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Buildings at Innox Mills
Stallard Street
Trowbridge
Wiltshire

Proposed Works to Historic Buildings

Heritage Statement

Project Ref: AH1024.2

July 2021

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1. SUMMARY

PROJECT NAME: INNOX MILLS: PROPOSED WORKS TO HISTORIC BUILDINGS
LOCATION: STALLARD STREET, TROWBRIDGE, WILTSHIRE
NGR: 385276, 158028
TYPE: HERITAGE STATEMENT

In June 2021 plans were finalised for one of a number of phases of work proposed for the Innox Mills site in Trowbridge, Wiltshire. Armour Heritage was commissioned to complete a heritage statement regarding proposed works to a group of historic buildings at the Site, centred on NGR 385276, 158028. In terms of the status of the buildings under consideration, Listed Buildings at the Site comprise Innox Mills (Grade II; List Entry 1021616) and Innox Place (Grade II), the status of which has been clarified following consultation with Historic England and the Council's Principal Conservation Officer. Advice received from the Council confirmed that Innox Place is Listed through its historical physical attachment to the former Innox Mills Chapel Building (List Entry 1364205). It appears that the Chapel building was demolished following the date of Listing in 1976 as part of the proposals to create an inner ring road for Trowbridge through the widening of Stallard Street. there is, however, no recorded planning history relating to this event.

It is proposed to demolish the 20th century rear extension to Innox Mills and to repair and refurbish the building to create a flexible co-working space. Innox Place will be repaired and refurbished for flexible commercial use and extended to create an ancillary café. The former Cloth Factory is proposed for demolition whilst the attached Dye House and Brewery will be subject to reuse as part of a mixed business and leisure facility.

The proposed works at the Innox Mills site includes significant repair, refurbishment and reuse of a surviving group of industrial buildings, two of which are Grade II Listed. Residential properties on Stallard Street (Nos. 5-8) are Listed Grade II, whilst No. 9 is not. Nos. 5-9 lie within the boundary of the Trowbridge Town Centre Conservation Area whilst the remainder of the Site lies within its immediate setting.

Elements of the built heritage within the wider Site relevant to the current application have been subject to detailed assessment of significance. A comprehensive site visit identified the buildings to be in a range of states of repair, largely ranging from poor to very poor.

The proposed removal of the former Cloth Factory is not considered to impact adversely on the settings of nearby heritage assets and overall no harm is concluded in terms of the proposal for its demolition.

Overall it is concluded that the repair, refurbishment and reuse of Innox Mill, Innox Place, the Brewery and the Dye House will be beneficial to their heritage significance, largely through their repair, preservation and use into the future.

With regard to the Trowbridge Town Centre Conservation Area, it is concluded that the proposed refurbishment of the group of significant industrial buildings at the Site will contribute positively to the Conservation Area's setting, removing a significant negative aspect of the historic town's architectural aesthetic and providing, through their remodelling and reimagination, a new heritage led hub for the town.

In addition, the proposed redevelopment of the group of buildings assessed, along with the wider Site, will serve to revitalise this long-unoccupied area. This will in turn help to stimulate the wider economy of the town, offering new investment and employment opportunities.

This assessment follows national and local planning policy and guidance issued by HM Government, Historic England and the CIfA.

2. INTRODUCTION

Outline

2.1. In June 2021 plans were finalised for one of a number of phases of work proposed for the Innox Mills site in Trowbridge, Wiltshire. Armour Heritage was commissioned to complete a heritage statement regarding proposed works to a group of historic buildings at the Site, centred on NGR 385276, 158028 and referred to hereafter as 'the Site', or by reference to individual buildings (see below).

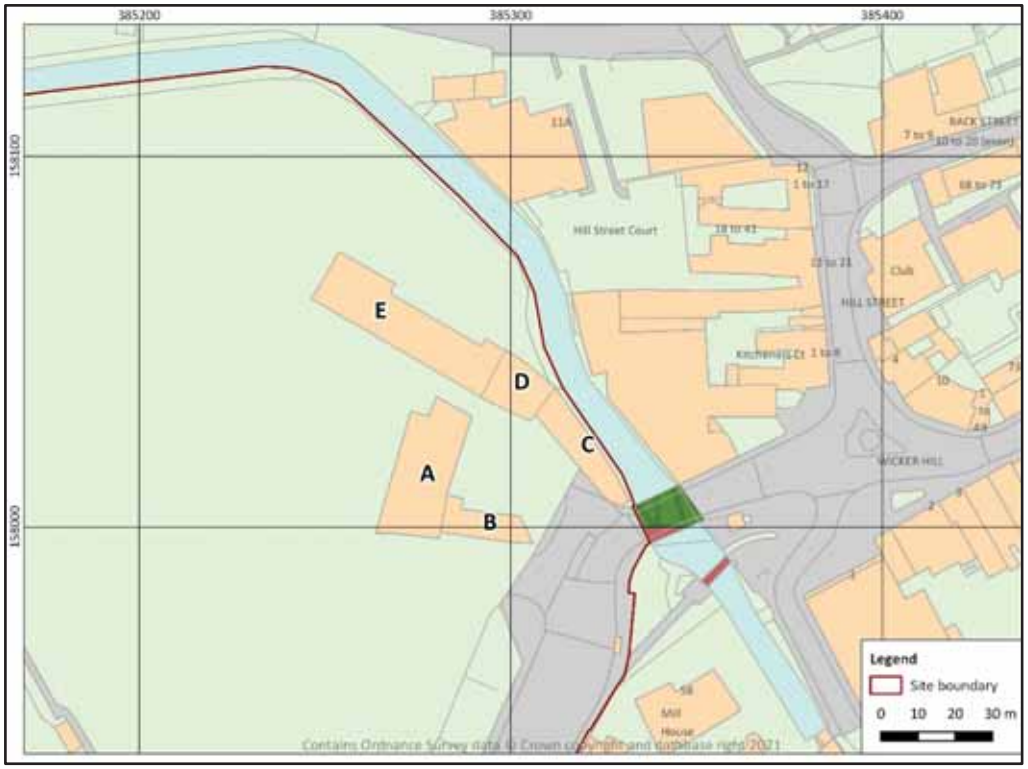

Image 1: Site plan

2.2. Buildings are identified as A to E (Image 1). Buildings F, G and H formed a separate application and are situated to the south of A to E.

2.3. In terms of the status of the buildings under consideration, Listed Buildings at the Site comprise Innox Mills (Grade II; List Entry 1021616) and Innox Place (Grade II), the status of which has been clarified following consultation with Historic England and the Council's Principal Conservation Officer. Advice received from the Council confirmed that Innox Place is Listed through its historical physical attachment to the former Innox Mills Chapel Building (List Entry 1364205). It appears that the Chapel building was demolished following the date of Listing in 1976 as part of the proposals to create an inner ring road for Trowbridge through the widening of Stallard Street, there is, however, no recorded planning history relating to this event.

Planning proposal

2.4. It is proposed to demolish the modern 20th century rear extension to Innox Mills (Building A) and to repair and refurbish the building to create a flexible co-working space. Innox Place (Building B) will be repaired and refurbished for flexible commercial use and extended to create an ancillary café. Building E, the former Cloth Factory is proposed for demolition whilst

the attached Dye House and Brewery will be subject to reuse as part of a mixed business and leisure facility.

2.5. Further detail of the proposal and a selection of plans and elevations are included in Section 7 and Appendix 2 of this heritage statement.

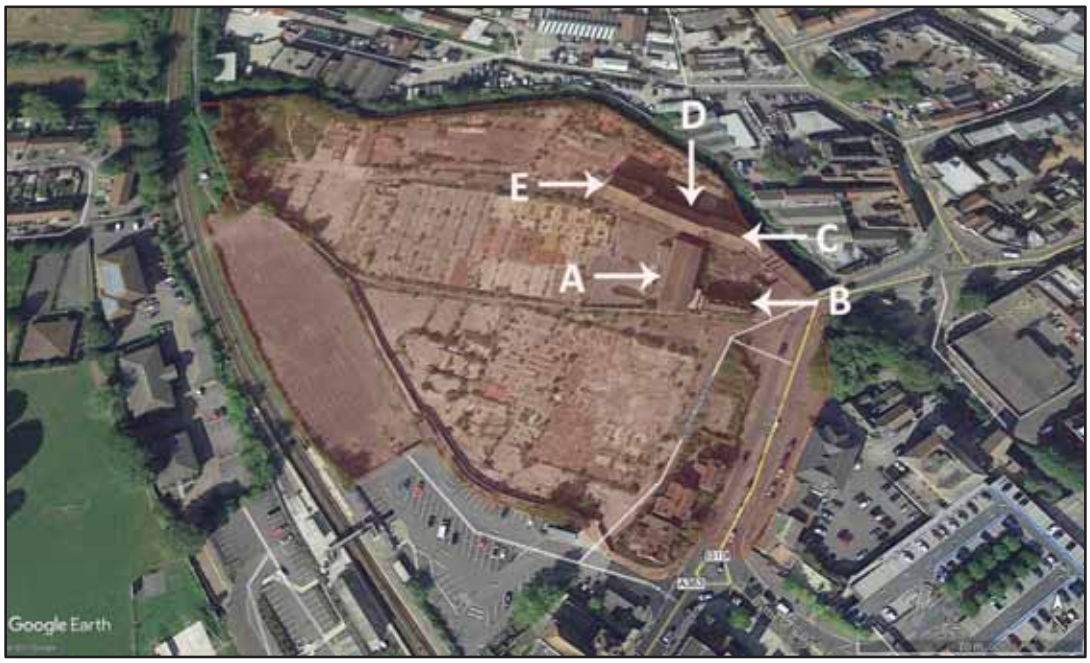

Image 2: Aerial view of Site showing the five principal buildings

Scope and structure of this heritage statement

2.6. Following this *Introduction*, the assessment begins at Section 3, providing a summary of the planning and development context within which this assessment has been undertaken. This identifies that an appreciation of context and the historic environment is embedded within relevant national and local planning policy.

2.7. Section 4 sets out the methodology that has been employed in developing this heritage statement. It explains how an assessment of the significance of the group of buildings at the Site and their settings will serve to inform the historic environment background and context to the planning proposal. The nature and scope of the research is summarised, and the assessment process and criteria are explained.

2.8. Section 5 provides a broad historical assessment of the Site and its setting, which provides the historic environment context to the proposals.

2.9. Section 6 addresses the significance and setting of the buildings at the Site.

2.10. Section 7 assesses the potential for harm to the buildings and their setting resulting from the proposals.

2.11. Section 8 comprises conclusions and recommendations based upon Sections 6 and 7.

2.12. Section 9 references the source material, written or otherwise, used during the completion of this assessment.

3. PLANNING POLICY CONTEXT

Introduction

3.1. There is national legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the *Town and Country Planning Act 1990*. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

Planning policy and guidance

3.2. The assessment has been written within the following legislative, planning policy and guidance context:

- National Heritage Act 1983 (amended 2002);
- Town and Country Planning Act (1990);
- Planning (Listed Buildings and Conservation Areas) Act (1990);
- National Planning Policy Framework (2019);
- Planning Practice Guidance, Historic Environment (last updated July 2019);
- Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment (Historic England 2015)
- Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets (Historic England 2015); and
- Conservation Principles: policies and guidance for the sustainable management of the historic environment (English Heritage 2008).

Planning (Listed Buildings and Conservation Areas) Act (1990)

3.3. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the *Listed Buildings Act*) imposes a general duty in respect of Listed Buildings in the exercise of planning functions.

3.4. Subsection (1) provides: "In considering whether to grant planning permission 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".

3.5. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Listed Buildings Act) imposes a general duty in respect of Conservation Areas in the exercise of planning functions. These are set out in subsections 1-3, below.

3.6. Subsection (1) provides: "In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".

3.7. Subsection (2) states: "The provisions referred to in subsection (1) are the planning Acts and Part I of the Historic Buildings and Ancient Monuments Act 1953 and sections 70 and 73 of the Leasehold Reform, Housing and Urban Development Act 1993".

