR) at Swindon;
- Other published or unpublished information, and;
- A site inspection carried out 9th November 2010.

3. LEGISLATION AND GUIDANCE

3.1 Relevant protection, guidance and policies relating to the protection, maintenance and enhancement of archaeological sites and other aspects of cultural heritage may be summarised as follows;

Listed Buildings/Structures

3.2 Buildings of national, regional, or local historical and architectural importance are protected by the Planning (Listed Buildings and Conservation Areas) Act, 1990. Buildings designated as 'Listed' are afforded protection from physical alteration or effects on their historical setting.

Planning Guidance for Archaeology and the Historic Environment

3.3 General policy and guidance for the conservation of the historic environment under development control procedures are now contained in *Planning Policy Statement 5: Planning for the Historic Environment* (formerly Planning Policy Guidance notes 15 and 16), released 23rd March 2010. Archaeological sites, buildings, parks and gardens, battlefields or other aspects of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are now considered *heritage assets* under a unified policy system. The relevant policies are listed below:

- Policy HE1: Heritage assets and climate change
- Policy HE2: Evidence base for plan-making
- Policy HE3: Regional and local planning approaches
- Policy HE4: Permitted development and Article 4 directions
- Policy HE5: Monitoring indicators
- Policy HE6: Information requirements for applications for consent affecting heritage assets
- Policy HE7: Policy principles guiding the determination of applications for consent relating to all heritage assets
- Policy HE8: Additional policy principle guiding the consideration of applications for consent relating to heritage assets that are not covered by Policy HE9
- Policy HE9: Additional policy principles guiding the consideration of applications for consent relating to designated heritage assets
- Policy HE10: Additional policy principles guiding the consideration of applications for development affecting the setting of a designated heritage asset
- Policy HE11: Enabling development
- Policy HE12: Policy principles guiding the recording of information relating to heritage assets

Local Authority Plan Policies

3.4 At district level relevant saved policies for the management of archaeology and cultural heritage are set out in the West Wiltshire District Plan 1st Alteration (2004).

Policy C15 Archaeological Assessment

Archaeological assessment will be required for development proposals within the Areas of Archaeological Interest, or affecting an area of 1 hectare or more within Areas of Higher

Archaeological Potential, as shown on the Proposals Map. The results should be submitted with the planning application.

Policy C17 Conservation Areas

The special character or appearance of the designated conservation areas and their settings in West Wiltshire, including those shown on the Proposals Map and listed in Appendix A will be preserved and enhanced.

The designation of further conservation areas under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 will be considered from time to time where such areas are of special architectural or historic interest in the local context. Proposals will be formulated and published for the preservation and enhancement of the designated conservation areas.

Policy C18 New Development in Conservation Areas

Proposals for new development in a conservation area will be permitted only if the following criteria are met:-

- A. The development will preserve or enhance the character or appearance of the conservation area;*
- B. The plot layout, scale, form and detailed designs are characteristic of the area;*
- C. Historically important boundaries and street patterns, trees, walls, railings and other means of enclosure which contribute to the area's character are retained;*
- D. Open spaces and views into, out of and within the area, which are important to its character, are protected;*
- E. Materials and colours which blend with their setting are used. Traditional local materials will be expected, except in locations away from public view.*

4. HISTORICAL DEVELOPMENT OF THE SITE

By John Chandler

Introduction

4.1 This section of the report presents a sequence of historic maps relating to development of the site, off Alfred Street, north-east of Westbury market place. The site lies within the ancient parish of Westbury, but just outside the area included for electoral purposes within the pre-reform borough. All relevant map extracts are reproduced in Appendix 1 annotated, where possible, with a red line to show the site boundaries.

History of the site

4.2 No detailed early maps and plans of Westbury are known to exist, the earliest large-scale depiction being that of the enclosure map of 1808. Although the town area is covered, most of it was not subject to Parliamentary enclosure, so that the information given is limited. The Westbury tithe map of 1842 is more detailed and informative. Thereafter the usual sequence of large-scale Ordnance Survey plans describes the site at different dates. Little seems to have changed on the site between the tithe map (1842) and the latest map included here (1974), the area being largely devoted to the gardens of cottages fronting Alfred Street. Prior to 1842, but after 1808, there appears to have been a rearrangement of property boundaries, presumably in consequence of the disappearance of a building which had stood set back from the road south-east of the Alfred Street cottages. Along its northern edge the site has throughout the period mapped always been bordered by a lane giving access to Long Close Tyning and adjacent cottages and farm buildings. 'Tyning' in Wiltshire generally denotes a fenced enclosure, or paddock, generally used for pasture. The course of the lane itself has been dictated by the Bitham Brook which flows alongside it.

4.3 Westbury sent two members to parliament, elected by those enjoying burgage tenure, from 1448 until reform in 1832, and one thereafter until 1885. Pocket boroughs of this type tended to fossilise their burgage boundaries, so that the existence in the 19th century of burgage-type land divisions may indicate areas of medieval urbanisation. Straight rear boundaries near the site may indeed suggest this, although the name 'Long Close' suggest that they are caused by an ancient enclosure of pasture land running along the edge of medieval open fields. Moreover the boundary of the old borough, as depicted on the map accompanying the 1831 report, in which the burgage plots enjoying franchise lay, was defined in this area by the Bitham Brook; the site therefore lay adjacent to, but outside, the medieval urban area as fossilised for electoral purposes.

