42 Kitchener Road, Amesbury, Wiltshire:

Historic environment assessment

NGR: 415910,141783

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42, KITCHENER ROAD, AMESBURY, WILTSHIRE:

Historic Environment Assessment

Centred on NGR 415910 141783

Summary

An assessment of historic environment issues relating to the proposed development of land at 42, Kitchener Road, Amesbury, Wiltshire was undertaken during February and March 2021. Baseline historic environment data has been assessed up to 500m from the application area. There are no individual designated heritage assets within the application area. There are 18 designated heritage assets within the broader study area comprising two Grade II Listed Buildings, 13 Grade II Listed Buildings, one Scheduled Monument, one Registered Park & Garden and Amesbury Conservation Area. The boundary of the Stonehenge and Avebury World Heritage Site lies just outside the study area and has not been considered further in this assessment. The proposed development could have no effect on the settings or significance of any designated heritage assets. There are no non-designated heritage assets currently recorded within the application area and 26 within the study area. Although the proposed development lies within an area containing archaeological remains predominantly dating to the prehistoric period, notably the Ratfyn Barrow c. 150m to the north of the application area, the assessment has not identified any records of such evidence within the immediate vicinity of the application area and it is considered, therefore, that there is no evidence to suggest the presence of archaeological interest within the application area.*

1. INTRODUCTION

1.1 This report sets out the results of a largely desk-based assessment of the historic environment issues relating to the proposed redevelopment of land at 42, Kitchener Road, Amesbury, Wiltshire (NGR 415910 141783). This assessment has been prepared by AC archaeology Ltd, on behalf of the Atlas Planning Group during February and March 2021. The location of the site is shown on Fig. 1.

1.2 The proposed development comprises the construction of two bungalows, parking and associated infrastructure in the grounds of an existing dwelling. A proposed site plan of the development is included here as Appendix 1. The aim of this report is to identify known heritage assets within a defined study area, centred on the landholding and, where possible at this level of assessment, identify any potential impacts on the historic environment.

1.3 The application area lies on the north side of Amesbury and covers c. 0.2 hectares, comprising a bungalow, driveway, lawn, garage and a rear garden containing a number of mature trees and shrubs. The site lies around 85m OD, and the underlying geology comprises River Terrace Deposits overlying chalk of the Seaford Chalk Formation, formed during the Cretaceous period when the local environment was dominated by warm chalk seas (BGS online).

2. LEGISLATION AND POLICY

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

Listed Buildings and Conservation Areas

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

The National Planning Policy Framework

2.3 General policy and guidance for the conservation of the historic environment are contained in Chapter 16 (Paragraphs 189 - 207 and associated footnotes) of the *National Planning Policy Framework* (NPPF; Ministry of Housing, Communities and Local Government, July 2021). This document provides the definition of a heritage asset as 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).' Designated heritage assets are defined as 'a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.'

Policies relevant to this scheme are listed below:

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

194. 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.

195. 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.

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.

Local Authority Development Plan Policies

2.4 Policies for the management and protection of the historic environment are contained in the Wiltshire Core Strategy Adopted 2015 as follows:

Core Policy 58 Ensuring the conservation of the historic environment
Development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

i. nationally significant archaeological remains
ii. World Heritage Sites within and adjacent to Wiltshire
iii. buildings and structures of special architectural or historic interest
iv. the special character or appearance of conservation areas
v. historic parks and gardens vi. important landscapes, including registered battlefields and townscapes.

Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping).

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.

3. ASSESSMENT METHODOLOGY

3.1 The study has consisted of a desk-based assessment, as defined by the Chartered Institute for Archaeologists (CIfA) *Standard and Guidance for Desk-Based Assessment* (revised 2014) and the *National Planning Policy Framework* (Department for Communities and Local Government 2019). Baseline data has been gathered from up to a 500m around the application area.

3.2 The scope of the study has included designated assets and non-designated assets, along with other archaeological sites and finds of historic environment importance, but which may not have a degree of significance meriting consideration in planning decisions.

3.3 The information derived from the study has been used:

- To identify and assess the significance of the currently recorded heritage assets in the study area and any contribution made to their significance by their settings, if likely to be affected;
- To assess the potential for the discovery of additional heritage assets within the boundaries of the landholding, and;
- To identify possible effects of the proposed development, whether adverse or positive, as far as is possible at this stage of assessment.

3.4 The study does not attempt to provide a detailed evaluation of impacts of development on the identified and potential heritage assets, nor provide any detailed mitigation proposals at this stage. A provisional overview of the nature of impacts of development on the principal heritage assets, however, does form part of this report, as required in NPPF para 189.

3.5 The results of the searches and site visit are discussed in Sections 4-6. Relevant historic map extracts are included as Fig. 2. All historic environment data are summarised in Appendix 2 and their locations shown on Figs. 3 and 4.

3.6 This assessment has comprised a review of archaeological and historical information comprising:

- Data held by the Wiltshire Historic Environment Record (WHER)
- data held by Pastscape (www.pastscape.org.uk);
- the Magic website (www.magic.gov.uk) and on the English Heritage National Heritage List for England (NHLE), accessed during February 2021;
- a site visit undertaken on 21st February 2021;
- other published, unpublished, or online information.

3.7 Due to the closure of the Historic England Archive in Swindon as a result of the current COVID-19 pandemic precautions, the aerial photographs held there could not be viewed. Google Earth imagery, historic and current, was examined. Archaeological data and reference works also held at the Historic England Archive were similarly unavailable. Access to historic mapping held at the Wiltshire and Swindon History Centre was also unavailable during the period of the assessment, but available online mapping has been assessed and included here, as necessary.

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

Assessment of Significance

3.9 In order to meet the requirements of NPPF para 189, it is necessary to define the significance of individual, or groups of, heritage assets. There is no formal process for ranking the significance of heritage assets other than those with statutory protection (e.g., scheduled monuments, listed buildings), but advice on the criteria to be used is included in the English Heritage guidance '*Conservation Principles – Policies and guidance for the sustainable management of the historic environment'* (EH 2008). This guidance states that heritage assets are considered to have

significance based on their evidential, historical, aesthetic or communal value. The NPPF also includes the criteria of architectural and artistic value. Additional guidance on assessing the significance, and potential effects of development on that significance, is contained within the Historic England document (July 2015) *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment*.

3.10 The ranking of significance used in this assessment considers the EH (2008) criteria and the Planning Note but expresses the results using a scale of significance derived from the *Design Manual for Roads and Bridges*, (DMRB Volume 11, 2019) and from guidance provided by the International Council on Monuments and Sites (ICOMOS, 2011) The ranking is presented in Table 1.

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

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

4. HISTORIC DEVELOPMENT

4.1 This section of the report briefly discusses a sequence of historic maps and other historical information relating to the application area. Extracts of relevant historic maps are included here as Fig. 2.