3.8. Subsection (3) states: "In subsection (2), references to provisions of the Leasehold Reform, Housing and Urban Development Act 1993 include references to those provisions as they have effect by virtue of section 118(1) of the Housing Act 1996".

National Planning Policy Framework (NPPF)

Chapter 16: Conserving and enhancing the historic environment

3.9. The July 2021 revision of the National Planning Policy Framework sets out planning policies relating to conserving and enhancing heritage assets. It defines heritage assets (para. 189) as ranging 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 Value66. 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".

3.10. The NPPF states (para. 190) that: "Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should consider:

a. the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
b. the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
c. the desirability of new development making a positive contribution to local character and distinctiveness; and
d. opportunities to draw on the contribution made by the historic environment to the character of a place".

3.11. In para. 191, the policy states that "When considering the designation of Conservation Areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest".

Proposals affecting heritage assets

3.12. A key policy section within the NPPF (Paras. 194-198) states that "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".

3.13. The NPPF continues "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".

3.14. Para. 196 adds "Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision".

3.15. Of considerable importance to the planning process, para. 197 states that "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.

Considering potential impacts

3.16. In respect of impact assessment, para. 199 sets out that "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". Para. 200 continues "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.

3.17. Footnote 68 with reference to bullet point b, above, refers to non-designated heritage assets, and considers them only in respect of their archaeological significance. It states "Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets".

3.18. Of considerable importance is para 201 which states "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* [AH emphasis] 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".

3.19. Paras. 202-205 set out additional policy in this regard: "(202) 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. (203) 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. (204) 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. (205) 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".

3.20. Regarding designated areas, the NPPF sets out in para. 206 that "Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably".

3.21. It continues in para. 207 "Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 200 or less than substantial harm under paragraph 201, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole".

3.22. Finally, in para. 208, it is set out that "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".

Planning Practice Guidance (PPG)

3.23. Planning Practice Guidance has been issued to reflect changes to the National Planning Policy Framework. A summary of the PPG's sections on heritage matters is set out below.

Setting

3.24. On 'setting', the PPG sets out (para. 013 Reference ID: 18a-013-20190723) that "All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent".

3.25. It continues "The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance

of each. The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time".

Harm

3.26. The PPG sets out further information on the degrees of harm which might result from development affecting a heritage asset (para. 018 Reference ID: 18a-018-20190723). It states "Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194-196) apply. Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated".

3.27. It continues "Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting. While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting".

3.28. A further section addresses the concept of harm in a Conservation Area situation (para. 019 Reference ID: 18a-019-20190723). It states that "Paragraph 201 of the National Planning Policy Framework is the starting point. An unlisted building that makes a positive contribution to a conservation area is individually of lesser importance than a listed building. If the building is important or integral to the character or appearance of the conservation area then its proposed demolition is more likely to amount to substantial harm to the conservation area, engaging the tests in paragraph 195 of the National Planning Policy Framework. Loss of a building within a conservation area may alternatively amount to less than substantial harm under paragraph 196. However, the justification for a building's proposed demolition will still need to be proportionate to its relative significance and its contribution to the significance of the conservation area as a whole. The same principles apply in respect of other elements which make a positive contribution to the significance of the conservation area, such as open spaces".

Public benefit

3.29. An important aspect of the assessment of harm is the identification of public benefit to a proposal which would offset the harm identified. The PPG states (Para 020 Reference ID: 18a-020-20190723) "Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and

not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit".

3.30. Examples of heritage benefits may include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
- reducing or removing risks to a heritage asset; or
- securing the optimum viable use of a heritage asset in support of its long-term conservation.

Local planning policy: Wiltshire Core Strategy Development Plan

Introduction

3.31. The Wiltshire Core Strategy Development Plan Document was formally adopted by Wiltshire Council in January 2015. Within this Core Strategy, a series of strategic objectives have been developed which includes Strategic Objective 5: protecting and enhancing the natural, historic and built environment. Core Policy 58 refers to the historic environment.

Core Policy 58: Ensuring the conservation of the historic environment

3.32. The policy states that: 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:

- Nationally significant archaeological remains;
- World Heritage Sites within and adjacent to Wiltshire;
- Buildings and structures of special architectural or historic interest;
- The special character or appearance of Conservation Areas;
- Historic Parks and Gardens; and
- Important landscapes, including registered battlefields and townscapes.

3.33. The Policy continues: "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".

3.34. Core Policy 58 adds: "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. METHODOLOGY

Guidance

4.1. This assessment has been carried out with reference to guidance documents produced and/or updated by Historic England since 2008 and in accordance with the Chartered Institute for Archaeologists' *Standards and Guidance for Historic Environment Desk-Based Assessment* (CIfA 2014).

Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment

4.2. The GPA note advises a 6-stage approach to the identification of the significance of a heritage asset and the potential effects on its significance resulting from development.

4.3. The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest. A variety of terms are used in designation criteria (for example outstanding universal value for world heritage sites, national importance for Scheduled Monuments and special interest for Listed Buildings and conservation areas), but all of these refer to a heritage asset's significance.

4.4. The list of Steps is set out below, however the GPA does add "…it is good practice to check individual stages of this list, but they may not be appropriate in all cases and the level of detail applied should be proportionate. For example, where significance and/or impact are relatively low, as will be the case in many applications, only a few paragraphs of information might be needed, but if significance and impact are high then much more information may be necessary".

4.5. The recommended *Steps* are as follows:

- 1. Understand the significance of the affected assets;
- 2. Understand the impact of the proposal on that significance;
- 3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- 4. Look for opportunities to better reveal or enhance significance;
- 5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
- 6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

4.6. Regarding the application process, the GPA offers the following advice: "Understanding the *nature of the significance* is important to understanding the need for and best means of conservation. For example, a modern building of high architectural interest will have quite different sensitivities from an archaeological site where the interest arises from the possibility of gaining new understanding of the past.

4.7. Understanding the *extent of that significance* is also important because this can, among other things, lead to a better understanding of how adaptable the asset may be and therefore improve viability and the prospects for long term conservation.

4.8. Understanding the *level of significance* is important as it provides the essential guide to how the policies should be applied. This is intrinsic to decision-taking where there is unavoidable conflict with other planning objectives".

4.9. Regarding the assessment of the significance of a heritage asset, the GPA also states that the "…reason why society places a value on heritage assets beyond their mere utility has been explored at a more philosophical level by English Heritage in Conservation Principles (2008). Conservation Principles identifies four types of heritage value that an asset may hold: aesthetic, communal, historic and evidential value. This is simply another way of analysing its significance. Heritage values can help in deciding the most efficient and effective way of managing the heritage asset to sustain its overall value to society".

4.10. For the purposes of this assessment and in line with Conservation Principles, the assessment of significance will include an assessment of a heritage asset's communal value.

Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets

4.11. GPA note 3. expands on the six stages outlined in GPA Note 2, as set out above.

Step 1: identifying the heritage assets affected and their settings

4.12. The starting point of any assessment is the identification of those heritage assets likely to be affected by the proposed development. For this purpose, if the proposed development is seen to be capable of affecting the contribution of a heritage asset's setting to its significance or the appreciation of its significance, it can be considered as falling within the asset's setting.

Step 2: Assessing whether, how and to what degree these settings contribute to the significance of the heritage asset(s)

4.13. This *Step* provides a checklist of the potential attributes of a setting that it may be appropriate to consider defining its contribution to the asset's heritage values and significance. Only a limited selection of the possible attributes listed below is likely to be important in terms of any single asset.

<u>The asset's physical surroundings</u>

- Topography;
- Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains);
- Definition, scale and 'grain' of surrounding streetscape, landscape and spaces;
- Formal design;
- Historic materials and surfaces;
- Land use;
- Green space, trees and vegetation;
- Openness, enclosure and boundaries;
- Functional relationships and communications;
- History and degree of change over time;
- Integrity; and
- Issues such as soil chemistry and hydrology.

<u>Experience of the asset</u>

- Surrounding landscape or townscape character;
- Views from, towards, through, across and including the asset;
- Visual dominance, prominence or role as focal point;
- Intentional intervisibility with other historic and natural features;
- Noise, vibration and other pollutants or nuisances;
- Tranquillity, remoteness, 'wildness';
- Sense of enclosure, seclusion, intimacy or privacy;
- Dynamism and activity;
- Accessibility, permeability and patterns of movement;
- Degree of interpretation or promotion to the public;
- The rarity of comparable survivals of setting;
- The asset's associative attributes;

- Associative relationships between heritage assets;
- Cultural associations;
- Celebrated artistic representations; and
- Traditions.

Step 3: Assessing the effect of the proposed development on the significance of the asset(s)

4.14. The third stage of the analysis is to identify the range of effects that any Proposed Development may have on setting(s), and to evaluate the resultant degree of harm or benefit to the significance of the heritage asset(s).

4.15. The following checklist sets out the potential attributes of any proposed development which may affect setting, and thus its implications for the significance of the heritage asset. Only a limited selection of these is likely to be particularly important in terms of any development.

Location and siting of development

- Proximity to asset;
- Extent;
- Position in relation to landform;
- Degree to which location will physically or visually isolate asset; and
- Position in relation to key views.

The form and appearance of the development

- Prominence, dominance, or conspicuousness;
- Competition with or distraction from the asset;
- Dimensions, scale and massing;
- Proportions;
- Visual permeability (extent to which it can be seen through);
- Materials (texture, colour, reflectiveness, etc);
- Architectural style or design;
- Introduction of movement or activity; and
- Diurnal or seasonal change.

Other effects of the development

- Change to built surroundings and spaces;
- Change to skyline;
- Noise, odour, vibration, dust, etc.;
- Lighting effects and 'light spill';
- Change to general character (e.g. suburbanising or industrialising);
- Changes to public access, use or amenity;
- Changes to land use, land cover, tree cover;
- Changes to archaeological context, soil chemistry, or hydrology; and
- Changes to communications/accessibility/permeability.

Permanence of the development

- Anticipated lifetime/temporariness;
- Recurrence; and
- Reversibility.

Longer term or consequential effects of the development

- Changes to ownership arrangements;
- Economic and social viability; and
- Communal use and social viability.

Step 4: Maximising enhancement and minimising harm

4.16. Enhancement may be achieved by actions including:

- removing or re-modelling an intrusive building or feature;
- replacement of a detrimental feature by a new and more harmonious one;
- restoring or revealing a lost historic feature or view;
- introducing a wholly new feature that adds to the public appreciation of the asset;
- introducing new views (including glimpses or better framed views) that add to the public experience of the asset; or
- improving public access to, or interpretation of, the asset including its setting.

4.17. Options for reducing the harm arising from development may include the relocation of a development or its elements, changes to its design, the creation of effective long-term visual or acoustic screening, or management measures secured by planning conditions or legal agreements.

Step 5: Making and documenting the decision and monitoring outcomes

4.18. Step 5 identifies the desirability of making and documenting the decision-making process and monitoring outcomes. For the purposes of the current assessment Stages 1 to 3 have been followed, with Stage 4 forming, if/where appropriate, part of the recommendations.

Chartered Institute for Archaeologists: Standard and guidance for historic environment desk-based assessment

4.19. This heritage impact assessment has also been completed in line with guidance issued by the Chartered Institute for Archaeologists (CIfA). Armour Heritage is enrolled with the CIfA as a corporate entity and is recognised as a CIfA Registered Organisation.

4.20. This document has been completed in line with the CIfA Standard, as set out in the aforementioned document, which states: "Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a 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".

Limitations of data

4.21. Much of the data used in this assessment consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this assessment. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

Copyright information

4.22. This report may contain material that is independently copyrighted (e.g. Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which Armour Heritage is able to provide for limited reproduction under the terms of its own copyright licences, but for which copyright itself is non-transferrable. The end-user is reminded that they remain bound by the conditions of the Copyright, Designs and Patents Act 1988 regarding multiple copying and electronic dissemination of the report.

Instruction and limitations of this report

4.23. Armour Heritage can accept no responsibility for the accuracy of the survey if the Site has been accidentally or deliberately disturbed leading to damage to, or removal of, historic fabrics, features or archaeological remains.

4.24. Assignment of this report without the written consent of Armour Heritage Limited is forbidden. An assignment can be easily arranged but may require a re-assessment.