4.4 The urban topography of early Westbury, despite the 2004 extensive urban study, remains problematic. As an early royal manor with a high-status church (which became the prebend of the Salisbury cathedral precentors), and a hundred coterminous with the large parish, Westbury was very probably the site of a pre-conquest minster (Pitt, 1999, 77; Draper 2006, 82), although it seems not to have acquired urban status until later in the middle ages. The morphology of Saxon minster centres has been the subject of recent studies (e.g. Hall 2000), and vestiges of circular or sub-rectangular enclosed minster precincts have been identified in modern street layouts. At Westbury the curving lines of Alfred Street and Edward Street appear to be reflecting such an arrangement – a circular or oval 'llan' surrounding the site of the present parish church – although it should be stressed that (so far as I am aware) this possibility has not been

considered in detail or published anywhere. In any case, were Alfred Street to be reflecting a Saxon topographical feature, the site would lie just outside it, and any archaeological investigation on it would probably not contribute to understanding Westbury's early history.

5. HERITAGE ASSETS (Fig. 1)

Designated assets

5.1 The application area lies partly within the Westbury Conservation Area, a part of the town and its immediate surroundings that has been designated in the West Wiltshire District Plan to preserve and enhance its architectural and historic significance. There are six designated heritage assets within the broader study area, five of which are Listed Buildings. All are shown on Fig. 1, described in Appendix 2 and summarised below.

5.2 The medieval Parish Church of All Saints (Site 4) is a Grade I Listed Building and lies c.140m to the southwest of the application area. Westbury Conservative Club (Site 1) is a Grade II* Listed Building, the curtilage of which adjoins the north side of Gibbs Close. Two further Grade II* Listed Buildings lie within the study area. Marlborough House (Site 2) and The Town Hall (Site 3) both lie within 100m of the western boundary of the application area. There are a further fifty-seven Grade II Listed Buildings within the study area. The locations of these are shown on Fig. 1 but, with the exception of Site 5, they are not described in detail. Bitham Mill (Site 5) is a Grade II Listed complex of mill buildings located c150m to the south of the application area. It has been included as a named designated asset because archaeological records have been made of the site which was recorded and renovated as part of a recent development.

Non-designated assets

5.3 There are no non-designated heritage assets recorded within the application area. There are six non-designated heritage assets recorded by the WSMR and the NMR within the study area. All are shown on Fig. 1, described in Appendix 2 and summarised below.

5.4 Romano-British burials (Site 7) were recorded during the construction of a school c. 105m to the north of the application area.

5.5 Westbury is a town with Medieval origins (Site 12) and is recorded as *Westebrie* in AD1086. Various archaeological investigations have been undertaken across the town. Work at Kendrick's Garage (Site 10), c. recorded Medieval pits and ditches as well as similar Post-

medieval features. Townsend Mill (Site 8) and a factory adjoining Westbury House (Site 11) represent later Post-medieval industrial sites within the town.

5.6 An archaeological evaluation (Site 9) undertaken c. 100m west of the application area recorded heavy truncation of the area but no dated features.

5.7 The western part of the application area is shown in the West Wiltshire Local Plan as an Area of Archaeological Interest/Area of Higher Archaeological potential. There is no evidence to suggest that the site contains any heritage assets of significance.

6. SITE CONDITIONS

Introduction

6.1 A walkover survey of the site was undertaken on November 9 2010. The purpose of the walkover survey was to examine the current site conditions and setting of heritage assets in the vicinity.

6.2 The site is split in three portions; the west and central lie within the Conservation Area. These two have been used to store dumped spoil, as much as 2m high, presumably from local developments and it is not possible to view the pre-existing land surfaces. The spoil heaps are covered with vegetation of varying density (Plates 1 and 2).



Plate 1:
Westernmost
portion of the
site, view from
N



Plate 2: Central portion of site, view from W

Plate 3: Easternmost portion of site, view from NE



6.3 The east part of the site is more open, partly covered with tar macadam surface and used for storage of cabins (Plate 3).

6.4 There are no surface indications of features of archaeological interest.

7. ASSESSMENT OF SIGNIFICANCE

Introduction

7.1 This assessment has provided a summary of all recorded heritage assets within the study area as a result of a search of a range of archaeological databases. Each source has its own limitations. Aerial photographs are of variable effectiveness depending on geology, land use and weather conditions, while certain types of remains produce no cropmarks or soilmarks. Documentary sources were seldom compiled for archaeological purposes, contain inherent bias, and provide a comprehensive basis of assessment only for the last two hundred years. National and county databases are also limited in that they only provide a record of known archaeological data.

7.2 PPS5 states, in Policy HE6.1, that *Local planning authorities should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance. The level of detail should be proportionate to the importance of the heritage asset and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset. As a minimum the relevant historic environment record should have been consulted and the heritage assets themselves should have been assessed using appropriate expertise where necessary given the application's impact. Where an application site includes, or is considered to have the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where desk based research is insufficient to properly assess the interest, a field evaluation.*

7.3 PPS5 provides no terminology or criteria for ranking the significance of non-designated assets. It is therefore necessary to define a method for the assessment of individual heritage features. In the absence of a nationally accepted means of ranking the importance of archaeological and cultural heritage assets (other than the Secretary of State's non-statutory criteria for the assessment to national importance), a set of terms has been applied in order to provide a comparison of the relative importance of any cultural heritage features present on the site. The gradings have only been applied to sites within the application area and are set out in Table 1 below and included in Appendix 2.

GRADING		GRADES OF SIGNIFICANCE
A	National significance	Any designated or other asset considered to be of national significance due to its archaeological, architectural, artistic or historic interest. The asset would score high using the non-statutory criteria for assessing scheduled monuments.
B	Regional/County significance	Any asset considered to be of regional or county significance due to its archaeological, architectural, artistic or historic interest. The asset would score moderate using the non-statutory criteria for assessing scheduled monuments.
C	Local significance	Any asset considered to be of local significance due to its archaeological, architectural, artistic or historic interest. The asset would score low using the non-statutory criteria for assessing scheduled monuments.
D	Not significant	Any asset that is not considered to be of archaeological, architectural, artistic or historic interest significance

Table 1: Grading of Importance of cultural heritage assets

Assets of National Significance

7.4 There are sixty-three assets of national significance within the study area. Fifty-seven of these are Grade II Listed Buildings, three are Grade II* Listed Buildings (Sites 1-3), one is a Grade I Listed Building (site 4) and one is the Westbury Conservation Area (Site 6).