Introduction

4.2 The application area lies within the ancient parish of Amesbury. Once known as *Ambresbury,* a name thought to derive from the combined names of Stonehenge and the camp of Vespasian. *Ambres* meaning holy or anointed stones and *burg* or *bury* meaning a camp. It was an

established, and relatively important, settlement by the 10th century AD and the Witan (an Anglo-Saxon council) met there in AD932 and 995; Amesbury abbey was founded in c. 979.

4.3 Amesbury was a royal holding from the 7th century AD, and from AD980 was the site of a Benedictine nunnery. The success of the Abbey (reformed in 1177, becoming the fifth largest in England) and the growth of the settlement in the 13th century led to the granting of a market in 1286. The backline of the properties fronting the south side of the west end of Salisbury Street are believed to show the extent of the former marketplace.

4.4 Historical sources have indicated the possible presence of a sub-Roman defended settlement, and the known presence of a mid to later Saxon settlement. Fragmentary archaeological evidence exists for these, with records of probable Saxon burials at the east end of High Street and a possible *burh* or royal enclosure ditch at the west end. Saxon burials were reportedly discovered in 1835 from near the junction of London Road and Countess Road. These features may, in the broadest sense, mark the potential extent of early and middle Saxon activity. By the medieval period, historical sources show that a small town had developed, centred on High Street and the marketplace, possibly with evidence for an element of urban planning. Both the later Saxon and medieval settlements had prospered because of the presence of a religious house just outside the town. The documentary evidence indicates that the re-founding of this apparently 'mediocre' establishment as a priory in 1177 greatly increased Amesbury's prosperity.

The application area

Amesbury 1843 tithe map (Fig. 2a)

4.5 The Amesbury tithe map of 1843 shows that the application area lies within a single large plot of land, which has its northern boundary on London Road, and its southern boundary alongside allotments, while its southwest boundary is woodland. The Plot is numbered 312, named Oxpond and owned by Sir Edmund Antrobus Baronet. It is occupied by Edmund Olding Junior and the land use was arable. Of interest is the presence of allotments shown on the tithe map to the south of the application area. A number of such allotments were laid out during the later 18th or early 19th centuries for the use of the local poor, many of whom had lost the use of the lands they had used for subsistence due to enclosure. Although intended to be a countrywide solution to the problem, in reality few were ever laid out. Those to the south of Drove Road were still in use in 1961, but built over 1971. The boundary to the allotments can still be made out today; its north side forming the south-east boundary of the application area and the northern side of The Drove.

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Ordnance Survey maps

4.6 By the time of the publication of the 1st -edition Ordnance Survey map in 1879 (Fig. 2b), little had changed, with the exception of the woodland border to the southwest, now shown as *Crookedfence Covert*, extending into the northern boundary of the plot alongside London Road. Ratfyn Barrow is clearly depicted immediately adjacent to the north side of London Road. By 1924 the area had begun to be developed as the settlement expanded. A linear arrangement of housel plots to the northeast now occupied either side of London Road and by the publication of the 1937 Ordnance Survey map (Fig. 2c), the northern extent of *Crookedfence Covert* had been removed, although the application area remained unaltered. The 1961 Ordnance Survey map (not reproduced here) shows the beginnings of Kitchener Road with further house plots shown to the south adjacent to the allotments. *Crookedfence Covert* was no longer present. By the time of the 1972 Ordnance Survey map (Fig. 2d), Kitchener Road was fully established with the application area now present, and its boundary as it is today. The current house on the site is

shown at this date. The allotments forming the southern boundary had been built over and The Drove created.

Historic Landscape Characterisation

4.7 The Wiltshire Historic Landscape Characterisation has been undertaken to define the historic environment for each of the Landscape Character types in the county. The application area lies within an area described as '*These houses were built in the mid C20 on land that was formerly an area of allotments or market gardens which are shown on the 1ed 6" OS map and the 2ed 6" OS map. Due to the extensive modern development, none of this prior character remains legible'*

5. HERITAGE ASSETS

Designated heritage assets

5.1 There are no designated heritage assets within the application area. There are 18 designated assets within the broader study area which comprise two Grade II* Listed Buildings, one Scheduled Monument, one Registered Park & Garden, 13 Grade II Listed Buildings and one Conservation Area. All designated assets are shown on Fig. 3, summarised in Appendix 2 and discussed below. There are no Registered Battlefields within 500m of the application area. The Stonehenge and Avebury World Heritage Site boundary lies just outside the north-west limits of the study area.

Amesbury Abbey and (Site 1) and associated assets

5.2 Amesbury Abbey is a Grade II* Registered Park and Garden. During the medieval period the land formed part of the grounds of the Benedictine Abbey of Amesbury and became a private estate following the Dissolution. In 1720 the estate was bought by Lord Carleton whose son extended the existing house and began an extensive scheme of landscaping of the grounds which included new entrance gates, formal rides, plantations, a ha-ha and the removal of the formal gardens laid out in the 16th century. The park was extended in 1730 and further landscaping was undertaken which included lawns, avenues, a canal and a more contemporary formal garden. Vespasian's Camp was incorporated as a prominent landscape feature, with plantations, rides and avenues to be laid out within it. Further enlargement and landscaping was undertaken after 1760 and by the 19th a new entrance to the park had been created to the south and the house was being rebuilt. The estate was sold in lots by Lord Antrobus in 1915 and is now in divided ownership. The construction of the A303 in 1969 separated the northern part of the park from the rest and the house is now a nursing home. Despite the recent changes, the asset retains historic, architectural and communal interest and is of **High Significance**. The setting of the asset is very much an internal one, and includes the assets, features and landscape designs through which its significance can be understood and appreciated. Most of these are not visible from beyond its boundaries. The asset is wooded on its eastern side which provides an effective screen between the park and the residential areas beyond its boundaries. There could be no shared views of the asset and the proposed development. It is considered that the proposed development could have **no effect on the setting or significance** of the asset.

5.3 The Gate piers to Lord's Walk, to Amesbury Abbey with flanking estate boundary walls (Site 4) is a Grade II* Listed Building. It comprises mid-17th century tall square piers with narrow inner and outer pilasters and iron gates with spiked centre rail and dog rails. To left, flint wall with stone quoins, approximately 3m high. To right of piers, coursed flint wall with some limestone blocks, approximately 2m high. This asset has historic and architectural interest and is of **High**

Significance. Kent Lodge (Site 5) is a Grade II* Listed Building and is the lodge to Amesbury Abbey and farmhouse to Park Farm, now a house. The original building has 18th century stone surround to ground floor window. To rear a single storey block in matching squared knapped flintwork added c. 1960. This asset has historic and architectural interest and is of **High Significance**.

5.4 The setting of these assets is considered to be their location at the roadside entrance to Amesbury Abbey grounds and their functional relationship with the abbey which is still appreciable today. They do not have designed or intended views beyond the boundary of the park and their status as an impressive entrance to it can still be understood. There would be no shared views of these assets and the proposed development nor will it interrupt or impact upon their relationship with the park. It is considered that the proposed development could have **no effect on the setting or significance** of these assets.