4.25. In the case of a change of plans, site use, site layout or changes of use of the wider area or buildings and/or end use, then a new assessment may be required to ensure its fitness for purpose.

Documentary research

4.26. Detail of designated sites and monuments was acquired from Historic England's online National Heritage List for England (NHLE) and enhanced through examination of the Wiltshire Historic Environment Record, further documentary research and site visits. Historic maps were acquired from a variety of sources.

4.27. Detail on the current criteria for the Listing of historic buildings was acquired from Historic England's website.

Assessment Process

4.28. Underlying the identification of significance is a considered assessment process, the aim of which is as far as possible to bring objectivity to bear on the understanding of historic value of the Site and its key sensitive receptors, including nearby designated heritage assets, the setting of which, can be affected by any future development at the Site.

4.29. Individual buildings, features, places and areas are assessed as per the Historic England guidance set out above, but also in consideration of the following criteria:

- Historical development of the Site and its setting; and
- Significance of the buildings in their current condition.

Assessment Criteria

4.30. The criteria used in this assessment to assign a value to the potential magnitude of impact resulting from any proposed development are set out in Table 1, below.

Table 1: Impact Magnitude Criteria

Magnitude of Impact	Defined as
Major Adverse	Total loss or major alteration of the assets or change in its setting, leading to the total

	loss or major reduction in the significance of the asset
Moderate Adverse	Partial Loss or alteration of the assets or change in its setting leading to the partial loss or reduction in the significance of the asset
Minor Adverse	Slight change from pre-development conditions to the asset or change in its setting leading to the slight loss or reduction in the significance of the asset
Negligible	No change or very slight change to the asset or change in its setting resulting in no change or reduction in the significance of the asset
Minor Beneficial	Slight improvement to the asset or change in its setting which slightly enhances the significance of the asset
Moderate Beneficial	Moderate improvement to the asset or change in its setting which moderately enhances the significance of the asset
Major Beneficial	Major improvement to the asset or change in its setting which substantially enhances the significance of the asset

4.31. Table 2, below, establishes the significance of heritage assets in line with national criteria.

Table 2: Significance of Heritage Assets

Significance	Criteria
Very High	World Heritage Sites Grade I & II* Listed Buildings Grade I & II* Registered Parks and Gardens Scheduled Monuments
High	Grade II Listed Buildings Grade II Registered Parks and Gardens Conservation Areas Registered Historic Battlefields
Medium	Non-designated heritage assets of regional importance
Low	Locally listed and other historic buildings Non-designated archaeological sites of local importance Non-designated historic parks and gardens
Negligible	Non-designated features with very limited or no historic value and/or little or no surviving archaeological or historic interest

5. SITE ASSESSMENT

5.1. The Site lies in central Trowbridge, largely west of the Town Centre Conservation Area which describes the town's historic core. The group of buildings within the Site lying on Stallard Street are within the Conservation Area boundary.

5.2. The Site has been subject to significant clearance since going out of use, with only a small group of buildings remaining extant, including those under discussion in this study.

Site visit

5.3. The Site and its wider setting have been visited on a number of occasions through the life of the project. In all cases a full photographic record was maintained.

5.4. The immediate and wider setting of the extant buildings, along with their current condition and architectural/aesthetic significance was considered. An assessment of their historical and visual relationship with the wider townscape and Conservation Area was also made.



Image 3: Largely cleared Site, view northwest

5.5. The results of the site visit(s) have informed the overall assessments of significance and impact set out in Sections 6 and 7 below. A selection of photographs taken, alongside other images, are included throughout this heritage statement.

Developmental history of the Site and its environs

Introduction

5.6. This section represents a non-exhaustive historical background to the Site and its wider environs. The history of the Site below represents only that from the post-medieval period when buildings at the Site were first developed. The earlier development of the Site and its environs is set out in detail in the accompanying archaeological desk-based assessment (Armour Heritage 2019a).

5.7. Further detailed examination of the historical development of the Site is set out in both the historic map regression and the detailed assessment of the standing building.

Developmental history of the Site and its environs

5.8. It is recorded that, at the turn of the 18th century, Trowbridge experienced rioting at the hands of a workforce reacting to the industrialisation of the traditionally labour intensive manufacturing and other processes. Historically, mills depended on the outsourcing of weaving work to local workshops where a self-employed skilled workforce operated largely from their own homes. Rioting is recorded in 1792, 1785 and 1803, when Littleton Mill was burnt down, and a rioter was hung.

5.9. The completion of major infrastructure projects comprising the Kennet and Avon canal (1810) and the Wessex Main Line railway (1848) connected Trowbridge to a much wider and flourishing textile trade, prevalent across Britain at the time. During the following 60 years, many small businesses and industries occupied the Site although by the early 20th century, the entire site was in the single ownership of the Bowyer's company.

5.10. Alongside important woollen mill sites within the town, such as Innox Mills and Studley Mill, other industries flourished, contributing to the town's economic success. These industries included brewing, such as Usher's Brewery whose remains are recorded some 200m east of the Site, and brickmaking, recorded at Cork Hill, *c*. 670m west of the Site.

5.11. Further detail on the developmental history of Innox Mills, the Site and its environs is included below in the historic map regression section.

Historic map regression

5.12. The study of historic maps can help to identify the potential for archaeological features, particularly field boundaries, the locations of former buildings and other upstanding or dug features, now no longer visible in the landscape.

1610-11 John Speed's Map of Wilshire

5.13. John Speed's early 17th century map of *Wilshire* (Wiltshire) records Trowbridge as *Trubridge*, locating the settlement to the east of the river. No detail is shown regarding the layout of the settlement at this time (Nicolson 1988).

1770 K. Rogers Map of Trowbridge

5.14. This hand-drawn map is reproduced in Rogers 1984 and covers the eastern part of the Site. It illustrates the bend in the River Biss which defines the northeastern extent of the Site. An island is shown within the bend, formed of the river and what is likely a mill leat serving a mill to the west, probably that shown in the later tithe map.

5.15. Stallard Street is not named although its route to the south of the Site is shown in outline, with possible development shown to the south of the Town Bridge. The area to the west and south of the river is marked as *Middle Innox* to the south and *Little Innox* to the north. There are indications of limited development along the river including a Dog Kennel to the immediate west of the likely mill leat and a second structure on the island itself which is not annotated but has been identified in a previous desk-based assessment as a possible Dye House (APS 2016; Fig. 4). Town Bridge is shown to the south of the island.

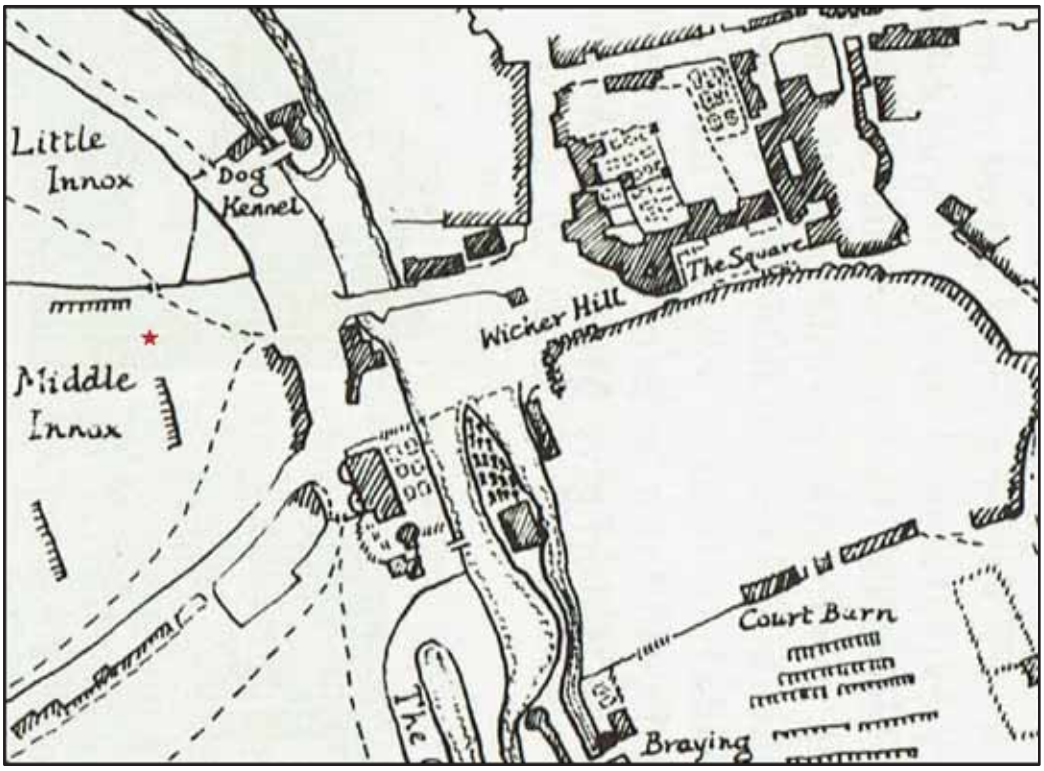

Image 4: 1770 K. Rogers Map of Trowbridge

1773 Andrews and Dury Map of Wiltshire

5.16. Andrews and Dury's earlier map of the county includes a relatively detailed rendering of Trowbridge. The Site is shown as largely blank with one building just to the south of the Town Bridge possibly representing the former Bear Inn.



Image 5: 1773 Andrews and Dury Map of Wiltshire

1810 Andrews and Dury Map of Wiltshire

5.17. The Andrews and Dury map was updated in the early 19th century to include some of the newly constructed canals in the county. No obvious or significant changes at the Site are illustrated.

1838 Trowbridge Parish tithe map

5.18. The tithe map for Trowbridge was completed in three parts by an unnamed cartographer, with the accompanying apportionment compiled in the previous year. The map includes a canal with towpath, an aqueduct, waterbodies, houses, woods, plantations, orchards, road names, a rectory, mills and tithing boundaries (Kain and Oliver 1995).

5.19. The Site is shown as occupying parts of Plots 272, 273, 274a and 278a with the table below recording further detail contained in the apportionment relating to its land use and a small number of adjacent plots to further inform the wider land use context to the Site. Field name interpretations are largely after Field 1898 and 1993.

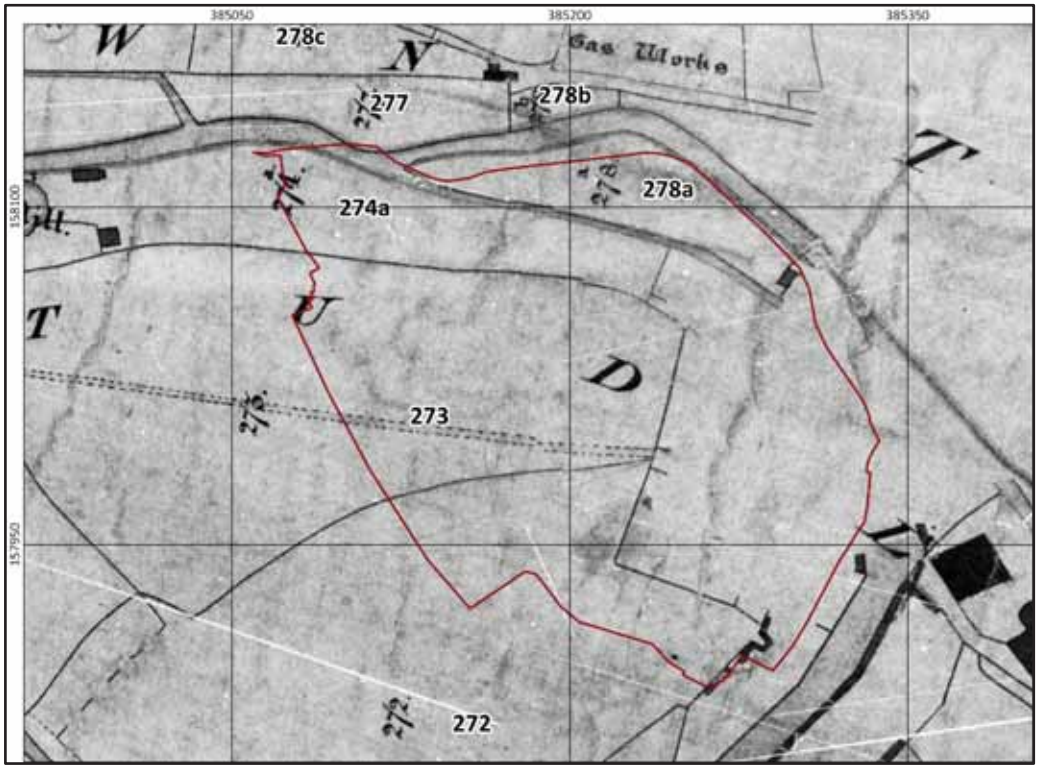

Image 6: 1838 Trowbridge Parish tithe map

Table 3: 1837 Trowbridge tithe map apportionment

Plot No.	Plot Name	Landowner(s)	Land Use	Interpretation
272	Corn Ennox	Henry Gaisford Gibbs Ludlow	Pasture	*Ennox* refers to a plot of land temporarily enclosed for cultivation
273	Stopple Ennox	Henry Gaisford Gibbs Ludlow	Pasture	Ennox is as 272. Stopple derives from the Middle English word *stoppel*, meaning a stopper, but can also refer to a river