Assets of Regional/County Significance

7.5 Romano-British Site 7 and Medieval Site 12 lie within the study area. They are considered to be of regional/county significance for the archaeological information they provide in the understanding of the development of settlement and industry within the town.

Assets of Local Significance

7.6 Post-medieval Sites 8, 10 and 11 are considered to be of local significance for the archaeological information they provide in the understanding of the development of settlement and industry within the town

Assets of No Significance

7.7 Site 9 is considered to have no significance in terms of providing archaeological information on the development of the town.

8. COMMENTS

8.1 The application area lies partly within the Westbury Conservation Area. The immediate vicinity of the site is dominated by modern residential development. It is possible to view the church tower from the easternmost part of the application area. Overall the effects on the setting of the Conservation Area are considered to be negligible.

8.2 There is a total of sixty-three designated assets within the broader study area including Westbury Conservative Club, a Grade II* Listed Building adjacent to the application area, the setting of which may require review with English Heritage and Wiltshire Council. Two further Grade II*, one Grade I and fifty-seven Grade II Listed Buildings also lie within the study area. It is considered that the settings of these will not be affected by the development.

8.3 There is no evidence from the available records for archaeological deposits within the application area and there is limited information from within the broader study area. The historical study (Section 4) suggests that the site has largely been used as gardens for the cottages fronting Albert Street and has remained little changed, apart from minor boundary changes during the early 19th century. The principal interest lies in the proximity of the application area to an arrangement of existing streets which may represent the fossilisation of Saxon minster precincts around the parish church. However, this possibility has not been considered in detail and it is considered that even if it were the case, the application area would lie just outside the precincts and therefore any archaeological investigation on it would contribute little to the understanding of this aspect of Westbury's history.

8.4 The west portion of the development area lies within an area considered to be of archaeological potential/interest. This includes land to the rear of the medieval street frontage where archaeological deposits related to ancillary activities, such as industry or rubbish pits, are often found in medieval towns.

9. REFERENCES

Andrews, John, and Dury, Andrew, *Map of Wiltshire 1773*

Crittall, E, 'Westbury', *Victoria History of Wiltshire*, 8, 1965, 139-92

Draper, S, *Landscape, settlement and society in Roman and early medieval Wiltshire*, 2006, (BAR British series 419)

Hall, T, *Minster churches in the Dorset landscape*, 2000 (BAR British series 304)

Ordnance Survey, 1-inch first series, sheet 14, published 1817

Ordnance Survey, 25-inch (1:2500) scale sheets, Wiltshire 44.8, surveyed 1884, published 1887; revised 1899, published 1900; revised 1922, published 1924; revised and published 1936; sheet ST8751, published 1974

Pitt, J, 'Wiltshire minster *parochiae* and west Saxon ecclesiastical organisation', PhD thesis, Univ. Southampton, 1999

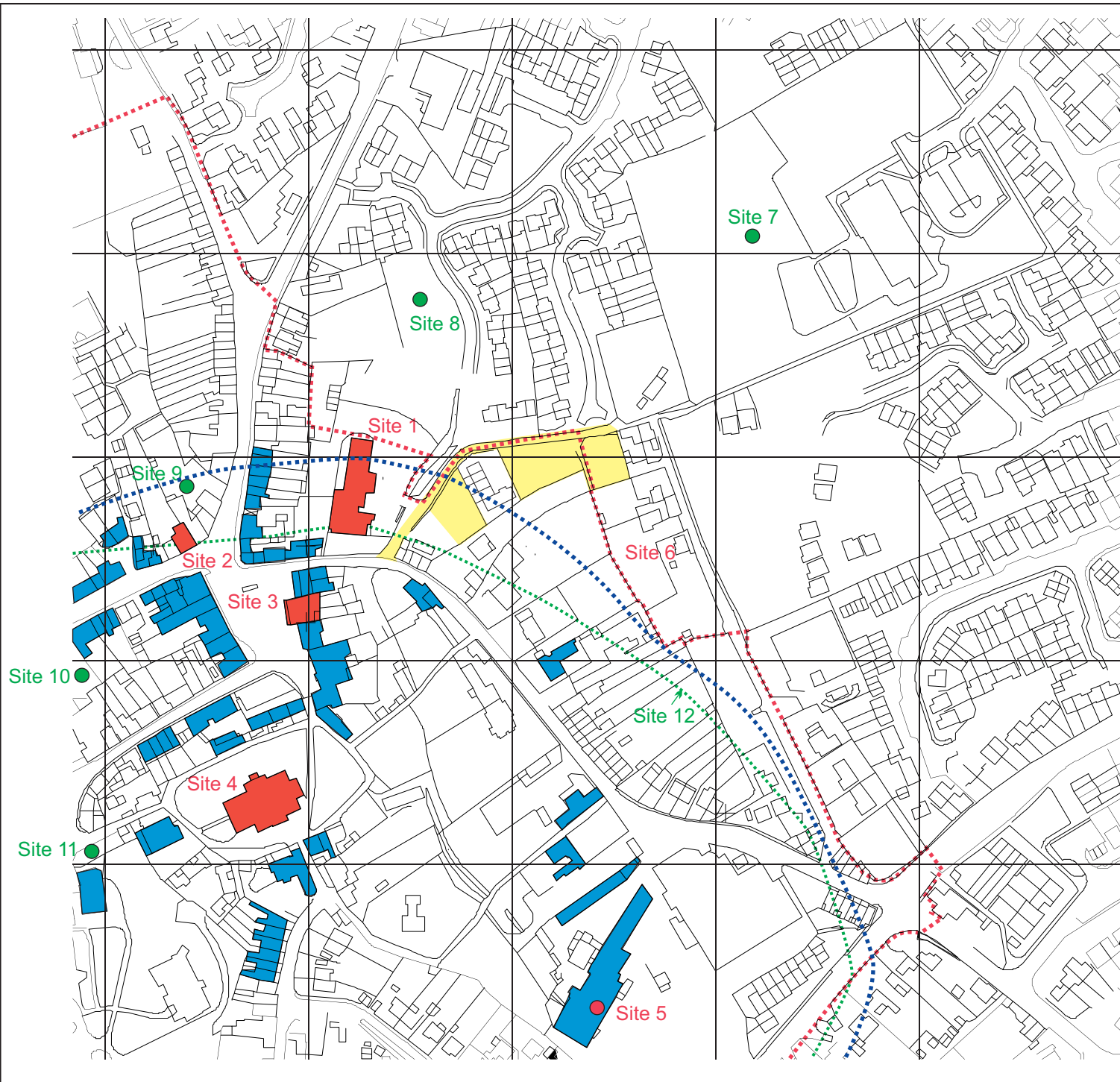
Wiltshire County Archaeology Service, *Westbury* (Extensive Urban Survey), 2004

