

Wagtails, Southampton Road, Alderbury, Wiltshire:

Historic Environment Assessment

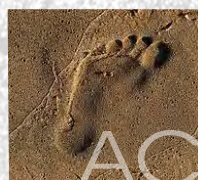
NGR 419083, 127036

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On behalf of:
1215 Heritage Homes

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archaeology

WAGTAILS, SOUTHAMPTON ROAD, ALDERBURY, WILTSHIRE

Centred on 419083 127036

Historic Environment Assessment

Summary

A largely desk-based historic environment assessment of land to the rear of Wagtails, Southampton Road, Alderbury, Wiltshire, was undertaken during June 2018 in support of a planning application for a proposed housing development. The application area comprises a total area of c. 1 hectare.

The assessment has shown that there are no designated assets within the boundaries of the application area. There are twenty-six designated assets within a wider 1 kilometre study area and eleven non-designated assets. With the exception of two former 19th century field boundaries, the examination of historic maps and air photographs did not identify any additional features or finds of archaeological interest within the application area. It is considered that there is a low potential for the presence of significant archaeological deposits within the application area.

1 INTRODUCTION

- 1.1 This report sets out the results of a largely desk-based assessment of the historic environment (archaeology and cultural heritage) issues relating to a proposed development on land to the rear of Wagtails, Southampton Road, Wiltshire, centred on NGR 419083 127036. This assessment has been prepared by AC archaeology Ltd, on behalf of 1215 Heritage Homes during June 2018. The location of the application area is shown on Fig. 1.
- 1.2 The study has been prepared in support of a planning application to Wiltshire Council for a housing development. The aim of the report is to identify known heritage assets within the application area and, where possible at this level of assessment, assess any potential impacts on the historic environment.
- 1.3 The application area comprises a broadly L-shaped area measuring c. 1 hectare. It is located at the rear of Wagtails and currently comprises uncultivated land, with shrub vegetation and felled trees. The application area is bordered by existing property boundaries to the northwest, southwest and southeast and to the northeast by playing fields.
- 1.4 The application area is situated on Palaeogene sedimentary sands, silts and clays of the Wittering Formation, but with Quaternary Head deposits of clays, sands, silts and gravel nearby to the east, which probably accumulated as colluvium from hill wash. The gently undulating landscape in the wider study area varies in height from approximately 70-75m above Ordnance Datum (OD).



Plate 1: View across the application area

2 ASSESSMENT METHODOLOGY

Baseline assessment

- 2.1** The study has consisted of a desk-based assessment, as defined by the Chartered Institute for Archaeologists (CIfA) *Standard and Guidance for Desk-Based Assessment* (1994, revised 2014) and the *National Planning Policy Framework* (Department for Communities and Local Government 2019). Baseline data has been gathered from within a 1km radius around the application area.
- 2.2** The scope of the study has included designated assets (World Heritage sites, Scheduled Monuments, Listed Buildings, Conservation Areas, Battlefield Sites, Registered Parks and Gardens) and non-designated assets (archaeological sites and finds, historic buildings, other historic landscape features or locally-designated features, or areas, of cultural heritage significance).
- 2.3** The information derived from the study has been used:
- To identify and assess the significance of the currently recorded heritage assets in the study area and any contribution made to their significance by their settings, if likely to be affected;
 - To assess the potential for the discovery of additional heritage assets within the boundaries of the application area, and;
 - To identify possible effects of the proposed development, whether adverse or positive, as far as is possible at this stage of assessment.

- 2.4** The study does *not* attempt to provide a detailed assessment of impacts of development on the identified and potential resource, nor provide any detailed mitigation proposals at this stage. A provisional overview of *possible* impacts of development on the principal heritage assets, however, does form part of this report as required in NPPF para 189.
- 2.5** For the purposes of data gathering and assessment, the study area comprised the application area, plus a c. 1km zone around it. All designated assets within the study area are included in this assessment, along with all non-designated heritage assets within 500m of the boundaries of the application area. The results of the searches are set out in Section 5, and the location of the identified heritage assets shown on Fig. 6.
- 2.6** This assessment has comprised a review of archaeological and historical information held:
- At the Wiltshire Historic Environment Record (hereafter WHER);
 - At the English Heritage Archive (hereafter EHA), Swindon;
 - At the Wiltshire and Swindon History Centre, Chippenham;
 - Online at the Magic website (www.magic.gov.uk) and on the English Heritage National Heritage List for England (NHLE), and;
 - Other published, unpublished, or online information.
- 2.7** Historic aerial photographs held at the EHA were consulted – these comprised 53 vertical photographs taken between 1943 and 2000, and 37 oblique photographs taken between 1930 and 2010. Cropmark or soil mark features representing possible archaeological features have been transcribed from both vertical and specialist oblique aerial photography. All crop and soil marks were plotted onto 1: 10 000 Ordnance Survey base maps using Coreldraw.
- 2.8** 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 soil marks. Documentary sources were seldom compiled for archaeological purposes, contain inherent biases, 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.

Assessment of Significance

- 2.9** In order to meet the requirements of NPPF para 189, it is necessary to define the significance of individual, or groups of, heritage assets. There is no formal process for assessing the significance of heritage assets other than those with statutory protection (e.g. scheduled monuments, listed buildings), but advice on the criteria to be used is included in the English Heritage guidance '*Conservation Principles – Policies and guidance for the sustainable management of the historic environment*' (EH 2008). This guidance states that heritage assets are considered to have significance based on their evidential, historical, aesthetic or communal value. Additional guidance on assessing the significance, and potential effects of development on that significance, is contained within the Historic England document (March 2015) *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment*. The National Planning Practice Framework also includes the criteria of architectural and artistic value.

- 2.10** The ranking of significance used in this assessment considers the EH (2008) criteria and the Planning Note, but expresses the results using a scale of significance derived from the *Design Manual for Roads and Bridges*, (DMRB Volume 11, 2007) and from guidance provided by the International Council on Monuments and Sites (ICOMOS, 2011) The ranking is presented in Table 1.