274a	Mill Ham	Henry Gaisford Gibbs Ludlow	Pasture	*Ham* refers to land beside a river, with the *mill* element being self-explanatory
278a	Garden (Island)	William Green	Garden	Descriptive
274b	Flour Mill, Garden & premises	Henry Gaisford Gibbs Ludlow	Homestead	Descriptive
278b	Garden	Henry Gaisford Gibbs Ludlow	Garden	Descriptive
279a	Garden above the Gas Works	Henry Gaisford Gibbs Ludlow	Garden	Descriptive
267	Pasture	Frederick Webber	Pasture	Descriptive
271	Houses and Gardens	Frederick Webber	-	Descriptive
275	Langford's Leaze	Bartlett Little	Pasture	A lease of land, possibly ascribed to a proper name (Landford) or referring to a 'long ford'
277	Part of Ham Mead	Henry Gaisford Gibbs Ludlow	Pasture	Meadowland or pastureland beside a river

5.20. The tithe map shows the Site as largely undeveloped with development hinted at along the north side of Stallard Street just within the Site. Much of the Site was under pasture with probable areas of wetter land closer to the River Biss. In the north of the Site, between Plots 274a and 278a is a mill leat which feeds the *Flour Mill* illustrated to the west of the northern boundary of the Site. Beyond the mill leat, the larger part of the Site is sub-divided into three fields with a footpath or track shown crossing Plot 273 from west to east, terminating at a north-south boundary. The northern boundary of Plot 273 also appears to form the northern extent of the Studley Tithing.

5.21. The map does not show any detail of building layouts although it does define the extent of urban development into the open pasture of both *Corn Innox* and *Stopple Innox*. The tithe map Apportionment document records *Innox Corn Mill* as a 'flour mill, premises and homestead' that may have related to Abraham Bowyer. If confirmed, this would represent the first record of Bowyer's industrial operation on the Site, preceding the construction of the first slaughterhouse by some 12 years.

1860 Howell's Plan of Trowbridge Town

5.22. There are two versions of Howell's 1860 map of Trowbridge, one fully colour-tinted (Image 8, below) and one which is partially tinted. Both maps show significant development at the Site since the issue of the tithe map, with very useful annotation of several buildings relating to the Site's industrial development.



Image 7: 1860 Howell's Plan of Trowbridge Town

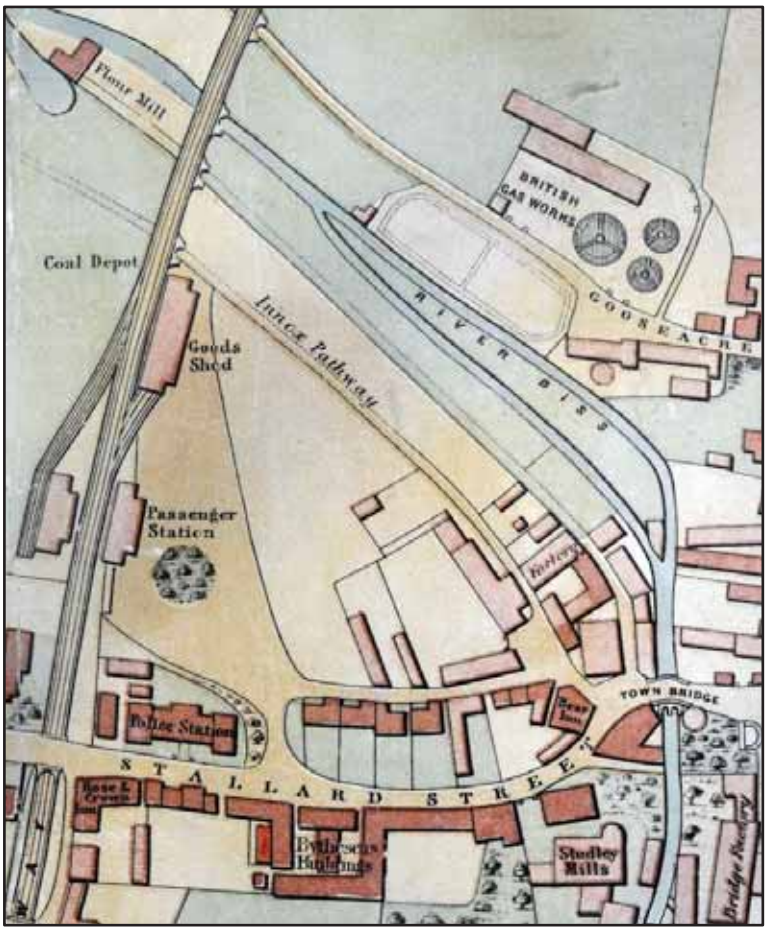

Image 8: 1860 Howell's colour-tinted Town Plan

5.23. The *Innox Pathway* is identified in the 1860 map, corresponding broadly with the track shown in the earlier tithe map. A second *Track* is shown to the north of the Innox Pathway, between it and the river.

5.24. A *Factory* is shown between the two tracks in the east of the Site which may represent a former malthouse and stables shown in a map of 1802 (not reproduced). The map shows industrial activity as still broadly situated in the eastern part of the Site only, although limited development is apparent in the south. A building is illustrated at the eastern extent of the island, which is interpreted as likely to represent the Dye House seen in the tithe map which has been in existence since at least 1723.

5.25. To the immediate south of the *Town Bridge*, the *Bear Inn* is shown on the corner of Stallard Street which is shown as developed along its north side within the footprint of the Site. The southern section of this group of buildings survive within the Site as 5-8 Stallard Street

5.26. In the western part of the Site a spur from the railway line is illustrated which leads into a *Goods Shed*.

1887 Ordnance Survey Town Plan 1:500

5.27. The OS Town Plan illustrates the Site as having undergone further development. A *Sawmill* has been built in the northwest corner of the Site, adjacent to the river whilst an extensive *Oil & Grease Works* is illustrated to the south of the island which is illustrated as an orchard. A *Dye Works* is now extant at its southeastern extent which also features an attached circular structure, probably a drying stove.

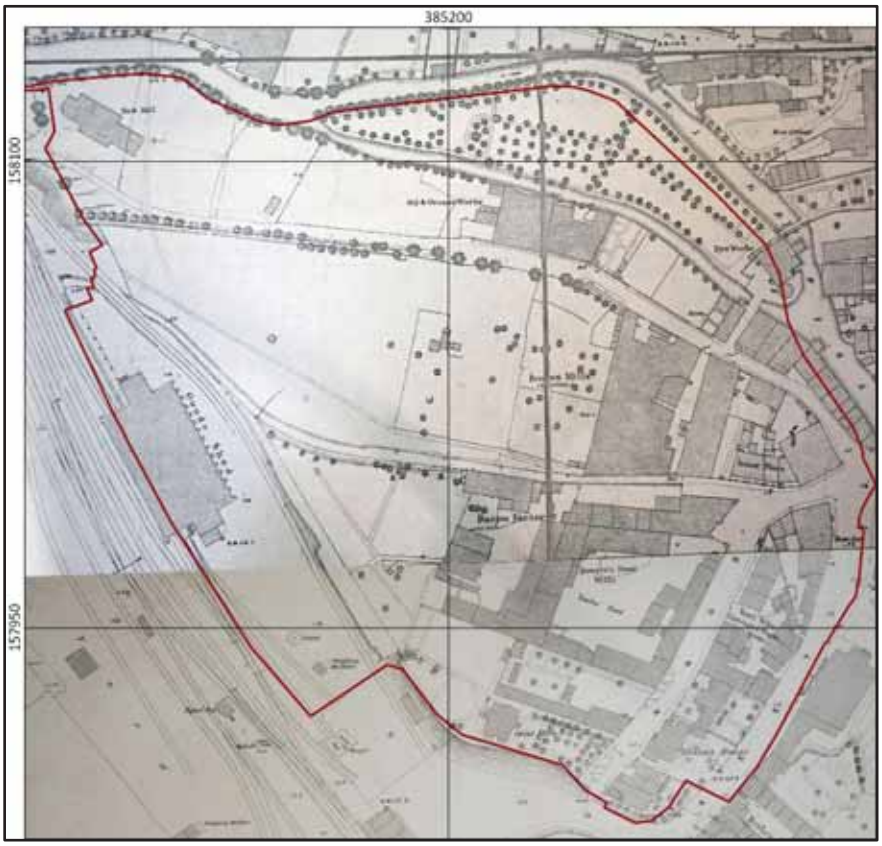

Image 9: 1887 Ordnance Survey Town Plan 1:500

5.28. The Dye Works was connected by a bridge to a group of buildings and comprises residences and commercial outlets fronting an unnamed east-west aligned road. A group of Tanks lies to the immediate west of the buildings which appear to be fed by a narrow watercourse.

5.29. To the south of the mill buildings a *Bacon Factory* and *Bowyer's Flour Mills* are illustrated, along with a *Timber Yard*. The Bacon Factory is reported to have been built on the site of a former slaughterhouse (APS 2016). The *Goods Shed* and sidings in the west of the Site appear to have been expanded somewhat.

5.30. A road marked as *Innox* lies to the rear of these properties and set back from its north side amongst formal gardens is *Oriel Villa*, which was constructed in 1859.

1888 Ordnance Survey County Series 1:2,500 (Fig. 20)

5.31. The 1888 OS map represents a less detailed version of the 1887 Town Plan and no obvious change at the Site is apparent.

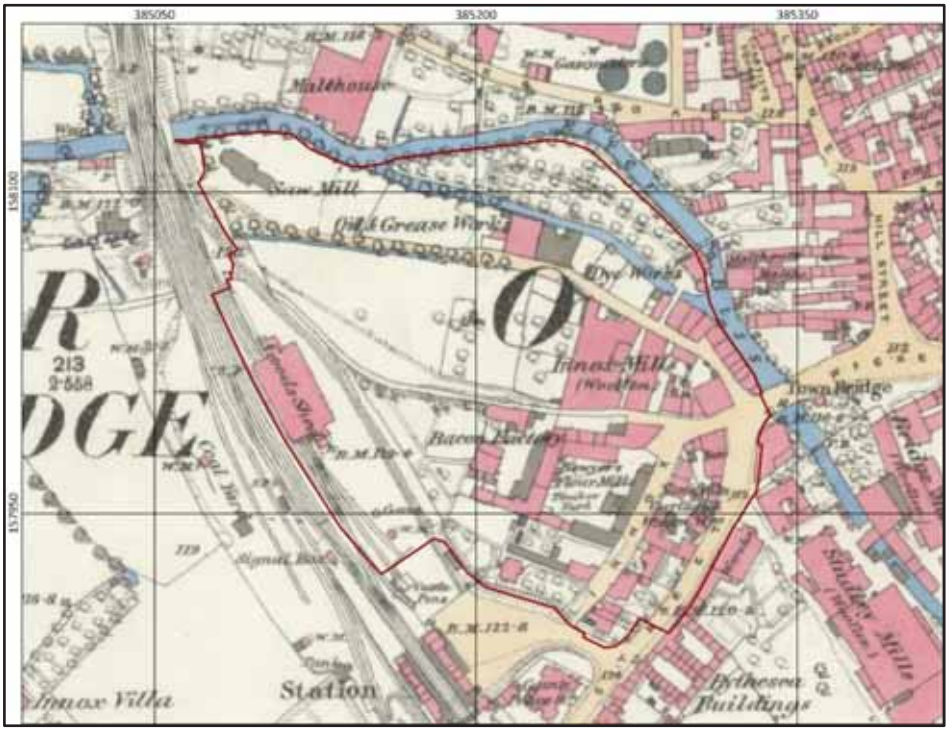

Image 10: 1888 Ordnance Survey County Series 1:2,500

1901 Ordnance Survey County Series 1:2,500

5.32. The 1901 edition shows the sawmill to have been removed from the northwest of the Site and further buildings added to an expanded grease works. *Innox Mills* is shown as *Woollen* and beyond this there appears to be very little change since the later 19th century.