WSA 947/1637: Printed version of the Westbury tithe map, 1842, with printed index and text of the apportionment

WSA EA 76: Westbury inclosure award and map, 1808

WSA G17/1/2: Report on the borough of Westbury [1831] with map of electoral boundaries

WSA T/A Westbury: Westbury tithe map and apportionment, 1842



Key

- Application area
- Site 1 ● Non designated asset
- Conservation Area boundary
- Boundary of area of high archaeological potential/interest
- Grade I or II* Listed Building
- Grade II Listed Building

PROJECT

Gibbs Close, Westbury

TITLE

Fig. 1:
Location of recorded heritage assets



AC archaeology

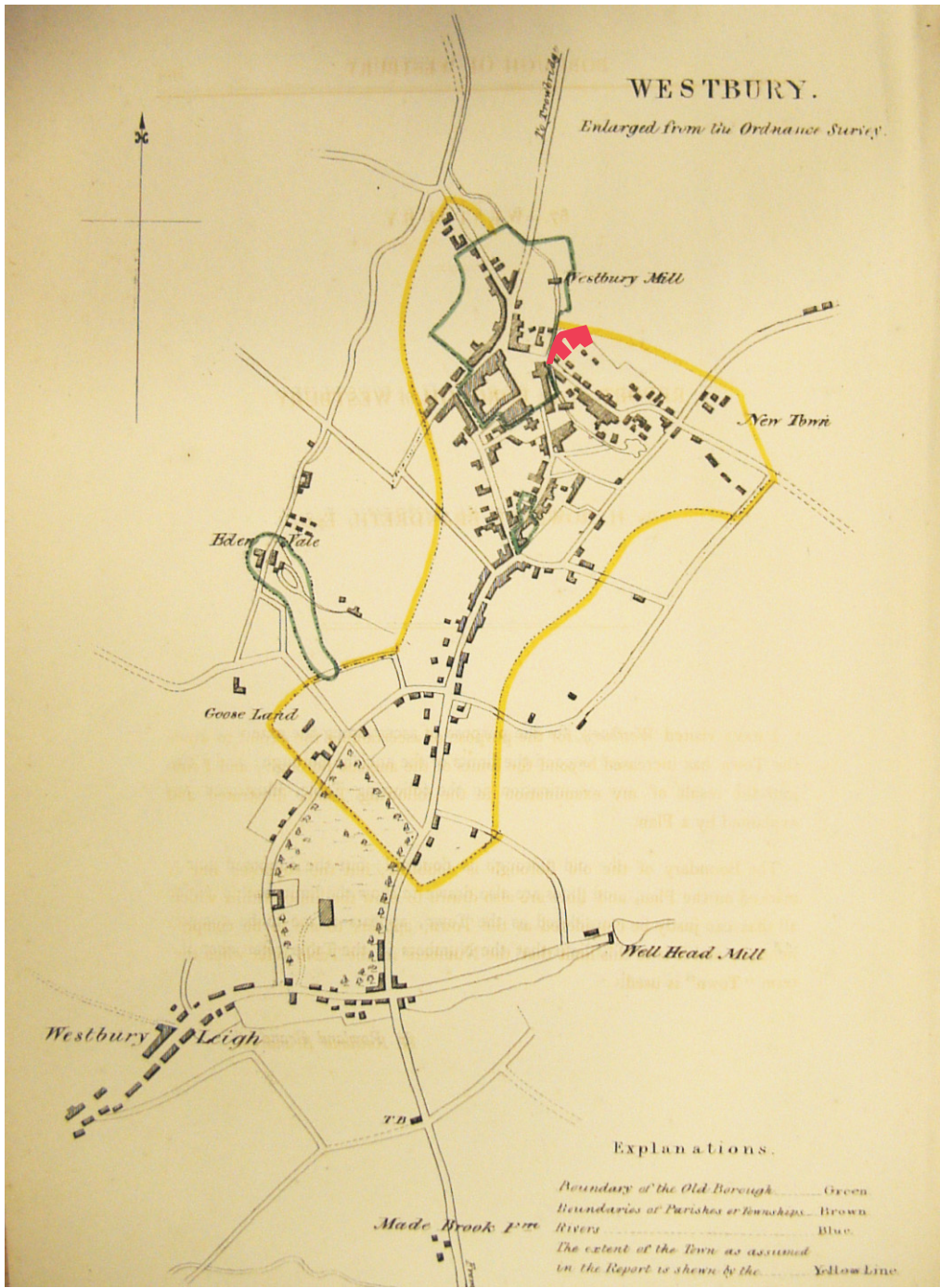
**Appendix 1:
Extracts from historic mapping**