Amesbury Conservation Area (Site 3)

5.5 The Amesbury Conservation Area was designated as an area of special historic and architectural interest by the local planning authority in 1980. The asset covers a large area sub-divided into two distinct areas; one of which covers Amesbury Park, the planned parkland associated with Amesbury Abbey and the other which covers the urban core of the historic town. It is this area (Character Area 2) which lies closest to the proposed development area, the south-eastern boundary of this part of the asset being c. 300m to the southwest of it. The area is varied in character, incorporating many phases of settlement or land use and includes a number of designated assets of high significance including Amesbury Abbey Registered Park and Garden. The asset has historic and architectural interest and is of **High Significance**. The setting of this asset comprises the relationship between the assets, buildings, streets and open spaces within it. The relationship between them and the variety of architectural styles and periods allow the way that the settlement has developed over many centuries to be understood The Amesbury Conservation Area Appraisal and Management Plan (Salisbury DC, 2008) highlights a number of principal and incidental views, none of which include the site of the proposed development. The setting of this asset makes a moderate contribution to its significance. The proposed development would not be clearly visible in shared views of the asset, nor would it affect any of the aspects from which it derives its significance. It is considered that development within the application area could have **no effect on the setting or significance** of this asset.

Ratfyn Barrow (Site 2)

5.6 Barrows are particularly representative of the Bronze Age and have the potential to provide important information on the diversity of beliefs and social organisation in early Prehistoric society as well as the landscape in which they were constructed. This monument, part of a group of three barrows, is located in the garden of Ratfyn Barrow House. It measures 19m in diameter and 3m high. Traces of a shallow ditch, 3m wide are visible to the east and northeast of the mound, and in being separated from it by a sloping berm 3m wide, suggests that the monument may best be interpretated as a bell barrow. The reduction of ground levels to the south and west will have destroyed the area of the berm and surrounding ditch, although the ground below these features is also scheduled. The asset has historic and architectural interest and is of **High Significance**. Its position in the current landscape is hidden from most viewpoints and it is concealed by a modern housing estate between itself and the proposed development. While the asset would have formed part of a wider landscape of contemporaneous funerary monuments there is currently no evidence for any features within the application. Any designed inter-visibility it may once have had with associated monuments or settlements has been lost. The development could

not affect any of the elements from which the barrow derives its significance and it is considered that there could be **no effect on the setting or significance** of this asset.

Experimental Smallholder's Dwellings (Sites 6 – 12)

5.7 There are seven Grade II Listed Buildings within the study area representing experimental smallholder's dwellings and dating from 1919-20. The outbreak of the First World War had shown that Britain had become dependent on industries based abroad in countries which may, at any time, become the enemy. Shortly after, therefore, research was commissioned into ways of lessening this dependency and encouraging British industry and agriculture to develop. The Ministry of Agriculture and Fisheries began to develop an area of land, owned by the Ministry itself, at Earls Court Farm on the edge of Amesbury as a designed farm colony. The Ministry created a number of smallholdings, each around 5 acres, with a cottage, for the use of former soldiers. Difficulties of transporting materials to rural areas and the lack of skilled labour, clearly suggested that the use of local materials and traditional building techniques might be of value in carrying out the post-war building programme. These seven sites represent one of the most interesting aspects of the farm colony and form a group of contemporaneous buildings which, although individually unique in style, are historically associated. These assets have historic and architectural interest and are of **Medium Significance**. It is considered that the proposed development could have **no effect on the setting or significance** of these assets.

5.8 The remaining Grade II Listed Buildings within the study area comprise The Brambles (Site 15), dating to the early 18th century; Yew Cottage (Site 13), dated c. 1840 and Site 14,The Greyhound Tavern dating to the 18th or early 19th century. Site 18 is Comilla House Old Post Office, a former Inn, now a retirement home and business premises and dates to the late 18th century. Site 17 is Fairlawn Hotel, a former surgeon's house dated to c. 1840-50. Site 16 is Rose's Charity Grammar School, now a private house and of late 18th century date. These assets have historic and architectural interest and are of **Medium Significance**. It is considered that the proposed development could have **no effect on the setting or significance** of these assets.

Non-designated heritage assets

5.9 There are 28 historic environment records held by the WHER within the study area, none of which lie within the application area. All may be considered to be non-designated heritage assets and are shown on Fig. 4, summarised in Appendix 2 and described below.

Palaeolithic (500,000BC-10,000BC)

5.10 There is one heritage asset of Palaeolithic date currently recorded within the study area. Site 40 is a findspot comprising a hand axe and other tools found southeast of Amesbury Abbey. This asset has lost any contextual associations but its presence in the area is of interest and it is considered to be of **Low Significance**.

Prehistoric (c. 10,000BC to AD43)

5.11 There are eight heritage assets of Prehistoric date currently recorded within the study area. Sites 19 and 20 each represent round barrows, both surviving as low mounds and part of a group of three, including the nearby Scheduled Monument known as Ratfyn Barrow. These barrows do not survive as prominent earthworks. However, their presence within the context of this landscape means that they have a high potential to contribute to regional research objectives and they are therefore considered to be of **Medium Significance**. Site 26 represents a large circular

earthwork, discovered during construction of a railway in c. 1908 at Ratfyn. Although not fully excavated, a number of burials were found at the base of the associated ditch, with pottery also found, suggesting an early Iron Age date. However, visible as a cropmark, recent aerial photography suggests this feature is a former barrow and therefore more likely to be of Bronze Age origin. Although its date is unclear it will still hold archaeological interest and is considered to be of **Low Significance**.

5.12 Site 22 is Neolithic in date and comprises a group of pits, some containing pottery and flints discovered during excavations in 1934. Site 23 is a possible Bronze Age ditch discovered during construction of a fence at Ratfyn in 1934. These assets are considered to be of **Low Significance**.

5.13 Site 21 is a findspot comprising Neolithic pottery and an axe discovered in 1920 and Sites 24 and 29, also findspots, are represented by early Iron Age pottery sherds found in 1934 and a spearhead of early Bronze Age date found at water meadows in Amesbury. Although their presence in the area is of interest, these assets have lost any contextual associations and are considered to be of **Negligible Significance**.

Romano-British (AD43 – AD410)

5.14 There are two heritage assets of Romano-British date currently recorded within the study area. Site 25 represents a number of burials found during excavations in the early 20th century, some with hobnails. This asset is considered to be of **Low Significance**. Site 43 is a findspot comprising a 3rd century AD coin of Allectus found at 11 Holders Road. This asset has lost any contextual associations and is considered to be of **Negligible Significance**.

Early-medieval (AD410 to AD1066)

5.15 There are four heritage assets of early medieval date currently recorded within the study area. Site 33 is the town of Amesbury itself. It was an established, and relatively important, settlement by the 10th century AD and the Witan (an Anglo-Saxon council) met there in 932 and 995; Documentary sources record the founding of an abbey in c. 979, and note that it was not a rich establishment. It is probable that the relatively modest Saxon abbey would have had a less extensive precinct than the later, prestigious Norman establishment and it is therefore shown occupying a sub-rectangular precinct partially based upon existing property boundaries, and superimposed upon the earlier possible minster church site, now occupied by the parish church. It is possible that the ornate Saxon cross fragments found in the churchyard – of 10th century date – relate to the foundation of the abbey. It is thought that the Norman abbey/priory occupied a new site in the vicinity of the present Amesbury Abbey house. It is known that soon after the foundation of the priory, the High Street became a built-up area, and it is likely that this indicated an organic expansion of the old Saxon settlement area. This growth was probably a reaction to the new trading opportunities presented by the presence of a much wealthier religious house.