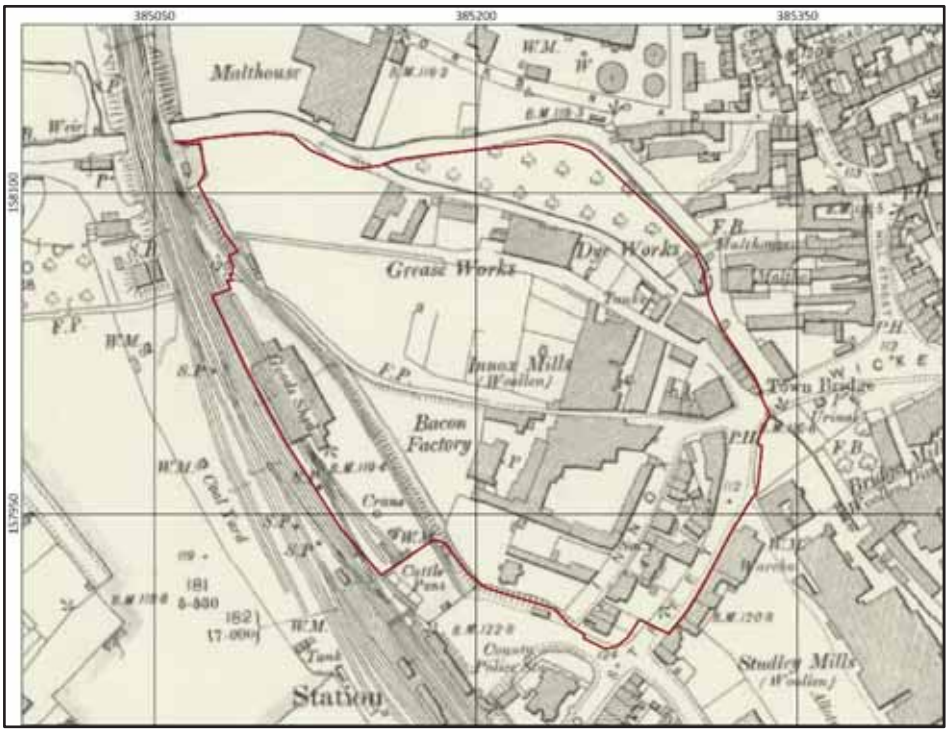

Image 11: 1901 Ordnance Survey County Series 1:2,500

1912 Ordnance Survey County Series 1:2,500

5.33. By 1912 there is little evident change at the Site, although Bowyer's Flour Mills is no longer named. The buildings remain and may by this time have been incorporated into the Bacon Factory.

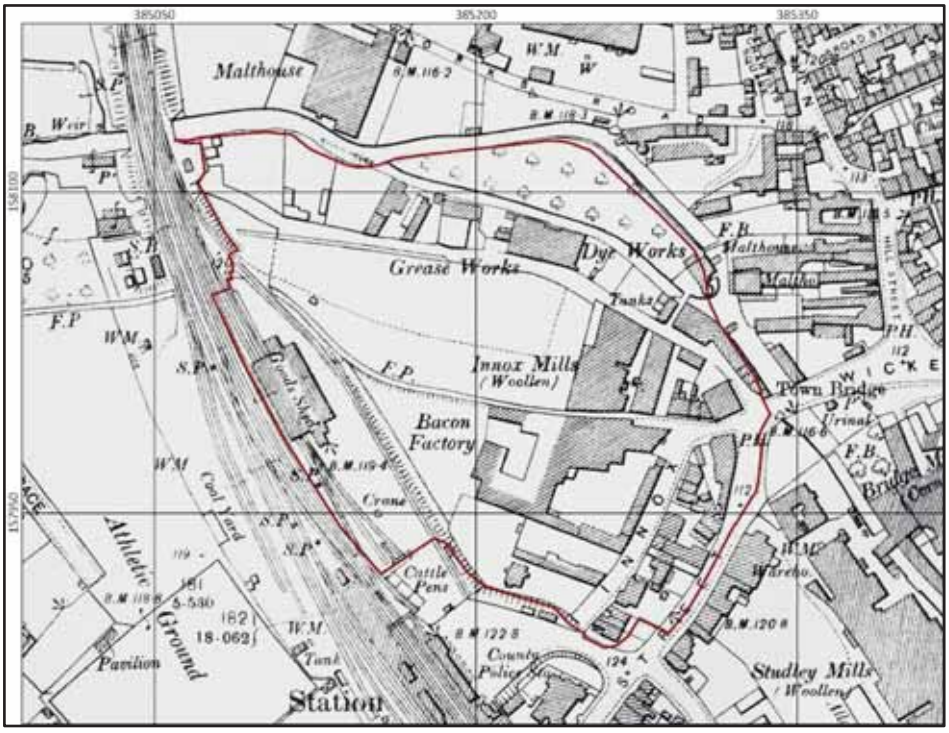

Image 12: 1912 Ordnance Survey County Series 1:2,500

1924 Ordnance Survey County Series 1:2,500

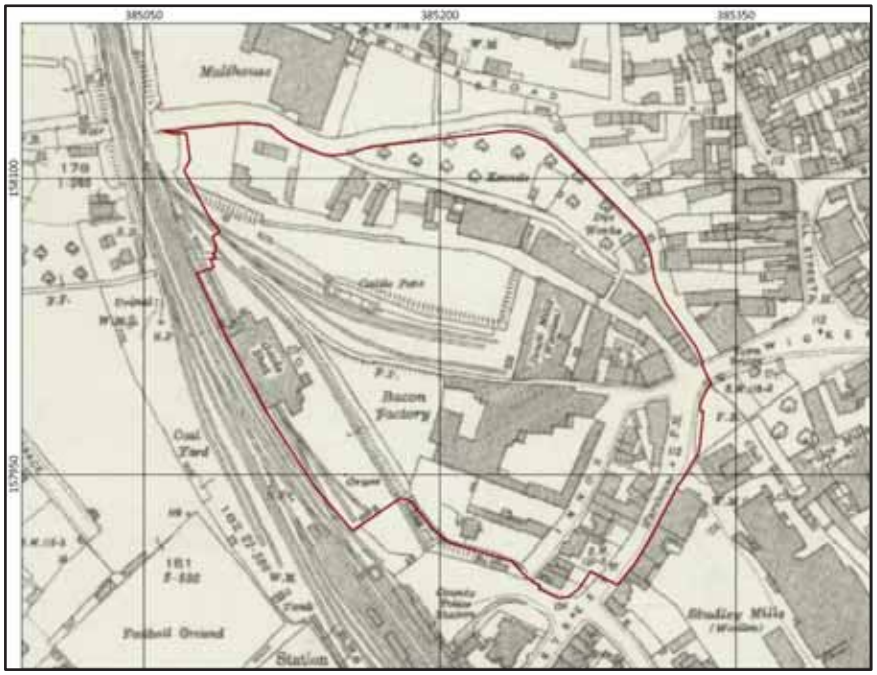

Image 13: 1924 Ordnance Survey County Series 1:2,500

5.34. By the mid-1920s, the OS map records further changes at the Site with the illustration of a new *Cloth Mill* which was completed in 1919 and which survives today as Building E, located to the immediate south of the island. Some reconfiguration of the Grease Works buildings is also apparent whilst a *Kennels* is shown on the island. Additional railway sidings are shown in the northwest of the Site with associated *Cattle Pens*, whilst a *Crane* is noted to the southeast of the Goods Shed.

1932 Planning Application

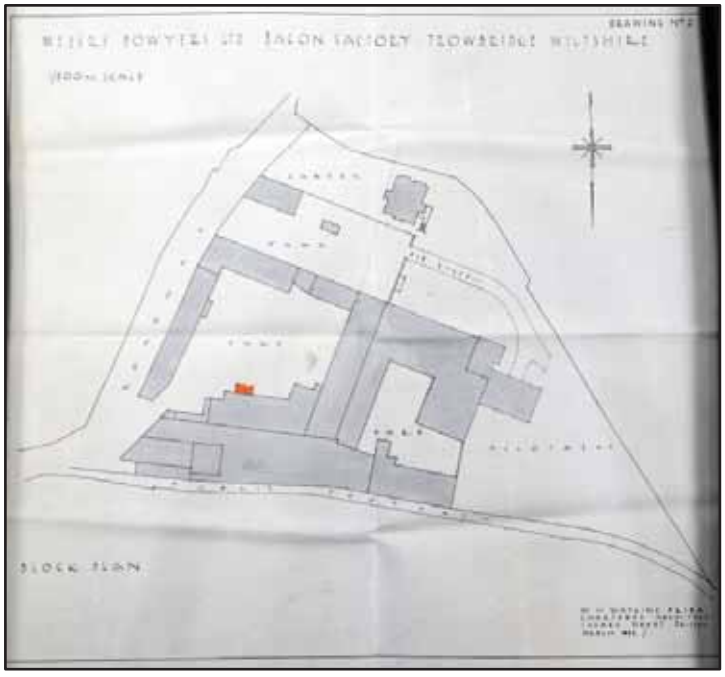

Image 14: 1932 Planning Application, Bowyer's Bacon Factory

5.35. A small number of planning applications were available at the Wiltshire and Swindon History Centre which related to the historical development of the Site. In 1932, an application was submitted for the addition of a small building to the Bacon Factory complex. This hand-drawn plan shows detail of the layout of buildings and yards within the factory complex. An *Allotment* is shown adjacent to the factory buildings. The plan, shown above, is orientated south rather than north.

1936 Ordnance Survey Plan 1:2,500

5.36. New buildings, recorded as *Wool Sheds*, are illustrated on the island to the east of the *Kennels*, constructed in 1927. Railway sidings within the Site have been extended.

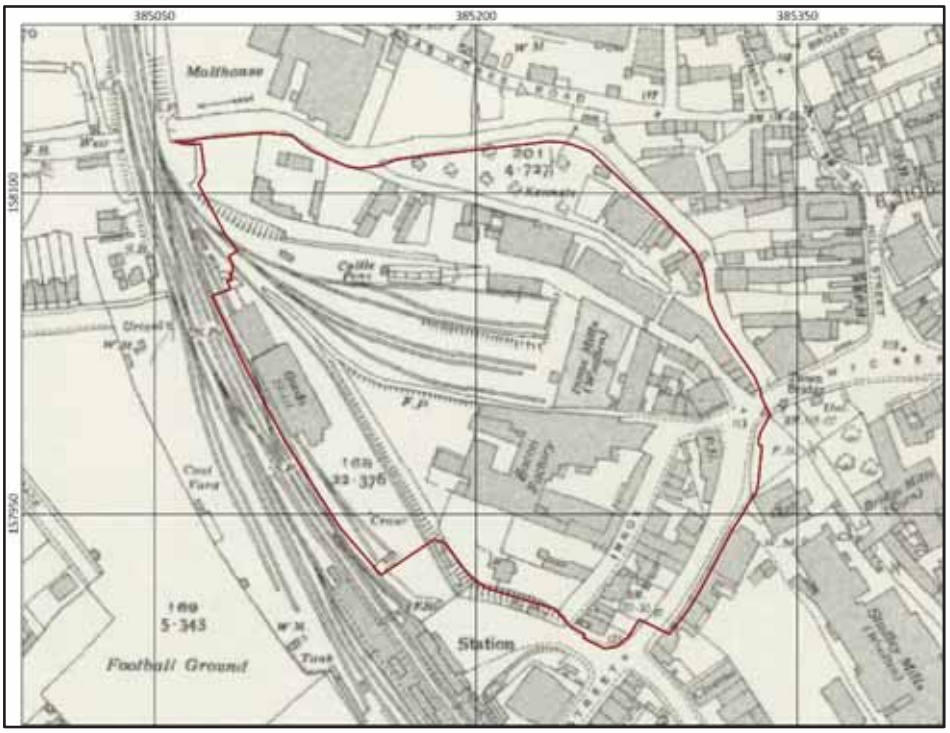

Image 15: 1936 Ordnance Survey Plan 1:2,500

1939 Planning Application

5.37. A Planning Application from 1939 was viewed at the Wiltshire and Swindon History Centre, which illustrates a proposal for a new *Hanging Shed* within the Bacon Factory complex. Again, this plan is orientated to the south.