Table 1: Assessment of significance (value) of heritage assets

SIGNIFICANCE (VALUE)	FACTORS FOR ASSESSING THE SIGNIFICANCE (VALUE) OF HERITAGE ASSETS
Very High	- World Heritage Sites (including nominated sites); - Assets of acknowledged international importance; - Assets that can contribute significantly to acknowledged international research objectives. - Assets with very high evidential, historic or archaeological value.
High	- Scheduled Monuments (including proposed sites); - Grade I and II* Listed Buildings; - Grade I and II* Registered Park & Garden - Undesignated heritage assets of schedulable or exceptional quality and importance; - Conservation Areas containing very important buildings; - Assets that can contribute significantly to acknowledged national research objectives. - Assets with high evidential, historic or archaeological value.
Medium	- Designated or undesignated assets that have exceptional qualities or contribute to regional research objectives; - Grade II Listed Buildings - Conservation Areas containing important buildings - Grade II Registered Park & Garden - Assets that can contribute to acknowledged national research objectives. - Assets with moderate evidential, historic or archaeological value.
Low	- Designated and undesignated heritage assets of local importance; - Assets compromised by poor preservation and/or poor survival of contextual associations; - Assets of limited value, but with potential to contribute to local research objectives. - Assets with limited evidential, historic or archaeological value.
Negligible	- Assets with very little or no surviving archaeological, architectural or historical interest. - Assets with no evidential, historic or archaeological value.
Unknown	The importance of the resource has not been ascertained.

3 LEGISLATION AND POLICY

- 3.1** Relevant guidance and policies relating to the protection, maintenance and enhancement of heritage assets may be summarised as follows:

Listed Buildings and Conservation Areas

- 3.2** Listed buildings are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66 of the Act requires that *'In considering whether to grant planning permission (or permission in principle) for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.* In the case of Conservation Areas, Section 72 of the Act requires that *'Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.*

The National Planning Policy Framework

- 3.3** General policy and guidance for the conservation of the historic environment are contained in Chapter 16 (Paragraphs 184 - 202 and associated footnotes) of the *National Planning Policy Framework* (NPPF; Ministry of Housing, Communities and Local Government 2019). This document provides the definition of a heritage asset as 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)'. Designated heritage assets are defined as 'a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation' (*ibid*).

Policies relevant to this scheme are listed below:

Paragraph 184

Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Paragraph 189

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 190

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 192

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

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

Paragraph 193

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 194

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

Paragraph 195

Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

Paragraph 196

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 197

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 198

Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Paragraph 199

Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Paragraph 202

Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Hedgerows

- 3.3** Hedgerows of historic importance are afforded protection under The Hedgerow Regulations 1997, section 97 of the Environment Act 1995. The scheme came into effect on 1st June 1997 and any hedgerow, which is defined, at that date, as being of historical or ecological importance may require consent from the local planning authority prior to removal. Although afforded protection by statute, historically important hedgerows are not considered to be 'designated' assets within the definition contained in the NPPF.

Local Authority Plan Policies

- 3.4** Relevant saved policies for the management of archaeology and cultural heritage are set out in the Wiltshire Core Strategy Adopted January 2015 as follows:

Core Policy 58

Ensuring the conservation of the historic environment Development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

- i. Nationally significant archaeological remains
- ii. World Heritage Sites within and adjacent to Wiltshire
- iii. Buildings and structures of special architectural or historic interest
- iv. The special character or appearance of conservation areas
- v. Historic parks and gardens
- vi. Important landscapes, including registered battlefields and townscapes.

Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57. Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications.

4 HISTORICAL DEVELOPMENT OF THE SITE

Introduction

- 4.1** This section of the report outlines the results of the examination of a sequence of historic maps relating to the application area which lies within the ancient Wiltshire parish of Alderbury. Research has been conducted at the Wiltshire and Swindon History Centre in Chippenham, and online. The usual sequence of small-scale printed maps, tithe map and later Ordnance Survey maps is available. Extracts of relevant maps are included as Figs. 2 – 5.

History of the site

- 4.2** The manor of Alderbury had been owned by Iyechurch Priory until the dissolution in 1536, when it was held by lessees of the Bishop of Salisbury, including the Earls of Pembroke (1551-1647) and the Earls of Radnor (1757-1801). Incomplete parish registers exist for Alderbury from the early 17th century suggesting it had a small population. In 1765 a parish survey map (Fig. 2a) and accompanying field book was drawn up by the surveyor Isaac Messeder. The map shows the application area lying within Treasury Common, separated from Alderbury Common by a dot-dash line. The latter is not labelled, and it is unclear what it represents, although it may be a manorial or parish boundary. As this area was common land there are no corresponding entries

in the field book for the parish. No features are shown within the application area at this time, although 'sand pitts' (sic) are shown to the east. Several streams are depicted, along with Clarendon Road which was to the north of the proposed developments area – Junction Road did not exist at this date. The turnpike road is shown on this map as a dashed line. An Act of Parliament of 1753 permitted the construction of a turnpike road between Salisbury to Southampton, passing through Alderbury parish.

- 4.3** The enclosure map for Alderbury was drawn up in 1809 and shows the application area as a large open space, presumably still common land (Fig. 2b). The Earl of Radnor, who also owned a number of plots adjacent to the site, is listed as being responsible for the tithes. The application area lies within land parcel no. 31, listed as 'The soil of the said waste lands and grounds awarded to the Earl of Radnor' which may be a reference to rights to quarrying. The turnpike road (Southampton Road) is now shown, although Junction Road does not yet exist. Also shown is the newly constructed canal, to the south of the application area. Following a 1795 Act of Parliament, the Southampton to Salisbury navigation Company opened a route from Southampton Tunnel to Alderbury Tunnel. This was in use by 1803 but ran out of funding before it could be extended to Salisbury, and was abandoned by 1808, with part of the remaining canal basin now forming ponds. For several years there may have been a narrow gauge, wooden railway connecting the canal to Salisbury (Alderbury and Whaddon Local History Research Group 2000, 110), but there is no firm evidence for this.
- 4.4** The 1814 Alderbury parish map post-dates the enclosure of the former commons and field boundaries are shown for the first time, including along the northeast boundary of the application area and a track is shown further to the north, extending toward the Southampton turnpike road (Fig. 3a). This track would later become Junction Road. On the 1831 parish map further boundaries have been added with a straight boundary running on a NE-SW alignment along the south-east boundary of the application area and a further boundary on the same alignment just to the northwest of the application area. The area is recorded as being in arable cultivation at that time, with the area to the south-east depicted as a series of linear strips, possibly ridge and furrow (Fig. 3b). Prior to the 1908 Smallholdings and Allotment Act, Lord Radnor allowed villagers from Alderbury to use land on what was still called Alderbury Common for grazing and small-scale cultivation (AWLHRG 2000).
- 4.5** The tithe map for Alderbury, c. 1847, shows no changes within the application area since the 1831 parish map was drawn, although the track to the north had been extended eastwards. The numbered 143, is listed as belonging to Jacob Pleydell Bouverie, Viscount Folkestone (and later the 3rd Earl of Radnor), and occupied by George Rumbold (Fig. 4a). Many of his lands were described as 'In the common', suggesting that, although the former common land was now privately owned, there may have still been commoner's rights to it. The most significant change within the vicinity is that the line of the Salisbury and Bishop's Stoke railway, which opened in 1847 and is just shown to the northeast of the application area. By the time of the 1854 parish map, the railway is called the South Western railway. This map shows no changes within the application area (Fig. 4b).
- 4.6** The 1st Edition 1: 2500 Ordnance Survey map of 1887 shows two added field boundaries cutting across the application area and forming three land parcels. One boundary is on a north-west to south-east alignment, the other on a northeast to southwest alignment (Fig. 5a). By the time of the 3rd Edition OS map of 1926, the village of Alderbury was noticeably expanding and spreading along the line of the Southampton Road towards Whaddon. The added boundaries within the application area, along with the southeast boundary have changed by this time, with