5.16 Site 34 represents a number of burials revealed during the demolition of a house in London Road in c. 1835. These burials are distant from the known later Saxon ecclesiastical site of the abbey and possible minster church, and it is therefore conceivable that they were focused on an earlier funerary monument. Site 39 represents part of the town boundary ditch, revealed during archaeological excavations at the Antrobus Arms in 1999. These assets are considered to be of **Low Significance**. Found at Lords Walk, Site 31 comprises a findspot representing a fragment of disc brooch with the design of five running spirals and dated to the 5th – 6th century. This asset has lost any contextual associations and is considered to be of **Negligible Significance**.

Medieval (AD1066 to AD1540)

5.17 There are three heritage assets of medieval date currently recorded within the study area. Site 36 represents pottery found in the upper levels of a ditch discovered during an archaeological evaluation on the site of a former garage on the High Street in 2003 and Site 41 is a pit discovered during an archaeological evaluation at Edwards Road in 2015. These assets are considered to be of **Low Significance**. Site 35 is a findspot comprising part of a 15th century crossbow bolt. This asset has lost any contextual associations and is considered to be of **Negligible Significance**.

Post-medieval (AD1540 to AD1901)

5.18 There are four non-designated heritage assets of post-medieval date currently recorded within the study area. Site 37 represents archaeological features, including possible cess pits, recorded during an archaeological evaluation at the former garage site on the High Street in 2003 and Site 38 also comprises features, including post-holes and pits, recorded during an archaeological evaluation at the Old Grammar School, High Street in 2005. Site 28 comprises earthworks representing water meadows situated alongside the River Avon and Site 42 is Earlscourt Farm, a 19th century farmstead of regular courtyard plan, of which the farmhouse is the only surviving structure. These assets have some historic and archaeological interest and are of **Low Significance**.

Modern (AD1901 to AD2000)

5.19 There are two heritage assets of modern date currently recorded within the study area. Site 27 is a military railway constructed in the early 20th century from the main Amesbury - Bulford line at Ratfyn Junction to Larkhill. It was largely dismantled by the mid-1930s but can still be seen in places as a cropmark. Site 44 is 15 and 15a Holders Road, an experimental smallholder's dwelling, dated 1919-20, for the Board of Agriculture and Fisheries. These assets have some historical and archaeological interest and are considered to be of **Low Significance**.

Undated

5.20 There are two undated heritage assets currently recorded within the study area. Site 30 is a pit and iron nail found during a watching brief in 2005 and Site 32 a burial found during a watching brief at London Road and although undated it is considered to be of possible Romano-British/Anglo Saxon date or later. These assets have some archaeological interest and are of **Unknown Significance**.

Previous Investigations

5.21 No previous archaeological investigations have been recorded within the application area.

Historic Hedgerows

5.22 There are no hedgerows within, or forming the boundary to, the application area which are considered to be important under Schedule 1, Part II of the Hedgerow Regulations of 1997.

6. FIELD VISIT (Plates)

6.1 A site inspection was undertaken on 26th February 2021 to assess the current land usage and to consider the general archaeological potential of the land. The weather conditions at the time of the visit were dry and bright. The ground conditions at the front of the property comprise a lawn area with a driveway alongside which leads to a garage and rear garden. The garden comprises grass with a number of mature trees and shrubs around it. Some landscaping, involving the raising of levels, also appears to have taken place. Due to the density and arrangement of the vegetation it was not possible to see a clear view to either end or sides of the garden. The site walkover did not identify any evidence for archaeological interest.



Plate 1: View from centre of application area looking north onto Kitchener Road



Plate 2: View across application from the south end



Plate 3: View from the centre of the application area looking south

7. CONCLUSIONS

7.1 There are no designated heritage assets within the application area and none within 150 metres of it, the nearest being Ratfyn Barrow (Site 2), a Scheduled Monument of Bronze Age date. The application area lies outside the Amesbury Conservation Area (Site 3) and a distance from the eastern boundary of Amesbury Abbey Park and Garden (Site 1), which is obscured by relatively modern housing development between the application area and London Road. It is considered that there would be **no effect on the settings or significance** of any of the designated assets recorded within the study area should development be undertaken within the application area.

7.2 The historic mapping suggests that the application area was in agricultural use throughout the later post-medieval period up until the later 20th century when the area began to be developed. It was likely to have been in agricultural use for much longer. There is no evidence that it was used for allotments, as the land to the south had been.

7.3 Amesbury is an area rich in history from the prehistoric period onwards. While there is no specific evidence, based on data used for this assessment, that the application area contains archaeological deposits, evidence for prehistoric activity has been found in the vicinity, notably in a fairly concentrated area to the north of the application area (Sites 19 – 24), therefore the presence of previously unrecorded archaeological deposits cannot be ruled out. However, the presence of mature trees and shrubs and evidence for some landscaping on the site, suggests that this activity may have adversely affected the survival of any archaeological deposits that might once have existed here. There is **no evidence for archaeological interests** within the application area.

8. SOURCES CONSULTED

British History online
www.british-history.ac.uk

British Geological Survey online
www.bgs.ac.uk/open geoscience

Britain from Above online
www.britainfromabove.org.uk

English Heritage National Heritage List for England
www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england

McMahon, P., 2004. The Archaeology of Wiltshire's Towns. *An Extensive Urban Survey,* Amesbury; Wiltshire County Archaeology Service

Ordnance Survey mapping from 1st-edition to modern

Pastscape
www.pastscape.org.uk

Salisbury District Council, 2008, *Amesbury: Conservation Area Appraisal and Management Plan*