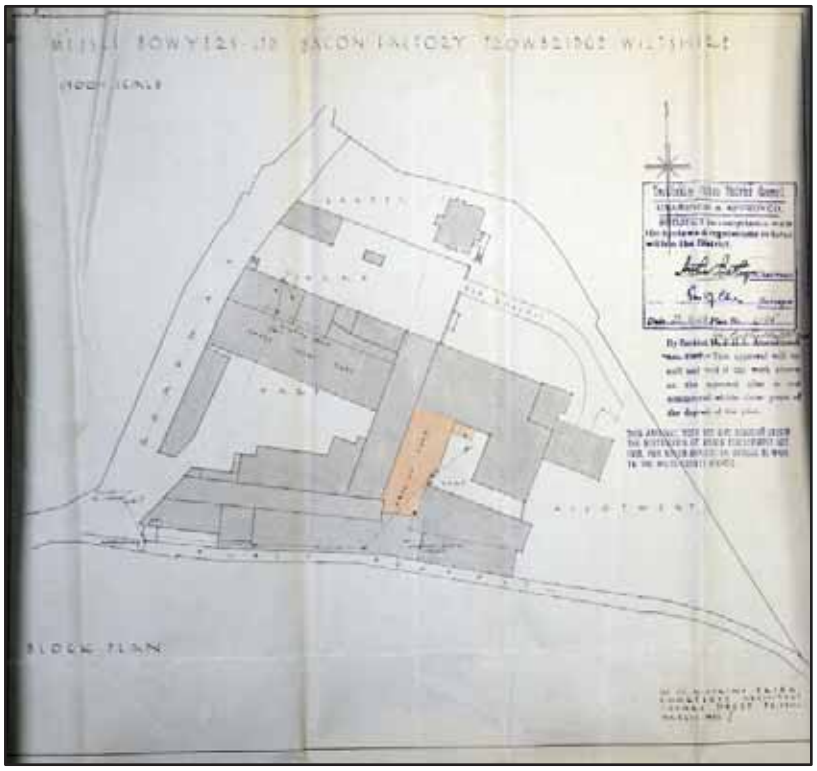

Image 16: 1939 Planning Application, Bowyer's Bacon Factory

1941 Planning Application

5.38. During World War II, another application for the Bacon Factory was submitted to the local council for the construction of a group of air raid shelters. This plan is very detailed and identifies many elements of the Bacon Factory complex.

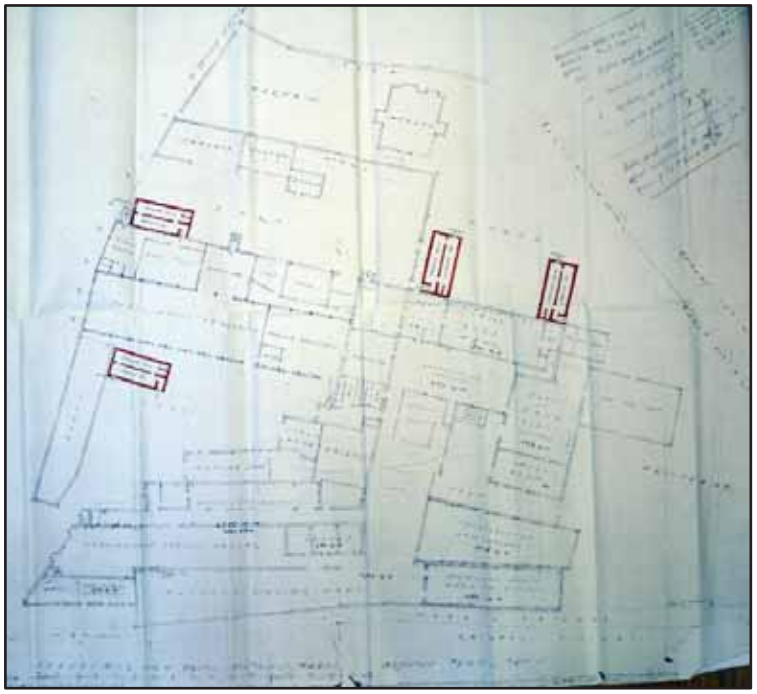

Image 17: 1941 Planning Application, Bowyer's Bacon Factory Air Raid Shelters

1968 Ordnance Survey Plan 1:2,500

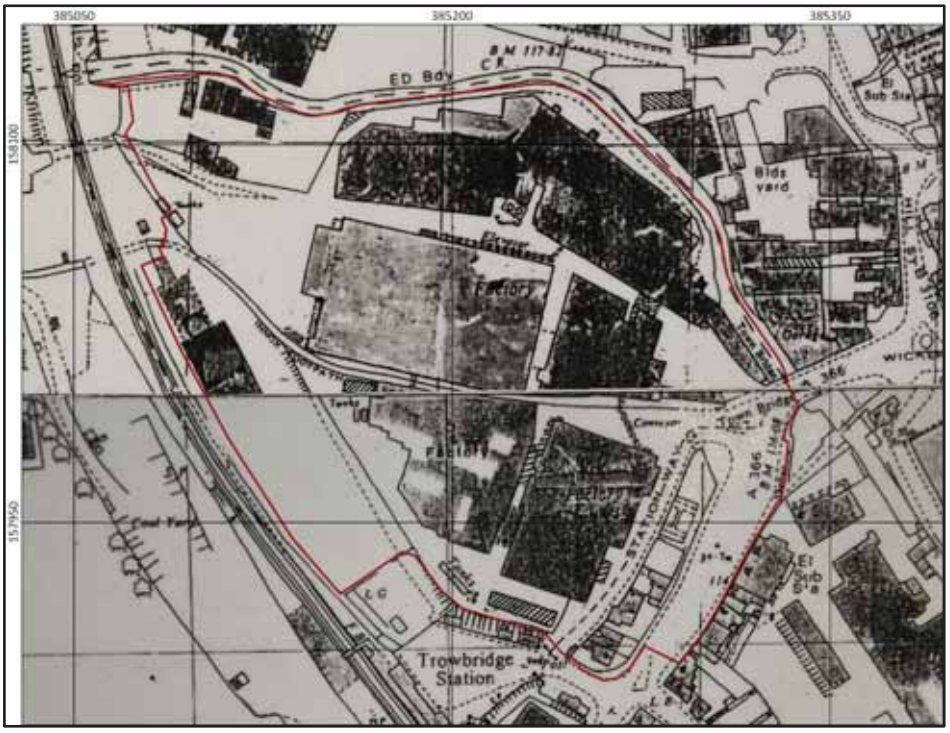

Image 18: 1968 Ordnance Survey Plan 1:2,500

5.39. By the late 1960s the Site has been subject to considerable additional development relating to the Bowyer's plant. Works engendered the infilling of the leat which had formerly delineated the south side of the island. Innox has been renamed *Station Way* by this time whilst the Bear Inn and several buildings lying between the newly created Station Way and Stallard Street have been demolished, likely as part of the road reconstruction and widening process.

1979 Ordnance Survey Plan 1:1,250

5.40. The 1979 OS shows further expansion of the Bowyer's site with more infill buildings now illustrated.

6. ASSESSMENT OF SIGNIFICANCE

Introduction and scoping

6.1. Five standing buildings within the wider Site have been assessed in detail below. In all cases no definitive plans for alteration have been submitted. The assessments of impact set out below represent more general responses to the likely works which comprise largely refurbishment and reuse and are based on several on-site discussions with the client, architect and planning consultant. It should be noted that Building E is proposed for demolition.

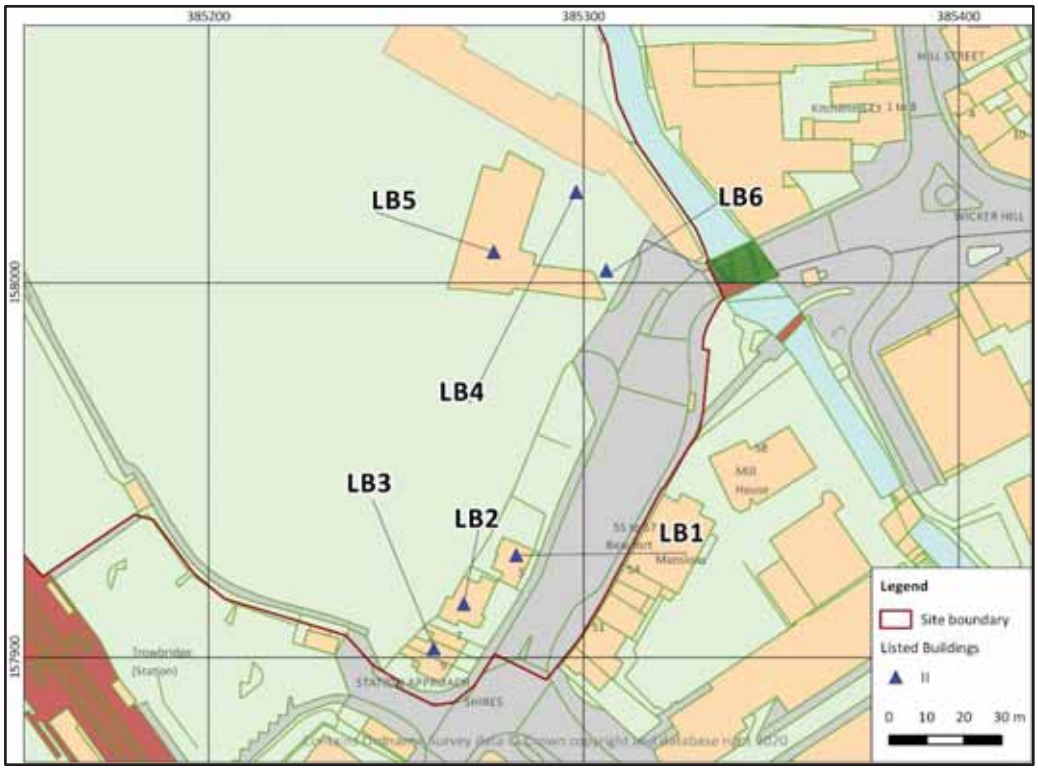

Image 19: Listed Buildings within the wider Site – LB4 and part of LB6 are no longer extant

6.2. There are two Grade II Listed Buildings under consideration for this application, of a total of six recorded in the National Heritage List within the Site. These comprise Innox Mills (Image 19, LB5) and Innox Place (Image 19, LB6). The Grade II Listed status of Innox Place has been established following consultation with Historic England and the Council's Principal Conservation Officer. Advice received from the Council confirmed that Innox Place is Listed through its historical physical attachment to the former Innox Mills Chapel Building (List Entry 1364205). It appears that the Chapel building was demolished following the date of Listing in 1976 as part of the proposals to create an inner ring road for Trowbridge through the widening of Stallard Street, there is, however, no recorded planning history relating to this event.

6.3. Listed Buildings noted as LB1-3 in Image 19 have been the subject of separate assessment for a separate planning application. All buildings under the current application are assessed below regardless of their status.