further field and property boundaries also shown outside the application area to the southeast (Fig. 5b).

5 HERITAGE ASSETS

Designated Assets

- 5.1** There are no designated heritage assets recorded within the application area, and 26 recorded within the wider study area. These comprise one Grade II* Listed Building, one Conservation Area and 24 Grade II Listed Buildings. These assets are shown on Fig. 6, summarised in Appendix 1 and described in more detail below.

Alderbury

- 5.2** The Alderbury Conservation Area (Site 24) lies to the west of the application area but within the study area, and was designated to protect, preserve and enhance the oldest part of the village. No Conservation Area Appraisal has been produced for Alderbury, but it is considered that its significance is principally derived from its open and dispersed character and the assets which lie within it. The northern part of the settlement comprises a small green around which a number of large residential plots stand. To the south the church a number of historic buildings of local and varied vernacular styles buildings stand in what is probably the earliest part of the village. Open green fields stand between these two areas of settlement. This gives the asset a very open, rural character, enhanced by the presence of mature trees and hedgerows throughout. The setting of the asset can best be appreciated from within where the dispersed settlement layout and its open-ness can best be experienced. It has archaeological, historic and architectural interest and is of **Medium Significance**. Development within the application area could have no effect on the setting or significance of the asset.
- 5.3** There are 25 Listed Buildings (Sites 1-20 & 25) within the Conservation Area including Ivychurch Farm (Sites 2-3) and Alderbury House (Sites 19 and 20), both of which are described in more detail below. The remaining designated assets within the Conservation Area are Grade II Listed Buildings, and these include a number of village houses and cottages (Sites 4, 7, 9, 10, 11, 12, 13, 14 and 18) which are 17th-19th century in date and Alderbury WWI-WWII war memorial (Site 25).
- 5.4** The Green Dragon Public House (Site 5) is a 15th century hall house with 16th century additions, now a public house. This building is believed to have featured as The Blue Dragon in Charles Dickens' novel Martin Chuzzlewit. On the 24th November 1830 it was being used as a meeting place by some of the protestors involved in the Swing Riots, 12 of whom were arrested when the local yeomanry arrived, surrounded the inn and took prisoners. The parish Church of St Mary (Site 15), built in 1857, is located on the site of a medieval church. Memorials to Sarah Head (Site 16) and George Fort (Site 17) lie within the churchyard. An early 19th century milestone (Site 8) is situated at the junction between Clarendon Road and Southampton Road. This was formerly the principal turnpike road between Salisbury and Southampton but is no longer the main road since the village was bypassed by the A36. In 1902 a stone memorial and water trough (Site 6) was constructed by the parish in order to celebrate the coronation of Edward VII, and also in appreciation of the provision of a water supply to the village by the Earl of Radnor of Longford Castle. These assets have architectural and historic interest and are of **Medium Significance**.
- 5.5** Outside the Conservation Area there are a further four Grade II Listed Buildings – the barn at Rectory Farm (Site 21), Castle Hill House (Site 22), The Old Cottage (Site 23) and Matron's

College Farmhouse (Site 26). These assets have architectural and historic interest and are of **Medium Significance**.

Ivychurch Farm

- 5.6** Ivychurch Farm is situated within the northern extent of the Alderbury Conservation Area. Still a working farm, it is on the site and incorporates the structural remains of the former Ivychurch Priory (*Monasterium Ederosum*). This was an Augustinian priory founded by King Stephen in the late 12th century and dedicated to the Blessed Mary. It was built on the site of a small dependent chapel of Alderbury Church, both of which had been granted to Bishop Roger of Salisbury in the early 11th century. It is likely that this small chapel became the priory church with the addition of a cloister. The church also became the parish church for the inhabitants of Clarendon Forest, immediately to the north. The Black Death had a serious effect on this community, with only one canon surviving. Despite a number of replacements being sent to re-establish the community, the priory declined economically. Following dissolution in 1536 the priory was owned by the Earl of Pembroke, who converted the buildings into a dwelling. It is believed the church had ceased to be a parish church by 1548.
- 5.7** Much of the priory survived until 1888, when the present farmhouse (Site 2) was built, though it included priory elements within its structure. The remains of the west end of the priory church were incorporated into a garden wall (Site 1) and a 17th century walled garden (Site 3). A fireplace and some woodwork within the Green Dragon pub may have come from the priory buildings. The three designated components of Ivychurch Farm are Grade II Listed Buildings, have historic and architectural interest and are of **Medium Significance**.

Alderbury House

- 5.8** Alderbury House (Site 20) is a Grade II* Listed Building built during the late 18th century for George Fort, a Salisbury hatter with interests in the unfinished Salisbury Canal. The house stands within a landscaped park, which includes a lake which once formed part of the canal. The house is said to have been built by James Wyatt shortly after he removed the campanile at Salisbury Cathedral, reusing its stone within the new structure. There is, however, no evidence for this. The house is of historic and architectural interest and of **High Significance**. The Lodge (Site 19) to Alderbury House is of mid-19th century date but is believed to stand on the foundations of an earlier structure. The Lodge is a Grade II Listed Building and is of historic and architectural interest and of Medium Significance.
- 5.9** Development within the application area could have no effect on the settings or significance of any of these designated assets.