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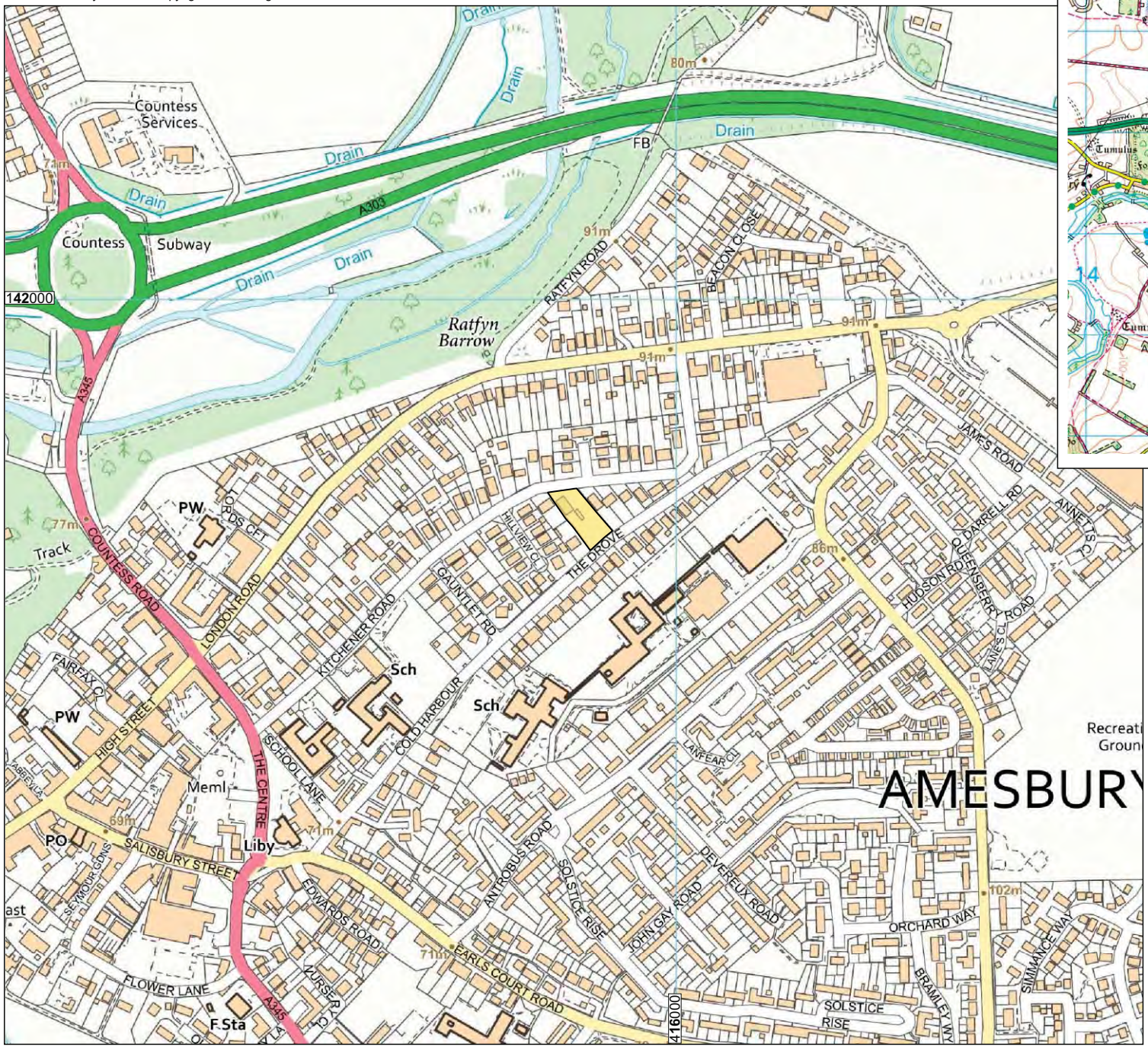