Innox Mill (Building A; Grade II Listed Building; List Entry 1364205)

Statement of Significance

The Listed Building and its setting

6.4. The Grade II Listed Building was constructed *c*. 1875 and comprises a three storey structure with attic of red brick on a stepped stone plinth with stone quoins.

6.5. The mill was built by James Parsons Cogswell to replace factory space lost in a large fire and represents one the oldest industrial building on the site.

6.6. Internally, the timber beam and iron column structure remains in relatively good condition, with iron columns remaining largely unaltered in situ, although some have been incorporated into later structural alterations and sub-divisions, as seen in Image 21.

6.7. The 20-pane single glazed arch sash windows may be original, although they have been largely reduced in scale with their lower halves bricked up, reducing the size of the openings. Others internally have been completely blocked.



Image 20: Innox Mill, view from northeast

6.8. The extant building includes an extension at ground floor level which extends along the northwest elevation, built by Bowyer's sometime post-1956. This extension connected the mill to the adjacent weaving shed, although this structure was demolished between 1979 and 1993.





Image 21: Original iron columns, one incorporated into later brick dividing wall



Image 22: Partially and fully blocked windows

6.9. The setting of the Listed Building comprises the Site, representing a largely open area of hardstanding and rubble, alongside the surviving mill and other extant buildings.

Contributors to the significance of the heritage asset

6.10. Archaeological value: Innox Mill will derive limited significance from its historic fabrics which date largely to the later 19th century with later additions. The archaeological value of the former mill building is considered to contribute to its overall significance as a heritage asset at a low level.

6.11. Historical value: Illustrative historical value will contribute to the overall significance of the Listed Building, since it represents a relatively well-preserved example of a significant later 19th century mill building in a significant historic location. The building, despite later reuse and adaptation, retains many recognisable aspects of its Victorian industrial origins.

6.12. A degree of associative historical value may be derived in relation to the structure through the Site's historical links to both the woollen milling industry, an important aspect of Trowbridge's development, and the later reuse of the building and the wider Site by Bowyer's who became a significant employer in the town prior to the Site's closure.

6.13. It is assessed that the building's historical value will contribute to its overall significance at a major level.

6.14. Architectural value: The Listed Building is of a classic Victorian mill design, although the later lean-to additions detract somewhat from its east-facing elevation.

6.15. Whilst the architecture of the Listed Building has been subject to later remodelling, the core three-storey building appears to survive in relatively intact condition and remains recognisable as an impressive 19th century mill building.

6.16. The contribution of its architectural and aesthetic value to its overall significance is assessed to be at a major level.



Image 23: Innox Mill, west-facing elevation showing later rear extension

6.17. Communal value: The building is currently in private ownership, lying in a secured location with no public access. This notwithstanding, the mill, both in its original function and subsequently through the years it was in use by Bowyer's, has represented a major local employer and contributor to the local economy, and as such its communal value is considered moderate.

6.18. Contribution of setting: Much of the Listed Building's setting has been subject to considerable alteration, including demolition of many associated 19th century buildings. The Site's occupation by Bowyer's inevitably altered both the building and its setting, detracting somewhat from the significance of both.

6.19. The former mill's wider setting within the town of Trowbridge and at the edge of its historic core is also of significance, given the building's contribution, through evolving functions, to the growth and economy of the town. The setting of the Listed Building is considered a moderate contributor to its overall heritage significance.

6.20. Overall: In respect of Table 2, the Grade II Listed Building is of national importance and high heritage significance. The significance of the Listed Building, defined as its special architectural or historic interest, is assessed to derive primarily from the architectural and historical value of its standing structure, which represents an interesting and noteworthy survival of a significant late 19th century industrial building which evolved through the 20th century, representing an important contributor to the local economy. Of less significance is the contribution made by its setting, given the major alteration it has endured through the 20th century and beyond.

Innox Place (Building B; Grade II Listed Building; List Entry 1364205)

Statement of Significance

The Listed Building and its setting

6.21. This building is Grade II Listed through its historical physical attachment to the former Innox Mills Chapel Building, the remainder of which has been demolished.



Image 24: Innox Place - south-facing elevation

6.22. The Listed Building has been within the ownership of the mill owners since its original construction between 1856 and 1862. Innox Place was originally constructed as a group of domestic residences and it is unknown when the building's function changed to its later use as office and administration space for the various companies that occupied the complex, most recently Bowyer's. The Station Approach elevation remains largely unaltered and appears contemporary with other dressed stone terraced housing within the wider townscape of Trowbridge of mid to late 19th century construction.

6.23. The rendered north-facing elevation historically faced onto domestic yards and a working industrial area. This area later functioned as a car park for the Bowyer's Factory and currently overlooks the much demolished and stripped Site.

6.24. The setting of the building comprises the currently disused and hoarded-off Site, with the B3106 Wicker Hill a short distance to the east.

Contributors to the significance of the heritage asset

6.25. Archaeological value: Innox Place will derive limited significance from its historic fabrics which date largely to the mid and later 19th century. The building has been subject to considerable internal alteration through its use as offices. The archaeological value of Innox Place is assessed to contribute to its overall significance as a heritage asset at a low level.

6.26. Historical value: Illustrative historical value will contribute to the overall significance of the building, since it represents an example of a modest mid to later 19th century residential development relating to the successful mill industries of the time. The building, despite later reuse and adaptation, retains many recognisable aspects of its Victorian origins externally. Internally, little of historic value remains.

6.27. A degree of associative historical value may be derived in relation to the property through the Site's historical links to both the woollen milling industry, an important aspect of Trowbridge's

development, and its later reuse for administrative office space by Bowyer's who became a significant employer in the town prior to the Site's closure.

6.28. It is assessed that the building's historical value will contribute to its overall significance at a major level.

6.29. Architectural value: The Listed Building is of a locally recognisable Victorian design, with other buildings in the town exhibiting similar dimensions and architectural details. Externally the building retains an important aesthetic, although currently it is in a rather shabby and run-down condition.

6.30. Internally, the architecture of the structure has been subject to significant remodelling, offering a rather confusing layout.

6.31. The contribution of its architectural and aesthetic value to its overall significance is assessed to be at a moderate level, largely in respect of its external appearance.

6.32. Communal value: The building is currently in private ownership, lying in a secured location with no public access. This notwithstanding, Innox Place, through both its original function and later its use by Bowyer's for administrative office space, has represented a major local employer and contributor to the local economy, and as such its communal value is considered moderate.

6.33. Contribution of setting: Much of the setting of Innox Place has been subject to considerable alteration, including the demolition of many associated 19th century buildings. The Site's occupation by Bowyer's has significantly altered the building internally, along with its setting, inevitably detracting from the significance of both.

6.34. Its wider setting within the town of Trowbridge and at the edge of its historic core is of some significance, given the building's contribution, through evolving functions, to the growth and economy of the town. The setting of Innox Place is considered a moderate contributor to its overall heritage significance.

6.35. Overall: In respect of Table 2, the Grade II Listed Innox Place is of national importance and high heritage significance. The significance of the Listed Building, defined as its special architectural or historic interest, is assessed to derive primarily from the architectural and historical value of its standing structure, largely its exterior, which represents an interesting and noteworthy survival of a significant late 19th century industrial building which evolved through the 20th century, representing an important contributor to the local economy. Of less significance is the contribution made by its setting, given the major alteration it has endured through the 20th century and beyond, including the removal of part of the building itself.

Dye House (Building C; Undesignated)

Statement of Significance

The building and its setting

6.36. Historic maps and documents indicate that a 'dye house' has existed at this location adjacent to the River Biss since at least the later 18th century, although it is unlikely that the extant Dye House incorporates significant elements of any pre-war structure. The Dye House was reconstructed in 1945 by Kemp and Hewitt, although it remains unclear which part of the wool milling process was undertaken here. The building is referred to on 1940s drawings simply as 'Wing 23'.

6.37. Later works identified include the infilling of ground floor windows facing onto the service yard, and the insertion of new access doors.



Image 25: Dye House – southwest-facing elevation

6.38. The setting of the undesignated Dye House comprises the buildings and open spaces of the currently disused and hoarded-off Site, with the B3106 Wicker Hill a short distance to the east.

Contributors to the significance of the heritage asset



Image 26: Interior first floor looking west toward brick stairwell

6.39. Archaeological value: The Dye House will derive very limited significance from its historic fabrics which date largely to the immediate post-war period. Original plans date to 1943 whilst the building was constructed in 1945 to a slightly varied specification. The archaeological value of the structure is assessed as very low.

6.40. Historical value: Illustrative historical value will contribute to the overall significance of the building, which forms part of the wider 20th century reuse of the mill site by the Bowyer's company. It is assessed that the building's historical value will contribute to its overall significance at a moderate level.

6.41. Architectural value: The building is of little value aesthetically. Original drawings show a pitched roof design although the extant structure currently has a flat roof. Internally, the architecture of the structure forms an elongated open space over two floors, linked by a brick staircase (Image 26-27) at the west end which also provides access to the roof.

6.42. The contribution of the Dye House's architectural and aesthetic value to its overall significance is assessed to be at a minor level.

6.43. Communal value: The building is currently in private ownership, lying in a secured location with no public access. This notwithstanding, the Dye House historically formed an important built element of the Bowyer's complex at the Site; a major local employer and contributor to the local economy, and as such the building's communal value is assessed as moderate.



Image 27: Brick stairwell in the Dye House

6.44. Contribution of setting: The setting of the Dye House has been subject to considerable alteration, including the demolition of many associated industrial buildings which has been detrimental to its significance. The building's wider urban setting at the edge of the historic core of Trowbridge is of significance, given the building's contribution as part of the Bowyer's

complex to the growth and economy of the town. The setting of the Dye House is considered a moderate contributor to its overall heritage significance.

6.45. Overall: In respect of Table 2, the undesignated Dye House is of local importance and low heritage significance. The significance of the undesignated building, *i.e.* its special architectural or historic interest, is assessed to derive primarily from the architectural and historical value of its standing structure, largely its exterior, which represents the survival of a modest post-war industrial building. Of less significance is the contribution made by its setting, given the major alteration it has endured through the 20th century and into the present day.

Brewery (Building D; Undesignated)

Statement of Significance

The building and its setting

6.46. The site of this building was first developed in the late 18th century when the first brewery was constructed by Watton and Timbrell. The building was significantly altered and extended in 1927, when it was converted into a spinning factory by the textile Kemp and Hewitt. Two additional floors appear to have been added at this time, evident in the change in brickwork (Image 30).

6.47. The older ground floor brickwork clearly relates to an earlier phase of construction, although it is considered unlikely that it represents part of the original Watton and Timbrell brewery of 1799 (Nash Partnership 2012).



Image 28: Brewery, southwest-facing elevation (central building)

6.48. Elements of the second floor fenestration to the southwest-facing elevation have been bricked-up during second half of the 20th century, some of which have resulted from the infilling of the historic island access alleyway. All ground floor windows have been blocked and rendered.

6.49. The setting of the undesignated building is formed by the buildings and open spaces of the disused and hoarded-off Innox Mills site, with the B3106 Wicker Hill a short distance to the east. The wider setting comprises urban Trowbridge including the nearby Town Centre Conservation Area.

Contributors to the significance of the heritage asset

6.50. Historical value: Illustrative historical value will contribute to the overall significance of the building, which forms, in part, an element of the wider 20th century reuse of the mill site by the Bowyer's company although elements of an earlier brewery building remain extant in the structure of the ground floor.

6.51. The interior and exterior both exhibit clear evidence for the reuse and adaptation of the building, for example the reduction in size of windows on the upper floors (Image 29).

6.52. Archaeological value: The Brewery will derive very limited significance from its historic fabrics which date largely to the 1920s, although the ground floor brickwork is earlier, probably mid-19th century. The archaeological value of the Brewery is assessed as low.

6.53. A degree of associative historical value is also recognised through the building's association with several companies and industries which have contributed to the economic and social development of Trowbridge.