Non-designated assets

- 5.10** There are no non-designated heritage assets within the boundaries of the application area and, twelve within the wider study area. All are shown on Fig. 6, summarised in Appendix 1 and described below.

Prehistoric (10,000 BC – AD 43)

- 5.11** There are non-designated heritage assets of known prehistoric date recorded within the application area and one within the wider study area. This comprises a Bronze Age Beaker pot (Site 36), which was found in the area, but further information is not recorded. The asset is considered to be of **Low Significance**.

Romano-British (43 AD – AD 410)

- 5.12** There are no designated or non-designated heritage assets of known Romano-British date currently recorded within the application area or within the wider study area.

Early medieval (AD 410 – AD 1066)

- 5.13** There are no non-designated heritage assets of known early medieval date currently recorded within the application area or within the wider study area.

Medieval (AD 1066 – AD 1540)

- 5.14** There are no non-designated heritage assets of known medieval date currently recorded within the application area or within the wider study area.

Post-medieval (AD 1540 – AD 1901)

- 5.15** There are no non-designated heritage assets of post-medieval date recorded within the application area, but seven within the wider study area. The latter include the line of the Salisbury and Southampton Canal (Site 30) and the Salisbury and Dorset Junction Railway (Site 31), both now disused and/or dismantled. The Salisbury and Eastleigh Branch Railway (Site 32) was first opened in 1847 and is still in use. A railway signal box (Site 34) at Alderbury Junction is shown on the 1st Edition 1870 Ordnance Survey map but seems to have been superseded by later buildings. These assets are considered to be of **Low Significance**.
- 5.16** A post-medieval lead token was found in the garden of 'Chez Nous' (Site 33). This asset has lost its contextual associations and although its presence in the area is considered to be of interest, it is of **Negligible Significance**.

Modern (AD 1901 – present)

- 5.17** There are three non-designated heritage assets of modern date recorded within the wider study area. These consist the Village Hall, built in the 1960s (Site 35); a sub-surface feature comprising a WWII anti-tank ditch (Site 38) and a WWII road block (Site 39) identified during recent works in this area (Brace and Clark, 2018). The Village Hall features may have historic interest and are of **Low Significance**.

Undated

- 5.18** There is one undated asset recorded within the wider study area. Site 27 is a circular cropmark feature identified from air photographs and assumed to be a possible Bronze Age ring ditch associated with a round barrow, now ploughed flat. Out of all of the 53 vertical and 37 oblique air photographs that were examined during this study, only one (SU190269/6), taken in 1930, had a possible feature similar to that plotted on the HER, a faint circular mark 40-50m across. It was not entirely convincing as an archaeological feature. This work also suggested that the possible feature had been plotted incorrectly and was actually sited slightly further to the north than recorded on the HER. An archaeological evaluation undertaken at the school in 1991 by Wessex Archaeology (Site 28) did not find any evidence of the feature (targeted by Trench 8).
- 5.19** A further one undated asset is recorded within the wider study area, Site 29, another possible Bronze Age ring ditch. Again, only one of the historic air photographs examined (SU190269/6) had any evidence for this possible cropmark, but the only feature visible is very indistinct and far from convincing as an archaeological feature. Monitoring of groundworks undertaken in this area in 2017 did not identify any evidence for this feature (Brace and Clark, 2018). These assets are considered to be of **Unknown Significance** because the importance of the resource

has yet to be ascertained. If future investigations confirm the date or form, their significance may be greatly enhanced.

Historic hedgerows

- 5.20** There are no hedgerows within the application area or bounding it that are considered to be important under criterion 5a of Schedule 1, Part II of the Hedgerow regulations of 1997.

Landscape Characterisation

- 5.21** The Wiltshire Landscape Character Assessment (Land Use Consultants 2005) characterised the landscape of Wiltshire using a range of defined landscape types based on current land use and appearance, with the aim of enhancing the understanding and management of landscapes.
- 5.22** Alderbury and the application area are included within Character Area 132: Salisbury Plain and West Wiltshire Downs, County Landscape Character Type 14 Forest-Heathland Mosaic, and sub-Type 14A: Farley Forest-Heathland Mosaic. Settlement is concentrated to the west of the type area, with linear villages such as Alderbury and Whaddon (Land Use Consultants 2005, 139). The description of Type 14A is as follows:

Farley Forest-Heathland Mosaic forms a patchwork of woodland and medium sized geometric fields. The area contains part of the ancient forest of Clarendon which was centred on Clarendon Palace, the remains of which sit at the north west of the area. Although some areas of ancient woodland survive, the extensive areas of woodland are now predominately 19th century and post war plantations. There is also parkland with the remnants of the deer park of Clarendon Palace and the later parkland associated with Clarendon House. Fields are generally pastoral, although some are in a grass/arable rotation, and are bounded by thick hedgerows with numerous hedgerow trees. The village of Alderbury merges with Whaddon to form a large linear settlement while to the north east of the area there is the substantial village of Middle Winterslow linked by scattered roadside settlement to nearby East and West Winterslow. Elsewhere settlement is limited with small nucleated villages occurring in clearings. Buildings are generally traditional in style and built of red brick although there has been modern infill. A network of rural roads and shady sunken lanes wind through the area connecting the villages and farmsteads. (Land Use Consultants 2005, 139).

6 AERIAL PHOTOGRAPHIC EVIDENCE

- 6.1** Few crop and soil marks were visible. Out of all of the 53 vertical and 37 oblique photographs that were examined, only one image (SU190269/6), taken in 1930, displayed possible features. These were two faint circular features situated to the north-west of the application area within the area of the current playing fields. This feature (Site 27) appears to be 50-60m across. Compared to other ring ditches visible within the local area, however, the cropmark is rather indistinct. The location of this cropmark may not have been plotted accurately – the WSSMR suggests that it was underneath the northern corner of the school, and c. 28m in diameter. The cropmark, however, is approximately 50m across, and its south-eastern edge might have been up to c. 60m north-west of the school buildings. It might thus have been further to the north-west than recorded by the WSSMR.
- 6.2** The second potential ring ditch (Site 29), located outside of the application area to the northeast is no longer visible from aerial photographs and only recorded from a 1926 photograph, now very indistinct and not convincing as an archaeological feature. There are 'sand pits' marked on

the 1765 Alderbury parish map, and although it is not very clear exactly where these were due to the vagaries of the cartography, it is possible that this feature may relate to these, or perhaps to some geological or agricultural/livestock-related feature. There are certainly no barrows, buildings or other features marked on the early parish maps, the tithe map or the later parish and Ordnance Survey maps that could account for these two cropmarks. This feature was not identified during the archaeological monitoring of groundworks undertaken in this area in 2017.