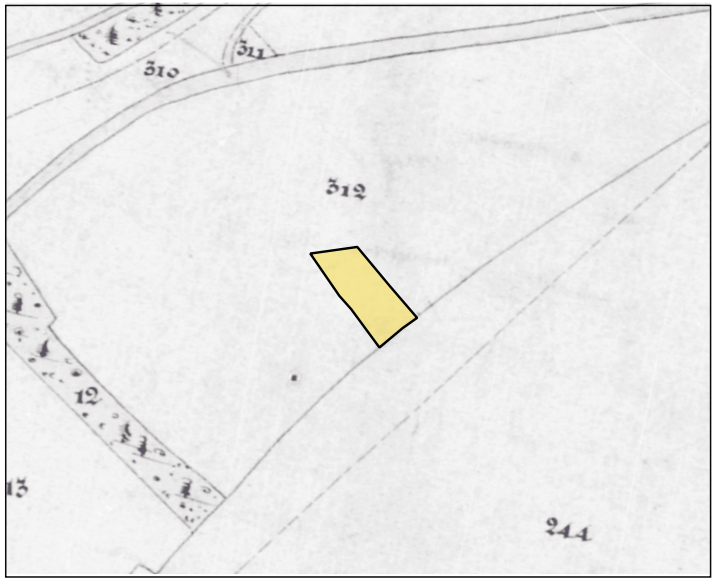
Application area

PROJECT

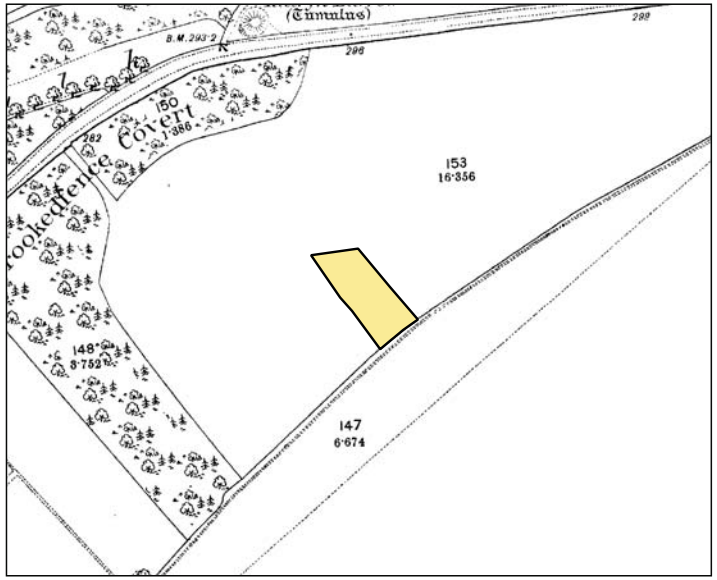
42, Kitchener Road, Amesbury

TITLE

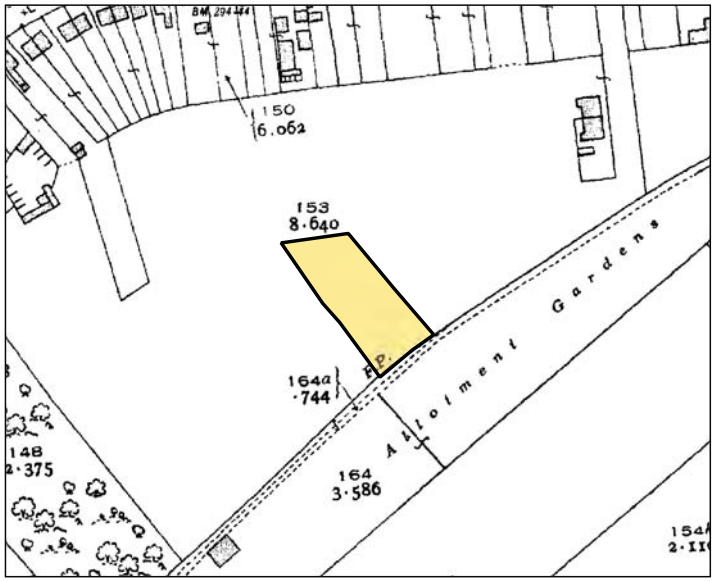
Fig. 1: Site location



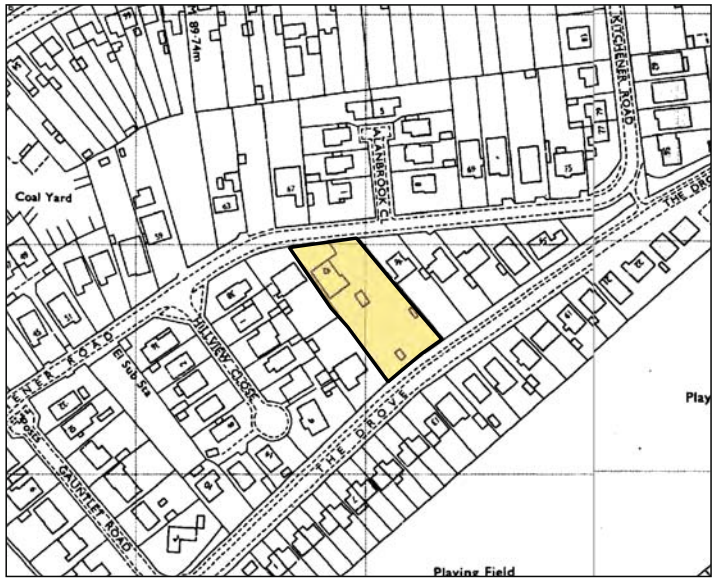
a) Extract from the Amesbury tithe map, 1843



b) Extract from the 1st edition Ordnance Survey 1:2,500 map, 1879



c) Extract from the 1937 Ordnance Survey 1:2,500 map



d) Extract from the 1972 Ordnance Survey 1:2,500 map

N

PROJECT

42, Kitchener Road, Amesbury

TITLE

Fig. 2: Extracts from relevant historic mapping

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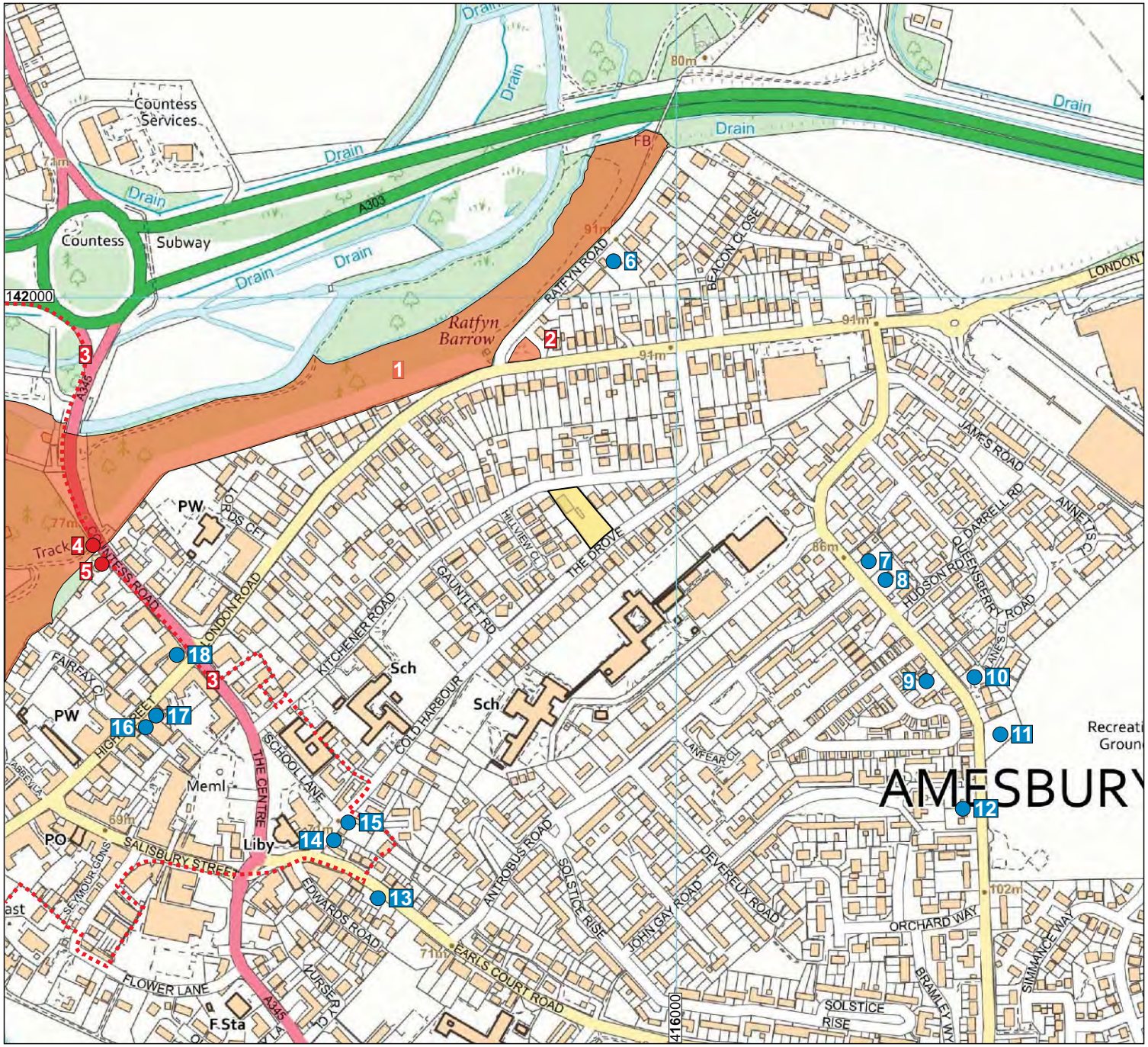

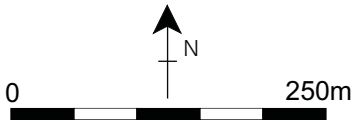

Key

- Application area
- Designated heritage asset of high significance
- Designated heritage asset of medium significance
- Conservation Area boundary