Andrews, John and Dury, Andrew, Map of Wiltshire 1773



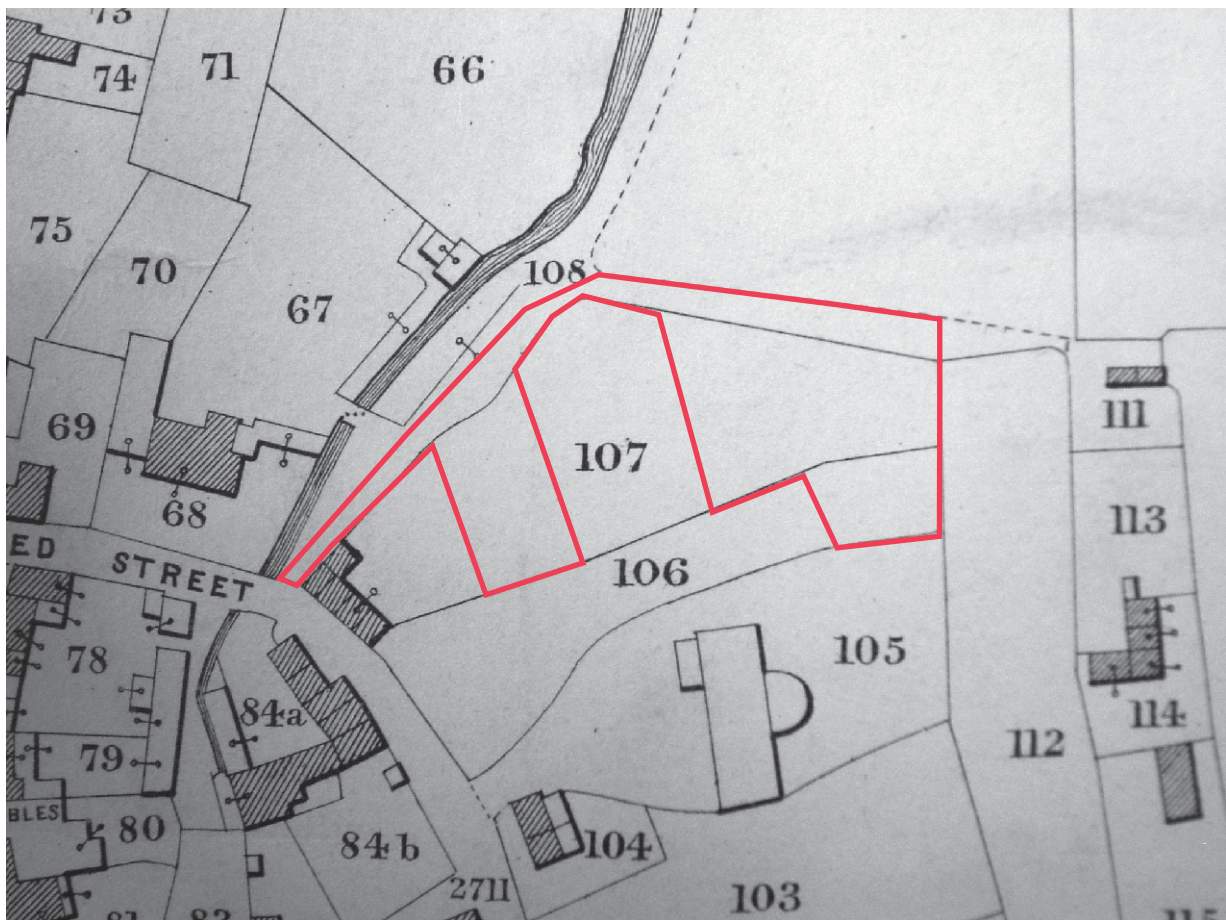
Ordnance Survey, 1-inch first series, sheet 14, published 1817



WSA G17/1/2:
 Report on the borough of Westbury (1831)
 with map of electoral boundaries
 (close-up of site area, left)