- 6.3** Outside of the application area, but within the wider study area to the north and northeast, a series of linear cropmarks are visible on some aerial photographs. One example was aligned approximately north-west to south-east on both sides of Junction Road. Another shorter length of ditch orientated NWW-SEE is also present north of Junction Road, and both appear to have connected to a ditch extending north-east to south-west. These features would all appear to have had a drainage function, and there are still several springs and drainage ditches, or culverts present in the surrounding area. These possible drainage ditches cannot be matched to features visible on the historic maps, however, although some of the penciled annotations to the 1st Edition Ordnance Survey map of 1870 appear to be on the same alignments. It is possible that what the photographs were recording were the lines of land drains which have subsequently been buried.

7 CONCLUSIONS

- 7.1** There are no designated assets within the application area and 26 within the broader study area. Development within the application area could have no effect on the settings or significance of any of these assets.
- 7.2** There are no non-designated heritage assets within the application area and twelve within the broader study area. With the exception of two former field boundaries, shown on the 1887 1st edition Ordnance Survey Map, the historic aerial photographs and historic maps reveal few features within the application area or the wider study area. A possible ring ditch was identified to the northeast but the monitoring of groundworks in the area did not identify any trace of this feature in the subsoil. It is considered possible that it may have resulted from the circular motion of grazing tethered horses, a common local practice.
- 7.3** There have been no recorded archaeological investigations within the application area, and there is some potential for the presence of previously unrecorded heritage assets within it. Any groundworks associated with the excavation of footings and service trenches are likely to have an adverse impact on the survival and significance of any heritage assets which may be present, but they are likely to be of low significance.
- 7.4** Given the largely negative evidence, it is considered that there is a low potential for the presence of archaeological deposits or features within the application area.

8 REFERENCES

Maps consulted

1765 Alderbury parish survey map and field book.

1809 Alderbury Inclosure map.

1814 Alderbury parish map.

1831 Alderbury parish map.

1847 Alderbury tithe map and apportionments.

1854 Alderbury parish map.

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1926 3rd Edition 1: 2500 25-inch Ordnance Survey map.

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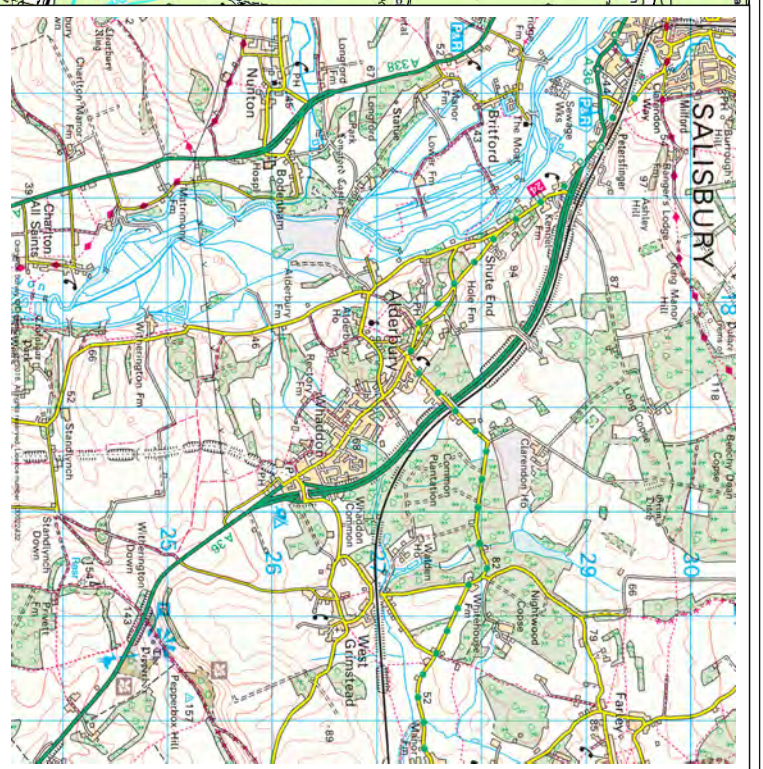
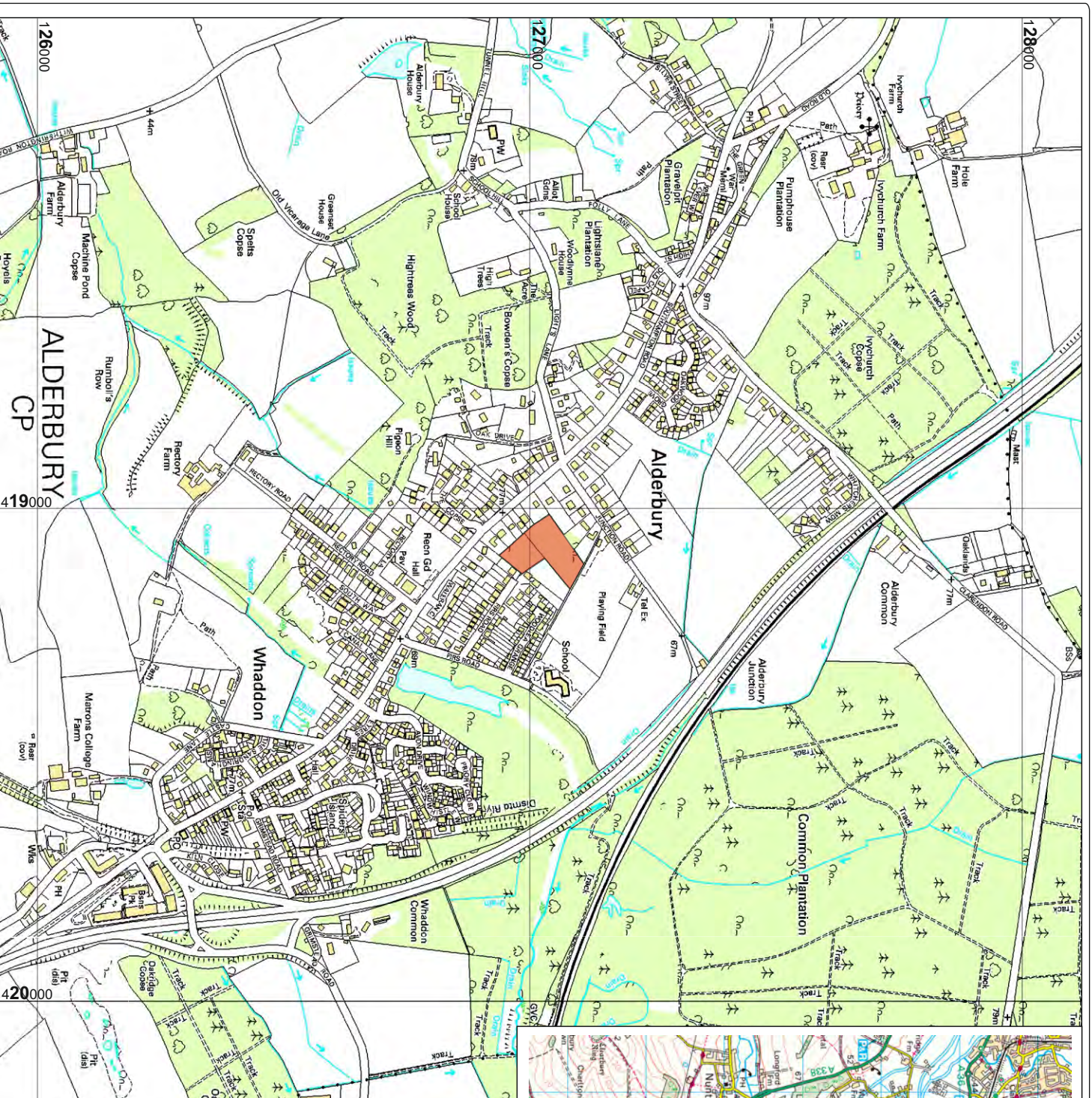
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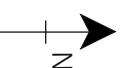
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PROJECT