AC archaeology

PROJECT

42, Kitchener Road, Amesbury

TITLE

Fig. 3:
Location of designated heritage assets

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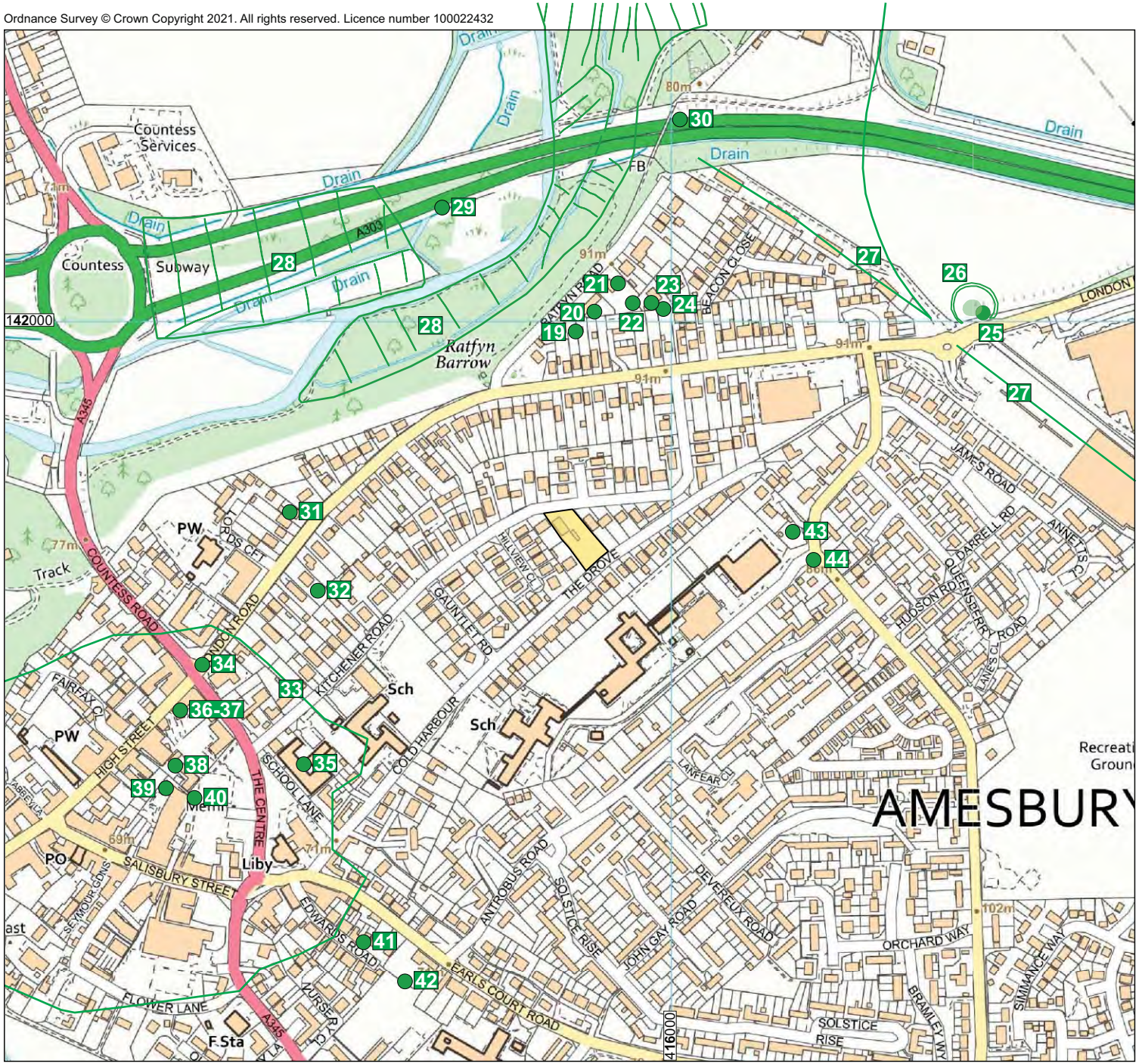

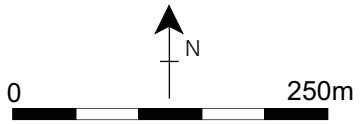

Key

Application area

Non-designated heritage asset

AC archaeology

PROJECT

42, Kitchener Road, Amesbury

TITLE

Fig. 4: Location of recorded non-designated heritage assets

Appendix 1

A4

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Rev	Comment	By	Date



Scale 1:1250

0m 10m 20m 30m 40m 50m 100m

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Client:
Saxon Gate Homes Ltd

Address:
Land behind 42 and 44
Kitchener Road,
Amesbury, SP7 4AD.

Drawing title:
Location Plan

Scale:	Date Drawn:	Drawn by:
1:1250	05.07.23	JAS

Job No:	Drg No:	Rev:
0650	PL02	-

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Appendix 2

HERITAGE ASSETS WITHIN STUDY AREA									
Site No	**HER/HEA/LEN Reference**	**Easting**	**Northing**	**Type**	**Evidence**	**Description**	**Period**	**Designation**	**Significance**
1	LEN 1000469	415729	141888	Park and Garden	Extant structure	**Amesbury Abbey** 18th and 19th century park, including 18th century landscaping, around an early 18th century house	Post-medieval	Garden II* Registered Park and Garden	High
2	LEN 1015948	415860	141950	Barrow	Earthwork	**Ratfyn Barrow** Bell barrow located in the garden of Ratfyn Barrow House.	Prehistoric	Scheduled Monument	High
3	WC CA/S/2	415591	141527	-	-	**Amesbury Conservation Area** An area of special historic and architectural interest	-	Conservation Area	High
4	LEN 1182498	415392	141742	Structure	Extant structure	Gate piers to Lord's Walk, to Amesbury Abbey, with flanking estate boundary walls. Mid-17th century.	Post medieval	Grade II* Listed Building	High
5	LEN 1131093	415402	141722	Lodge	Extant structure	**Kent House** Lodge to Amesbury Abbey and farmhouse for Park Farm, now house. 1607 and c. 1733.	Post medieval	Grade II* Listed Building	High
6	LEN 1318492	415935	142038	House	Extant structure	**Millmead** Experimental smallholder's house, 1919-20 with later 20th century extensions and alterations	Modern	Grade II Listed Building	Medium
7	LEN 1182548	416202	141725	House	Extant structure	**24, Holders Road** Experimental smallholder's dwelling, 1919-20 for the Board of Agriculture and Fisheries	Modern	Grade II Listed Building	Medium
8	LEN 1131062	416218	141706	House	Extant structure	**26, Holders Road** Experimental smallholder's dwelling, 1919-20 by the Department of Scientific and Industrial research for the Board of Agriculture and Fisheries	Modern	Grade II Listed Building	Medium
9	LEN 1131064	416260	141600	House	Extant structure	**Sycamore House** Experimental smallholder's dwelling, 1919-20 by the Department of Scientific and Industrial research for the Board of Agriculture and Fisheries	Modern	Grade II Listed Building	Medium
10	LEN 1182560	416311	141605	House	Extant structure	**42, Holders Road** Experimental smallholder's dwelling, 1919-20 by the Department of Scientific and Industrial research for the Board of Agriculture and Fisheries	Modern	Grade II Listed Building	Medium
11	LEN 1131063	416337	141545	House	Extant structure	**60, Holders Road** Experimental smallholder's dwelling, 1919-20 by the Department of Scientific and Industrial research for the Board of Agriculture and Fisheries	Modern	Grade II Listed Building	Medium
12	LEN 1182598	416298	141468	House	Extant structure	**29 & 31 Holders Road** Pair of experimental smallholder's dwellings c. 1920 for the Board of Agriculture and Fisheries	Modern	Grade II Listed Building	Medium
13	LEN 1131058	415689	141374	Cottage	Extant structure	**Yew Cottage** Cottage c.1840.	Post medieval	Grade II Listed Building	Medium
14	LEN 1182664	415643	141435	Public House	Extant structure	**The Greyhound Tavern** Inn. 18th or early 19th century	Post medieval	Grade II Listed Building	Medium
15	LEN 1131069	415658	141453	House	Extant structure	**Brambles** House, Early 18th century.	Post medieval	Grade II Listed Building	Medium