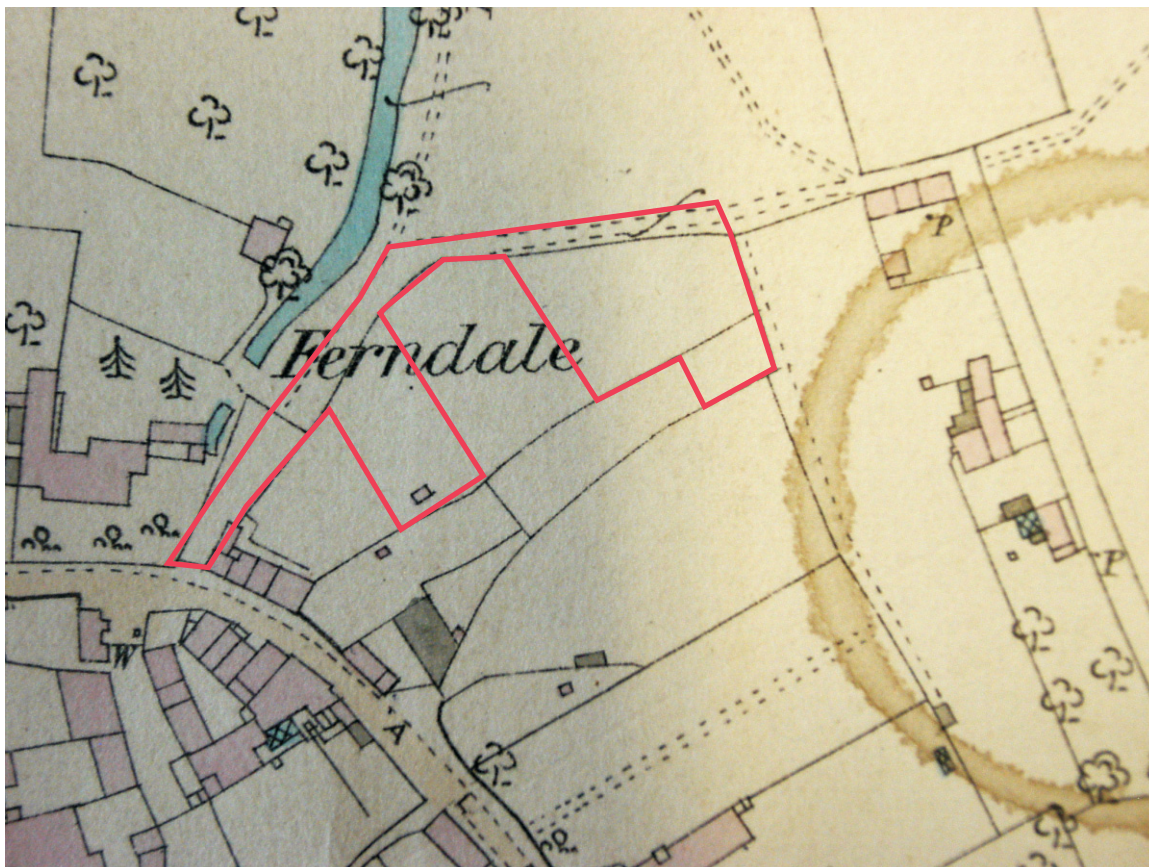


WSA EA 76: Westbury inclosure award and map, 1808

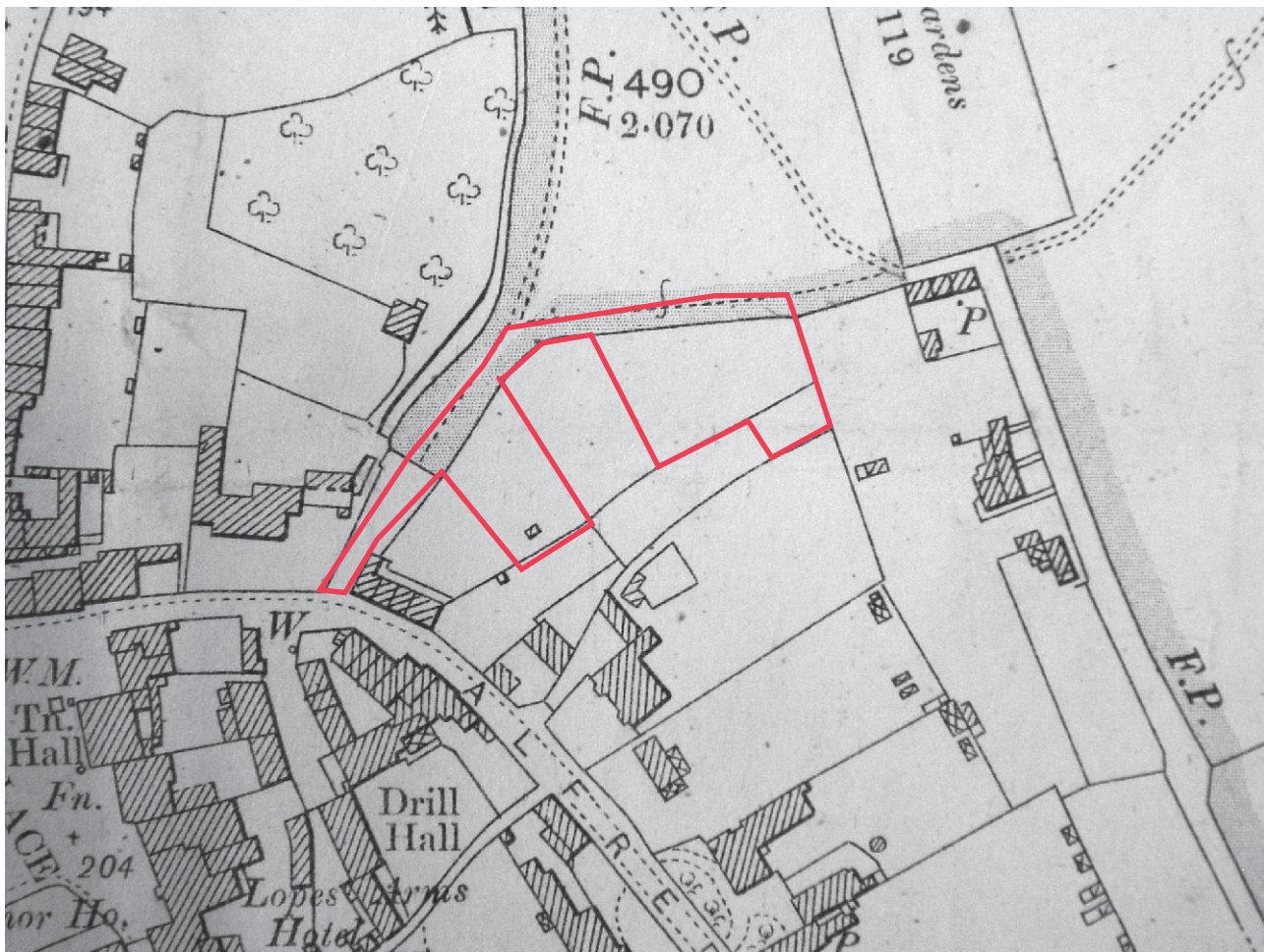


WSA 947/1637: Printed version of the Westbury tithe map, 1842

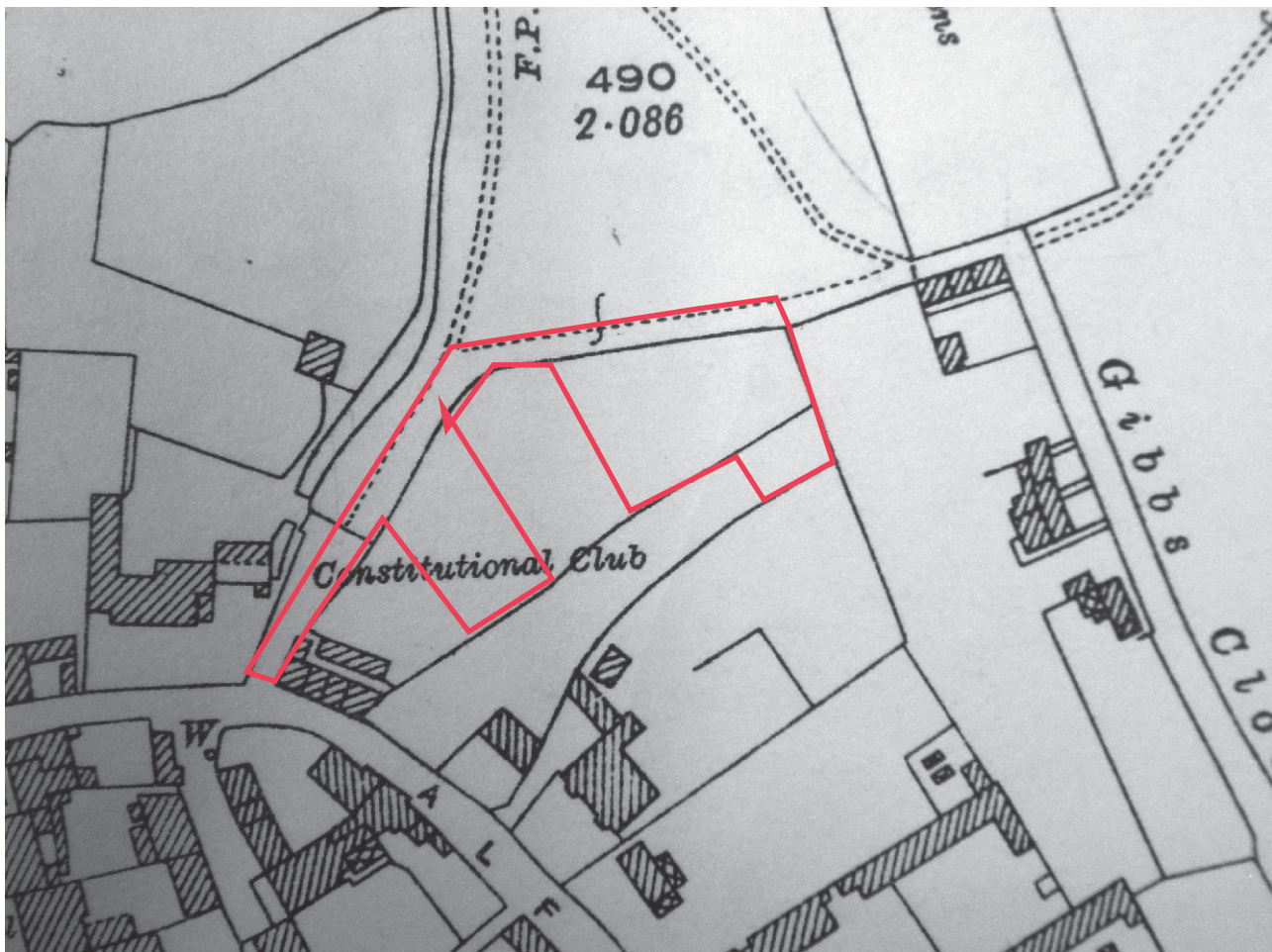