Wagtails, Southampton Road, Alderbury

TITLE

Fig. 1: Site location



a) Alderbury parish survey, 1765



b) Alderbury Inclosure map, 1809

PROJECT



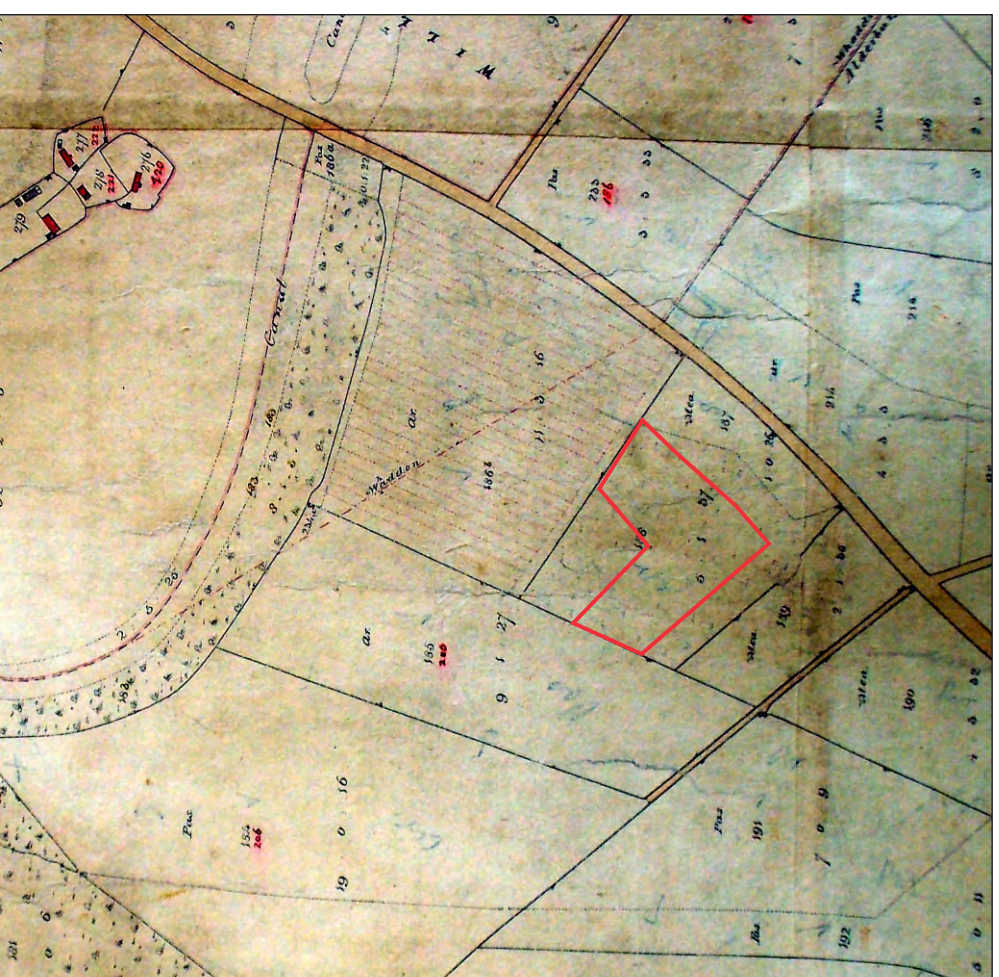
Wagtails, Southampton Road, Alderbury

TITLE

Fig. 2: Extracts from relevant historic maps



a) Alderbury parish map, 1814



b) Alderbury parish map, 1831

PROJECT



Wagtails, Southampton Road, Alderbury

TITLE

Fig. 3: Extracts from relevant historic maps



a) Alderbury Tithe map, 1847



b) Alderbury parish map, 1854

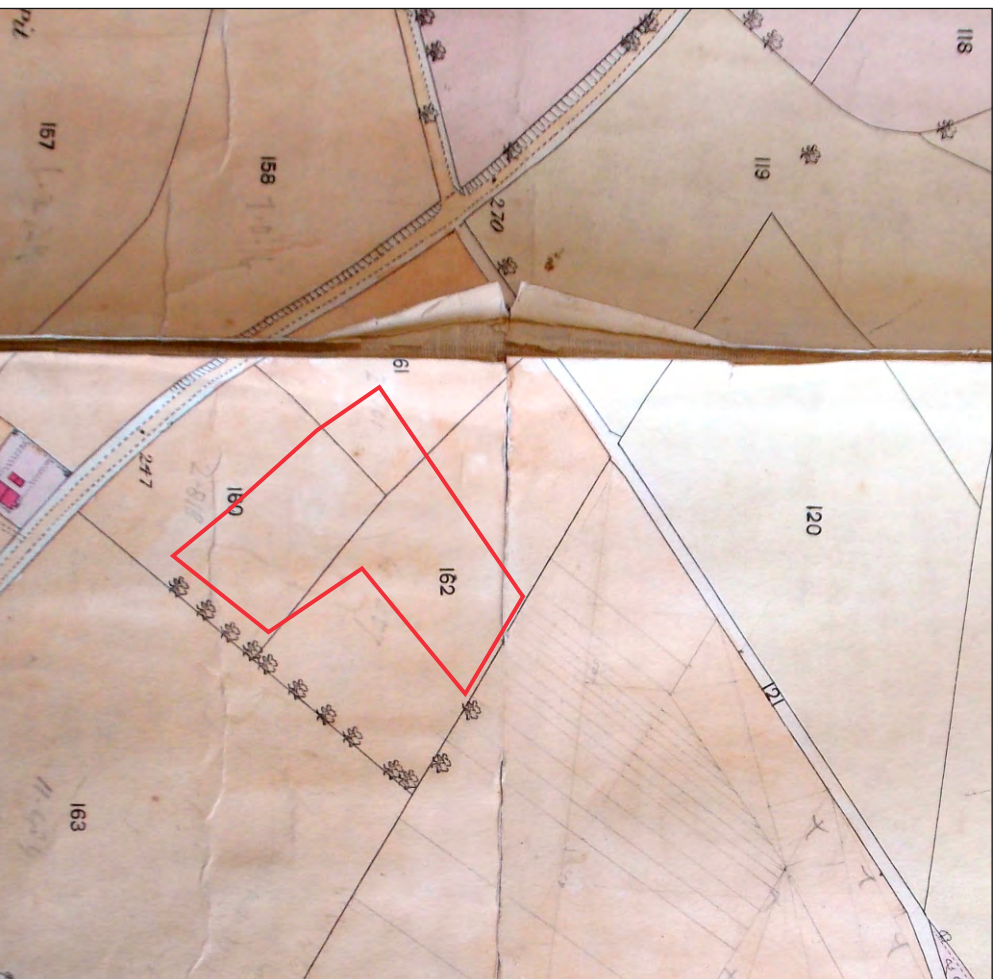
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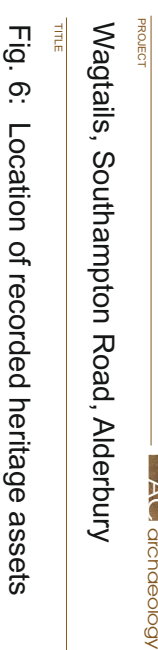
Fig. 4: Extracts from relevant historic maps



a) Ordnance Survey 1st edition 1:2500 map, 1887



b) Ordnance Survey, 1:2500 3rd edition, published 1926



Appendix 1

HERITAGE ASSETS WITHIN STUDY AREA									
Site No	HER/EHA/LEN Reference	Easting	Northing	Type	Evidence	Description	Period	Designation	Significance
1	LEN1355751	418240	127675	Priory	Ruined structure	Remains of Augustinian Priory at Ivychurch Farmhouse. Remains of west end of priory church, 12th century. All that remains is a cylindrical pier with multi scalloped capital and part of the arch attached to the west wall of the church which retains one buttress. The wall has been incorporated into the C19 garden walls of the farmhouse and the C17 walled garden. Priory founded by Henry II during the 12th century.	Medieval	Listed Building Grade II	Medium
2	LEN1023777	418262	127669	Farmhouse	Extant structure	Ivychurch Farmhouse. C19 farmhouse with reused Tudor arch door. Included for group value with the priory ruins	Post-medieval	Listed Building Grade II	Medium
3	LEN1023778	418316	127622	Walled Garden	Structure	Walled garden to south of Ivychurch Farmhouse. Late C17, al large rectangular walled enclosure, attached to the priory ruins at the west corner. The walled garden of a now demolished Jacobean house.	Post-medieval	Listed Building Grade II	Medium
4	LEN1355755	418264	127473	House	Extant structure	Lake House. Detached house, mid C19.	Post-medieval	Listed Building Grade II	Medium