6.54. The Brewery building's historical value will contribute to its overall significance at a moderate level.



Image 29: Blockwork reduction in size of windows on second floor

6.55. Architectural value: The building is of some value aesthetically. Although much altered and extended through several phases of occupation and use, it remains a recognisable historic industrial building. The contribution of the Brewery's architectural and aesthetic value to its overall significance is assessed to be at a minor to moderate level.

6.56. Communal value: The building is currently in private ownership, lying in a secured location with no public access. Nonetheless, the Brewery has historically represented an important built element of the Innox Mills site which was a major local employer and contributor to the local economy throughout the 19th and 20th centuries. As such the building's communal value is assessed as moderate.

6.57. Contribution of setting: The setting of the building has been subject to much alteration, including the recent demolition of many associated industrial buildings. The building's wider urban setting at the edge of the historic core of Trowbridge is important, given the building's contribution to the growth and economy of the town. The setting of the Brewery is considered a moderate contributor to its overall heritage significance.

6.58. Overall: In respect of Table 2, the undesignated Brewery is of local importance and low heritage significance. The significance of the building, identified as its special architectural or historic interest, is assessed to derive primarily from the architectural and historical value of its standing structure, which represents the survival of a modest 19th century industrial building, adapted considerably during the 1920s. Of less significance is the contribution made by its setting, given the major alteration it has endured through the 20th century and into the present day.

Cloth Factory (Building E; Undesignated)

Statement of Significance

The building and its setting

6.59. The Cloth Factory dates to 1919 with the building constructed on vacant garden plots by Kemp and Hewitt. The interior was significantly altered by Bowyer's in the 1950s. The Cloth Factory forms a single internal unit with the adjacent Brewery, identifiable through a slight rise in roof and floor levels externally and internally. The block continues southeast to include the Dye House. Second floor windows to the southwest-facing elevation are UPVC replacements.

6.60. The setting of the Cloth Factory building comprises the buildings and open spaces of the disused and hoarded-off Innox Mills site, with the B3106 Wicker Hill a short distance to the east. The wider setting comprises urban Trowbridge including the nearby Town Centre Conservation Area.



Image 30: Cloth Factory, Brewery and Dye House – southwest-facing elevations

Contributors to the significance of the heritage asset

6.61. Archaeological value: The building will derive very limited significance from its historic fabrics which date to *c*. 1919. The interior has also been completely stripped out, and consequently the archaeological value of the Cloth Factory is assessed as low.



Image 31: Surviving elements of roof structure

6.62. Historical value: Illustrative historical value will contribute to the overall significance of the building, which form a part of the wider 20th century reuse of the mill site by the Bowyer's company, although the structure itself relates to the earlier use of this part of the Site by Kemp and Hewitt. A low to moderate level of historical value is assessed for the building.

6.63. Architectural value: The building is of limited value aesthetically, due in part to the significant stripping out of its interior. Elements of the original roof structure survive, although some of the timbers are clearly replacements. The contribution of the building's architectural and aesthetic value to its overall significance is assessed to be at a moderate level.

6.64. Communal value: The Cloth Factory is currently in private ownership, lying in a secured location with no public access. Nonetheless, the structure has historically represented an important built element of the Innox Mills site which was a major local employer and contributor to the local economy throughout the 19th and 20th centuries. As such the building's communal value is assessed as moderate.

6.65. Contribution of setting: The setting of the Cloth Factory has been subject to much alteration, including the recent demolition of many associated industrial buildings. The building's wider urban setting at the edge of the historic core of Trowbridge is important, given the building's contribution to the growth and economy of the town. The setting of the building is considered a moderate contributor to its overall heritage significance.

6.66. Overall: In respect of Table 2, the undesignated Cloth Factory building is of local importance and low heritage significance. It is assessed that later alterations have reduced its significance to low-negligible. The significance of the structure, identified as its special architectural or

historic interest, is assessed to derive primarily from the architectural and historical value of its standing structure, which represents the survival of a modest early 20th century industrial building.

Trowbridge Town Centre Conservation Area

Character and appearance of the Conservation Area

6.67. The built form of Trowbridge derives largely from several phases of expansion from its roots as a medieval market town, whose economy was closely linked to its position on the River Biss and the influence of the slightly later imposition of Trowbridge Castle.

6.68. The river's course has also influenced the town's physical development, initially along its banks, whilst its presence has been highly influential on the economic growth and development of Trowbridge. The course of the River Biss describes a broad semi-circle which has served to contain the medieval and later town at its southern limits. This central area also includes the Trowbridge Castle, first recorded in 1139.

6.69. The meandering nature of the river's course is reflected in many of the town's older roads which also follow a curving form, apparent in the layout of Court Street, Castle Street, Fore Street and Church Street, which form a radial arrangement emanating from the centre of the settlement. A significant segment of this semi-circular area represents the Town Park, whilst the curving streets are bisected by shorter straight lengths of thoroughfare including Silver Street, Roundstone Street and the later developed Market Street which joins Castle Street at its western extent.

6.70. The 18th and 19th centuries saw significant industry established and many large industrial buildings constructed in the town, largely the result of the commercial success of cloth-making and weaving – this is evident at the Site. The town became known during this period as the 'Manchester of the West'. A relatively recently completed Conservation Area Appraisal document (Armour Heritage 2019b) states that "…the most impressive visual indicators of the zenith of these industries is encapsulated in the grand mill buildings and associated factory sites that still dominate the town today, creating an interesting and striking juxtaposition with the residential streets and modern developed areas".

Contribution of the Site to the setting of the Conservation Area

6.71. In respect of the contribution made by the Site to the Conservation Area's character and appearance, the extant industrial buildings (A-E) are considered to contribute to the Conservation Area's setting. In their current condition this contribution is largely negative, although they still inform as to this part of the wider town's important contribution to the industrial heritage of Trowbridge.

7. ASSESSMENT OF IMPACT

Innox Mill

7.1. It is proposed to demolish the modern C20 rear extension of Innox Mills and repair and refurbish the building to create a flexible co-working space.

7.2. The Listed Building is currently unused and has been vacant for a considerable amount of time. Its continued abandonment will inevitably result in a deterioration of the structure which represents an important element of the industrial and economic history of Wiltshire's county town.

7.3. The proposed refurbishment is sympathetic to the Listed Building's industrial heritage, and in this instance the refurbishment should be welcomed for the retention and enhancement of the Listed Building, bringing it back into use serving a 21st century purpose. No harm has been identified in respect of the significance of Innox Mill as a Listed Building.

Innox Place

7.4. Outline proposals comprise a significant refurbishment of Innox Place as part of the wider mixed-use development of the Site. It is currently proposed that Innox Place will be repaired and refurbished for flexible commercial use and extended to create an ancillary café. The extant 20th century rear extension to the Listed Building will be removed as part of the proposals.

7.5. In general terms, the building is unused and has been vacant for several years. The interior is showing signs of water ingress and general decay (Image 32) and it is likely that its continued abandonment will lead to further deterioration of the structure which represents an important element of the industrial and economic history of Trowbridge.

7.6. The proposed refurbishment will be sympathetic to the Listed Building's historic architectural style and a robust refurbishment is welcomed in respect of the retention and repurposing of the building to form part of a wider 21st century redevelopment of the Innox Mills site. No harm to the significance of Innox Place is concluded.



Image 32: Evidence of damp and deterioration within Innox Place

The Dye House

7.7. Outline proposals comprise a significant refurbishment of the building for a variety of social and entertainment purposes, forming part of the wider mixed-use development of the Site. Specific plans for the building's reuse have not yet been formulated.

7.8. In general terms, the building is currently unused and has been unoccupied for many years. The interior is showing signs of general decay, partly due to its inundation by pigeons and rodents. Most of the windows have been vandalised and it is likely that its continued

abandonment will lead to further deterioration of a building that represents an important visual reminder of the industrial and economic history of Trowbridge.

7.9. Assuming the refurbishment is sympathetic to the building's historic architectural style, a robust refurbishment should be welcomed in respect of the retention and repurposing of the building to form part of a wider 21st century redevelopment of the Innox Mills site.

Brewery

7.10. Outline proposals comprise a significant refurbishment of the Brewery for a variety of social and entertainment purposes, forming part of the wider mixed-use development of the Site. Specific plans for the building's reuse have not yet been formulated.

7.11. In general terms, the building is currently disused and unoccupied, and has been for many years. The interior is showing signs of general decay, partly due to its inundation by pigeons and rodents, and it is likely that its continued abandonment will lead to further deterioration of a building that represents an important visual reminder of the industrial and economic history of Trowbridge.

7.12. Assuming the refurbishment is sympathetic to building's historic architectural style, a robust refurbishment should be welcomed in respect of the retention and repurposing of the building to form part of a wider 21st century redevelopment of the Innox Mills site.

Cloth Factory

7.13. Outline proposals indicate the demolition of the building. In general terms, the building is currently disused and unoccupied, and has been for many years. The interior is showing signs of general decay, partly due to its inundation by pigeons and rodents, and it is likely that its retention in its current condition will lead to further deterioration.

7.14. The building has origins dating back to 1919 but has been the subject of significant alteration internally and externally from the 1950s. Its heritage significance has been assessed as minor to negligible due to the significant alterations undertaken and its removal is not considered to constitute the reduction in significance of the wider built heritage resource of the area.

7.15. Its removal is not considered to impact adversely on the settings of nearby heritage assets and overall no harm is concluded in terms of the proposal for its demolition.

Trowbridge Town Centre Conservation Area

7.16. Refurbishment of significant industrial buildings at the Site will contribute positively to the Conservation Area's setting, removing a significant negative aspect of the historic town's architectural aesthetic and providing, through their remodelling and reimagination, a new heritage led hub or the town.

8. CONCLUSION

8.1. The proposed works at the Innox Mills site includes significant repair, refurbishment and reuse of a surviving group of industrial buildings, two of which are Grade II Listed. Residential properties on Stallard Street (Nos. 5-8) are Listed Grade II, whilst No. 9 is not. Nos. 5-9 lie within the boundary of the Trowbridge Town Centre Conservation Area whilst the remainder of the Site lies within its immediate setting.

8.2. Elements of the built heritage within the wider Site relevant to the current application have been subject to detailed assessment of significance. A comprehensive site visit identified the buildings to be in a range of states of repair, largely ranging from poor to very poor.

8.3. The proposed removal of the former Cloth Factory is not considered to impact adversely on the settings of nearby heritage assets and overall no harm is concluded in terms of the proposal for its demolition.

8.4. Overall it is concluded that the repair, refurbishment and reuse of Innox Mill, Innox Place, the Brewery and the Dye House will be beneficial to their heritage significance, largely through their repair, preservation and use into the future.

8.5. With regard to the Trowbridge Town Centre Conservation Area, it is concluded that the proposed refurbishment of the group of significant industrial buildings at the Site will contribute positively to the Conservation Area's setting, removing a significant negative aspect of the historic town's architectural aesthetic and providing, through their remodelling and reimagination, a new heritage led hub or the town.

8.6. In addition, the proposed redevelopment of the group of buildings assessed, along with the wider Site, will serve to revitalise this long-unoccupied area. This will in turn help to stimulate the wider economy of the town, offering new investment and employment opportunities.

8.7. This assessment follows national and local planning policy and guidance issued by HM Government, Historic England and the CIfA.

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Appendix 1: Outline proposal plans



KEY

1 Vehicular access from Stallard Street

1A Pedestrian access from Stallard Street

1B Central spine road

2 Innox Square

3 Existing cluster of listed buiildings

4 Southern part of the site, made up with residential housing and mixed use commercial and apartment block

5 Northern part of the site, made up with mixed use commercial and apartment block, an apartment block and residential housing

6 Pedestrian link adjacent to the railway line, connecting to Trowbridge train station

7 Riverside Park (POS)

7A Links from the POS to the wider strategic path, leading to the Kennet & Avon canal towpath and underpass to the railway line

7B Play area (LEAP)

7C Attenuation basin

7D Node within the POS

7E Play area (LAP)

Rev	Note	Date
P1	For Planning	28.05.2021

GREENHALGH

Landscape Architecture

Innox Mills
Trowbridge

Illustrative Masterplan

128-801 P1

Date 28.05.2021

Scale 1:500@A1

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