Ordnance Survey, 25-inch (1:2500) scale sheet, Wiltshire 44.8, surveyed 1884, published 1887 (town area, top; close-up of site area, below)



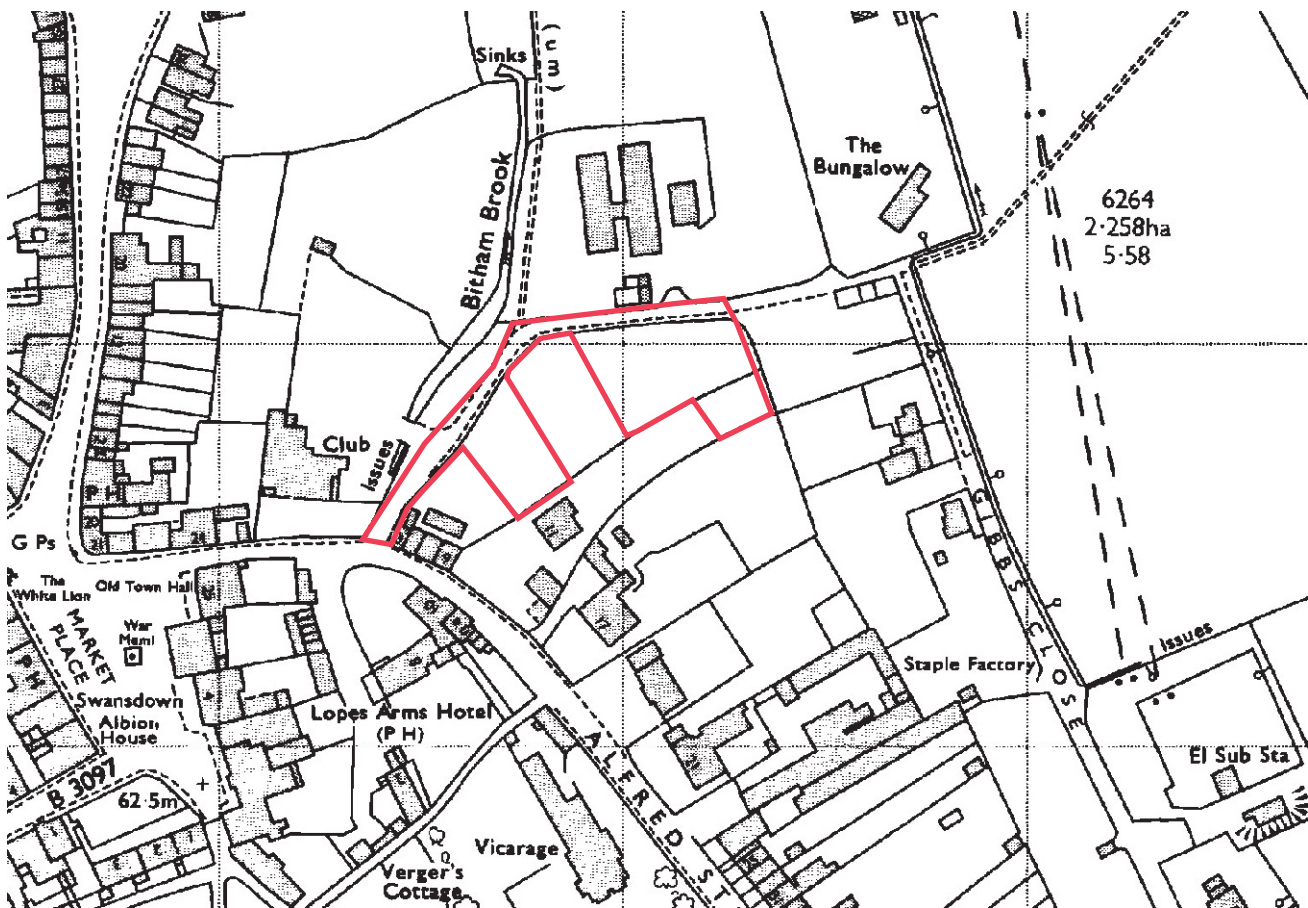
Ordnance Survey, 25-inch (1:2500) sheet, Wiltshire 44.8, revised and published 1900