5	LEN1023782			Public house	Extant structure	The Green Dragon Public House. House, now a public house, C15 hall house with cross wing added in mid-C16. The inn featured in Dickens' Martin Chuzzlewit as The Blue Dragon.	Medieval	Listed Building Grade II	Medium
6	LEN1355754	418309	127402	Memorial	Structure	Memorial and Water Trough on The Green. 1902. Erected by parish to celebrate the coronation of Edward VII and in appreciation of the Earl of Radnor of Longford Castle for providing water supply.	Modern	Listed Building Grade II	Medium
7	LEN1023784	418555	127343	Cottage	Extant structure	Cherry Tree Cottage. Detached. C18. A good example of an estate cottage.	Post-medieval	Listed Building Grade II	Medium
8	LEN1355753	418562	127305	Milestone	Structure	Milestone at junction of Clarendon Road with Southampton Road. Early C19, cast-iron three sided pillar. No longer on the main road since the construction of the by-pass.	Post-medieval	Listed Building Grade II	Medium
9	LEN1285049	418186	127333	Cottage	Extant structure	28 Silver Street. C18.	Post-medieval	Listed Building Grade II	Medium
10	LEN1023785	418172	127327	Cottage	Extant structure	Old Timbers. Late C17 detached cottage, timber-framed with brick infill. 1950 renovation by Longford Castle estate.	Post-medieval	Listed Building Grade II	Medium
11	LEN1285053	418181	127293	Cottage	Extant structure	Rose Cottage. Late C17, square panelled timber framing, 1950 renovation by Longford Castle estate.	Post-medieval	Listed Building Grade II	Medium
12	LEN1023781	418374	127008	Cottage	Extant structure	Yew Tree Cottage. Circa 1840. Well designed estate cottage.	Post-medieval	Listed Building Grade II	Medium
13	LEN1023783	418399	126983	Cottage	Extant structure	No 7, Lights Lane. C17, 1950s renovation by Longford Castle Estate	Post-medieval	Listed Building Grade II	Medium
14	LEN1355756	418396	126953	Cottage	Extant structure	No 5 and 6 School Hill. Pair of cottages, C17, square panelled timber framing, 1950 renovation by Longford Castle estate	Post-medieval	Listed Building Grade II	Medium