Appendix 2: Summary of heritage assets

HERITAGE ASSETS WITHIN STUDY AREA									
Site No	**HER/HEA/LEN Reference**	**Easting**	**Northing**	**Type**	**Evidence**	**Description**	**Period**	**Designation**	**Significance**
16	LEN 1284503	415447	141552	School	Extant structure	**Old Grammar School** Rose's Charity Grammar School, now private house, Late 18th century.	Post medieval	Grade II Listed Building	Medium
17	LEN 1131061	415458	141565	Hotel	Extant structure	**Fairlawn Hotel** Surgeon's house, now hotel. c. 1840-50 .	Post medieval	Grade II Listed Building	Medium
18	LEN 1182456	415479	141628	Public House	Extant structure	**Comilla House Old Post Office** Inn, now retirement hone and commercial premises. Late 18th century.	Post medieval	Grade II Listed Building	Medium
19	HER MWI12360	415900	141990	Barrow	Earthwork	**Round Barrow, Ratfyn** One of three undated barrows surviving as very low mound	Prehistoric	None	Medium
20	HER MWI12359	415920	142010	Barrow	Earthwork	**Round Barrow, Ratfyn** One of three undated barrows surviving as very low mound	Prehistoric	None	Medium
21	HER MWI11879	415945	142039	Findspot	Find	**Neolithic Pottery, Millmead, Ratfyn** Pottery and axe hammer found in 1920.	Prehistoric	None	Negligible
22	HER MWI11893	415960	142020	Excavated evidence	Excavation results	**Neolithic Pits, Millmead, Ratfyn** Five pits, one containing Neolithic pottery and a large number of flints, recovered during an excavation in 1934.	Prehistoric	None	Low
23	HER MWI12308	415980	142020	Excavated evidence	Excavation results	**Ditch, Millmead, Ratfyn** Possible Bronze Age ditch found during the erecting a fence in 1934.	Prehistoric	None	Low
24	HER MWI11965	415990	142013	Findspot	Find	**Early Iron Age Sherds, Millmead, Ratfyn** Early Iron Age pottery found in 1934.	Prehistoric	None	Negligible
25	HER MWI11979	416327	142009	Excavated evidence	Excavation results	**Possible Romano-British Burials, Ratfyn** Inhumations found at base of circular ditch, during excavation in 1934. Some with hobnails.	Romano-British	None	Low
26	HER MWI11958	416315	142011	Barrow	Earthwork	**Ratfyn** Large circular earthwork possibly representing a disc barrow found during railway construction in c. 1908. Part excavated. Inhumations found at base of ditch	Prehistoric	None	Low
27	HER MWI12603	416323	141961	Railway	Earthwork	**Railway, South and South-West of Durrington Walls** A dismantled early 20th century military railway	Modern	None	Low
28	HER MWI12085	415820	142036	Water meadow	Earthwork	**Water Meadow, East of Countess Farm** Water meadows alongside River Avon and visible on aerial photographs	Post-medieval	None	Low
29	HER MWI11930	415760	142120	Findspot	Find	**Spearhead found on Water Meadows at Amesbury** A socketed early Bronze Age spearhead with incised decoration	Prehistoric	None	Negligible
30	HER MWI12109	416009	142212	Excavated evidence	Watching brief results	**Pit, Stonehenge Tunnel 11KV Supply** Pit and iron nail found during watching brief in 2005.	Undated	None	Unknown
31	HER MWI10122	415600	141800	Findspot	Find	**Saxon Brooch, Lords Walk** Fragment of Saxon disc brooch with decoration	Early medieval	None	Negligible

Appendix 2: Summary of heritage assets

HERITAGE ASSETS WITHIN STUDY AREA									
Site No	**HER/HEA/LEN Reference**	**Easting**	**Northing**	**Type**	**Evidence**	**Description**	**Period**	**Designation**	**Significance**
32	HER MWI12111	415629	141717	Excavated evidence	Watching brief results	**Burial at 18 London Road** Undated burial but possibly of Romano-British or Anglo-Saxon date, revealed during construction work	Undated	None	Unknown
33	HER MWI10119	415606	141615	Settlement	Documentary	**Amesbury** A town with Saxon origins. Named Ambresbyrig in AD880.	Early medieval	None	Low
34	HER MWI10116	415510	141640	Excavated evidence	Observations	**Saxon Burials, London Road** Saxon burials revealed whilst house under demolition in c. 1835	Early medieval	None	Low
35	HER MWI12090	415614	414535	Findspot	Find	**Crossbow Bolt, School Garden** Part of a 15th century crossbow bolt	Medieval	None	Negligible
36	HER MWI12064	415485	141592	Excavated evidence	Evaluation results	**Pottery found at Former Garage, High Street** Medieval pottery found in upper fill of feature excavated during an archaeological evaluation in 2003	Medieval	None	Low
37	HER MWI12113	415484	141591	Excavated evidence	Evaluation results	**Features recorded at Former Garage, High Street** A number of features representing probable cess pits and containing pottery of post-medieval date found during an archaeological evaluation in 2003	Post-medieval	None	Low
38	HER MWI12110	415479	141533	Excavated evidence	Evaluation results	**Features recorded at Old Grammar School, High Street** A number of features representing post-holes, pits and gullies, some containing pottery of post-medieval date found during an archaeological evaluation in 2005	Post-medieval	None	Low
39	HER MWI12035	415469	141510	Excavated evidence	Evaluation results	**Ditch recorded at Antrobus Arms, Church Street** A number of features including a substantial ditch, possibly representing part of the former town boundary ditch and containing pottery of both early medieval and medieval date found during an archaeological evaluation in 1999.	Early medieval	None	Low
40	HER MWI11869 HER MWI11873	415500	141500	Findspot	Find	**Hand Axe and other Tools found South East of Amesbury Abbey** Palaeolithic hand axe and Mesolithic flints, including macehead found southeast of Amesbury Abbey.	Prehistoric	None	Low
41	HER MWI75409	415677	141348	Excavated evidence	Evaluation results	**Feature recorded at 21, Edwards Road** A large shallow pit of probable medieval date found during an archaeological evaluation in 2015	Medieval	None	Low
42	HER MWI70667	415721	141307	Farmstead	Extant structure	**Earlscourt Farm** 19th century farmstead of regular courtyard plan	Post-Medieval	None	Low
43	HER MWI11991	416149	141750	Findspot	Find	**Coin, 11 Holders Road** Romano-British coin	Romano-British	None	Negligible
44	HER MWI63706	416130	141779	House	Extant structure	**15 and 15a Holders Road** Experimental smallholder's dwelling, 1919-20 for the Board of Agriculture and Fisheries	Modern	None	Low

Appendix 2: Summary of heritage assets

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