Ordnance Survey, 25-inch (1:2500) sheet, Wiltshire 44.8, revised 1922, published 1924



Ordnance Survey, 25-inch (1:2500) sheet, Wiltshire 44.8, revised and published 1936



Ordnance Survey, 25-inch (1:2500) scale sheet ST8751, published 1974



Detail from oblique aerial photograph of Westbury town, 1958, in Crittall, E, 'Westbury', *Victoria History of Wiltshire*, 8, 1965 opp 142

Appendix 2

Summary of heritage assets

HERITAGE ASSETS WITHIN STUDY AREA								
Site No	HER/NMR Reference	Easting	Northing	Form/Type	Description	Period	Designation	Grading of Significance
1	313052 1305625	387417	151566	Extant structure	Westbury Conservative Club. Large detached late C18 house with a workshop extension. Association with textiles not certain.	Post-medieval	Listed Building Grade II*	A
2	313142	387335	151555	Extant structure	Marlborough House, Market Place. Early C18.	Post-medieval	Listed Building Grade II*	A
3	313149 207846	387390	151520	Extant structure	The Town Hall, Market Place. Early C19. Colonnaded ground floor divided by rusticated piers with Roman Doric columns.	Post-medieval	Listed Building Grade II*	A
4	207818 313093	387375	151429	Extant structure	Parish Church of All Saints. Probably c.1437, restored 1847. Set in an enclosed churchyard and, except for the tower, is hidden from surrounding streets. It replaced an earlier church, mentioned in Domesday.	Medieval	Listed Building Grade I	A
5	1443754 1324754 900083	387600	151370	Extant Structure	Bitham Mill. A woollen mill built in c.1722, reputed to be on the site of one of six mills recorded in Westbury by the Domesday Book and on the site of 'Bitham Mill', a fulling mill of 1570. The existing building dates from 1803. The surviving early C19 buildings are listed and have been recently renovated. A watching brief was undertaken on the demolition of one of the structures but no significant archaeological activity was recorded.	Post-medieval	Listed Building Grade II	A
6	-			-	Westbury Conservation Area. An area designated in the West Wiltshire District Plan as an area of special character or appearance due to its architectural or historical significance		Conservation Area	A
7	ST85SE318	387710	151750	Burial	Romano-British burials were found during an ahead of the construction of a school in 1992. An extended burial with evidence of a coffin, the bones of a second individual were found nearby.	Romano British	None	B
8	1305320	387500	151700	Cartographic	Townsend Mill. The first reference to the fulling mill is from 1765 and continued in use until 1853. Sometime after this it became a corn mill but has since been demolished	Post-medieval	None	C
9	1509255	387330	151590	Fieldwork	An archaeological evaluation was undertaken in advance of proposed development. It showed that the site had been heavily truncated and disturbed by later activity.	Undated	None	D
10	1409478 323 479 530	387280	151490	Fieldwork	Kendrick's Garage. An archaeological evaluation undertaken in 2002 recorded pits and ditches of medieval and post-medieval date; the stone footings of a timber structure were also noted. Subsequent excavation in 2004 recovered a lift key and a bone pin of Romano-British date and a Post-medieval phase of occupation along the street frontage.	Medieval Post-medieval	None	C

Appendix 2: Summary of heritage assets

HERITAGE ASSETS WITHIN STUDY AREA								
Site No	HER/NMR Reference	Easting	Northing	Form/Type	Description	Period	Designation	Grading of Significance
11	1305318	387300	151400	Site of	Factory adjoining Westbury House. The factory and house were built in 1800. When the factory was offered for sale in 1821 it was described as a 'substantial, convenient and extensive clothing factory' with four floors 76ft long. It probably continued in production until 1847. An umbrella factory now standing on the site does not correspond with original descriptions of the factory	Post-medieval	None	C
12	457	387300	151300	Settlement	A town with medieval origins. It was a centre of clay production for the pottery industry c.1086	Medieval	-	B

Appendix 2: Summary of heritage assets

Wiltshire Office

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