Appendix 1: Summary of heritage assets

HERITAGE ASSETS WITHIN STUDY AREA									
Site No	HER/EHA/LEN Reference	Easting	Northing	Type	Evidence	Description	Period	Designation	Significance
15	LEN1355757	418239	126926	Church	Extant structure	Church of St Mary. Anglican parish church on site of medieval church. Designed in 1857 by SS Teulon. Fittings Victorian, fine stained glass windows. Altar rails made from screen removed from Salisbury Cathedral 1960.	Post-medieval	Listed Building Grade II	Medium
16	LEN1023787	418256	126939	Memorial	Structure	Head memorial in churchyard. Chest tomb, early C19, Sarah Head died 1806.	Post-medieval	Listed Building Grade II	Medium
17	LEN1285034	418246	126913	Memorial	Structure	Fort memorial in churchyard, early C19 chest tomb, George Fort, the builder of Alderbury House, died 1807.	Post-medieval	Listed Building Grade II	Medium
18	LEN1023786	418295	126903	House	Extant structure	The Court House. Detached, c. 1600 to mid-C18, timber-framed wing to rear probably represents the remains of a larger structure.	Post-medieval	Listed Building Grade II	Medium
19	LEN1355758	418204	126878	Lodge	Extant structure	The Lodge. Lodge to Alderbury House, mid C19, several courses of brick at base of west and north walls suggest earlier structure.	Post-medieval	Listed Building Grade II	Medium
20	LEN1023788	418134	126818	House	Extant structure	Alderbury House. Country house, late C18. Said to have been built by James Wyatt shortly after he pulled down the campanile at Salisbury Cathedral in 1789, with the re-used stone but no evidence exists to support this. Built for George Fort, a Salisbury hatter with some interests in the Salisbury Canal which was built in the area but never finished. The house stands in a landscaped park with a lake which formed part of the canal.	Post-medieval	Listed Building Grade II*	High
21	LEN1181326	418958	126337	Barn	Extant structure	Barn at Rectory farm. Now a cow shed, C18	Post-medieval	Listed Building Grade II	Medium
22	LEN1023780	419464	126313	House	Extant structure	Castle Hill House. Early C19	Post-medieval	Listed Building Grade II	Medium
23	LEN1355752	419481	126278	Cottage	Extant structure	The Old Cottage. Early C18	Post-medieval	Listed Building Grade II	Medium
24	HER 176	418266	127130	Conservation Area	-	Alderbury Conservation Area	-	Conservation Area	High
25	LEN 1452014	418309	127402	War memorial		Alderbury War Memorial	Modern	Listed Building Grade II	Medium
26	LEN 1023779	419580	126118	Farmhouse		Matron's College Farmhouse C18 farmhouse, probably a rebuild of an earlier building endowed by the Matron's College in Salisbury	Post-medieval	Listed Building Grade II	Medium
27	HER MWI9802	419320	127130	Ring ditch	Cropmark	A possible ring ditch visible on air photographs was not identified in archaeological trenches excavated in 1991, although it may not have been plotted correctly, and it may have lain outside the evaluated area.	Undated	None	Unknown

HERITAGE ASSETS WITHIN STUDY AREA									
Site No	HER/EHA/LEN Reference	Easting	Northing	Type	Evidence	Description	Period	Designation	Significance
28	EHA 878529 EHA 915602 HER EW13908	419332	127063	Archaeological investigation		Evaluation at Alderbury and West Grimstead School revealed a low density of predominantly modern artefacts in the topsoil and an absence of archaeological features. A cropmark feature identified on air photographs proved to have no sub-surface components within the trenches but see above).	Modern	None	None
29	HER MW19803	419440	127200	Ring ditch	Cropmark	A possible ring ditch is visible on an air photograph of 1926.	Undated	None	Unknown
30	EHA 1041415 HER MW164351	419416	126955	Canal	Structure	The Salisbury and Southampton Canal. Originally intended to run from Salisbury to Southampton but only constructed from Southampton to Alderbury Common. Closed to traffic by 1808, part of route used for a railway from 1847.	Post-medieval	None	Low
31	EHA 1031568	413846	114580	Railway	Dismantled structure	Salisbury and Dorset Junction Railway. The railway opened in 1866 and connected the Salisbury – Romsey line with the Southampton and Dorchester Railway. Operated by LSWR and closed in 1964.	Post-medieval	None	Low
32	EHA 1358847	431829	126163	Railway	Extant structure	Salisbury and Eastleigh Branch Railway. Built in 1847.	Post-medieval	None	Low
33	HER MW19779	419300	127400	Find spot	Token	A post-medieval lead token was found in the garden of 'Chez Nous'.	Post-medieval	None	Negligible
34	EHA 506709	419600	127300	Signal box	Dismantled structure	Railway signal box, shown on 1870 OS map but not on 1901 edition – may have been demolished and replaced by then.	Post-medieval	None	Negligible
35	HER MW157913	419161	126754	Village Hall	Extant Structure	Village Hall	Modern	None	Low
36	HER MW19706	419068	126513	Findspot	Find	A Bronze Age Beaker pot was found	Prehistoric	None	Low
37	HER MW170996	419536	126739	Farmstead	Site	Site of Spider's Island, a demolished C19 farmstead of dispersed plan, isolated location, all buildings lost.	Post-medieval	None	Low
38	AC archaeology	419342	127226	Anti-tank ditch	Sub-surface feature	WWII anti-tank ditch - 6m wide - revealed during archaeological watching brief in 2017.	Modern	None	Low
39	AC archaeology	419259	127316	Road stop	Extant structure	WWII road stop. Composed of three brick pillars and iron rails.	Modern	None	Low

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