WOOLLEY PARK FARM
Woolley Green, near Bradford-on-Avon
Wiltshire

Heritage Statement

Prepared on behalf of

G.W.E. Candy & Sons Ltd

By

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SUMMARY

Examination of historical sources and visual survey reveals that most of the buildings at Woolley Park Farm are mid-late 20th century date utilitarian agricultural sheds of no aesthetic, archaeological or historical significance. Three buildings – the farmhouse, the stable and a combined byre/wagon shed – were built between 1840 and 1886 and are of moderate significance. Of these, only the house retains its primary functional and decorative fixture and fittings: the stable and byre/shed are essentially empty shells.

The proposed site of a replacement farmyard lies within an area of topographically specific archaeological potential but is unlikely to encompass significant archaeological remains itself. Nonetheless, the applicant proposes that the affect of construction be mitigated by a programme of archaeological work to a specification approved by the LPA's archaeological advisor.

The proposal to demolish most of the agricultural buildings, convert the stable and byre/shed to dwellings and renovate the house would conserve distinctive elements of Wiltshire's historic environment, enhance the significance of the historic buildings and ensure their optimum viable use.

The proposals therefore meet the requirements of Policy 58 of the Wiltshire Core Strategy and Section 16 of the National Planning Policy Framework.

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1 INTRODUCTION

1.1 Brief

1.1.1 This document presents an assessment of the significance of the house, farm yard buildings and site of a proposed replacement yard at Woolley Park Farm near Bradford-on-Avon in Wiltshire and the likely affect of a proposed redevelopment on that significance. It has been prepared on behalf of G.W.E. Candy & Sons Ltd – the owner - to support its application for Planning Permission and Listed Building Consent, as required by Policy 58 of the Wiltshire Core Strategy and Section 16 of the National Planning Policy Framework.

1.1.2 The assessment has been prepared by Michael Heaton MifA IHBC - an archaeologist and building historian – in accordance with the published guidance of *Historic England*[1], *Wiltshire Council,* the *Chartered Institute for Archaeologists*[2], the *Association of Local Government Archaeological Officers*[3] and Section 16 of the *National Planning Policy Framework*. It does not purport to be a detailed narrative history, but an assessment of the significance of the extant buildings and proposed yard site and the likely effect of the proposals on that significance. It is based on archaeological and historical research and visual survey in February, July and September 2022, proportionate in scope and detail to the sites' statutory significance and the applicant's proposals.

1.1.3 Methodologically, the assessment is guided by the professional standards of historical building assessment promoted jointly by the Chartered Institute for Archaeologists and the Institute for Historic Building Conservation[4], which require that studies such as this present an assessment of the likely effect of the proposed development on the significance of effected heritage assets[5]. As that guidance conflicts with current Historic England guidance, which stipulates that assessment of impact should be undertaken only by the LPA's officers, Section 4.3 of this report is intended as guidance, not a definitive conclusion binding on the LPA's officers. The following pages and illustrations explain the methods and criteria used; summarise the site's geographical, historical and statutory context; present relevant primary historical data, and describe the layout, structure and fabric of the structure; and concludes with an assessment of the structure's significance and the likely effect of the proposals on that significance.

[1] English Heritage, 2006; English Heritage, 2001; English Heritage, 2011; English Heritage 2008, Historic England 2015. .
[2] Institute for Archaeologists, 2008.
[3] ALGAO, 1997.
[4] IEMA, 2021-09-17
[5] ALGAO, 1994, para 1.5; CIfA, 2017, p2 'Standard'

1.2 Method

1.2.1 Survey

a. The catalogues of the Wiltshire & Swindon History Centre and Nottingham University Library were examined for primary historical records relating to the site. In addition to the tithes survey and map of c. 1840 and early editions of the Ordnance Survey 6" sheets, the W&SHC holds a small collection of files for the farm, most of which relate to the farm's cottages off-site or are incorrectly attributed to this site. Two files are specific to the farm buildings: a sales catalogue of 1899 and a Building Control file of 1950 that details the comprehensive adaptation of the main barn to dairy use. Nottingham University Library holds a large amount of material relating to the Wiltshire estates of the Manvers Family of Thoresby Hall, who owned much of Bradford-on-Avon and surrounding parishes until the early 20th century. The collection is not indexed in detail, but the catalogue entries do not mention Woolley Park Farm. In view of the expense that would be involved in examining the collection piece-by-piece without any guarantee of success, it has not be examined for this study.

b. Following analysis of historical sources and preparation of a measured survey by others, the sites were inspected on the 14th July, 13th September and 18th October 2022. The surroundings, layout and fabric of the existing farm yard buildings were surveyed visually, photographed and brief written descriptions made; and the site of the proposed new farm yard was walked-over and its surroundings viewed. Detailed 'building recording' or archaeological investigation have not been undertaken.

c. No opening-up or destructive investigations have been undertaken for this study.

d. The on-line version of the Wiltshire Historic Environment Record was examined for archaeological records falling within a 1kmn search radius of the site of the proposed new farm yard. Eleven spatially distinct archaeological records have been identified, two of which – Nos. 01 and 06 – refer closely spaced multiple HER records that have been rationalised spatially into single references for the purposes of this study.

1.2.2 Report preparation

a. The geographical and historical context of the site is summarised in Section 2 and Figure 1, to assist readers' understanding of the historical sources and criteria against which archaeological and historical significance are assessed, followed by a resume of effective heritage law and policy.

b. The layout, structure and fabric of the buildings are described in Section 3.2 in a deliberately abbreviated syntax. The geographical distribution of archaeological HER data is illustrated on Figure 1 and its character summarised in Section 3.4. For ease of reference, the primary HER alpha-numerical references have been replaced by simple numbers **1**-**11**, as follows: **01**:74592, **02**:76262, **03**:ST86SW533, **04**:73714, **05**:73716, **06**:74100/ST86SW618/ST86SW635/ST86SW634, **07**:ST86SE601, **08**:73705, **09**:ST86SE602, **10**:73750, **11**:ST86SW604..

c. The report concludes with an archaeological and historical interpretation of the collated data, an assessment of its significance and importance, and an assessment of the likely effect of the proposals on that significance and importance. Interpretation is based on the author's published methods[6] and received history; assessment of significance follows the guidances of the *South West Archaeological Research Framework*[7], Historic England[8], Kerr[9] and specifically *Principles of Cultural Heritage*

[6] Cf. Heaton, 2009, 2014, 2018
[7] Webster, *et al*, 2008
[8] English Heritage, *op cit*

Impact Assessment[10] that distinguishes between 'significance' and 'importance'. Assessment is predicated on the acknowledgement that 'heritage assets' such as archaeological remains and historic structures have aesthetic, archaeological and historical significance. Assessing the relative values of those qualities is an essentially subjective exercise dependent on factors such as completeness, scarcity, established historical themes and use. Those values are complementary, but they can also be mutually exclusive: older does not necessarily mean more important. Significance means the '*ability to convey meaning*' and is assessed with reference to the archaeology, architectural, social and economic history of this part of the southwest of England. Importance means the value a society places on that significance and is defined here using a hierarchical terminology based on that established by Kerr[11], viz: *Exceptional*, *Considerable*, *Moderate*, *None/Neutral*, *Negative*. The three higher levels of that hierarchy correspond broadly to the designation grades applied to 'Listed Buildings', viz: Grade 1 (Exceptional), Grade 2* (Considerable) and Grade 2 (Moderate); 'None/Neutral' means the subject entity neither contributes nor detracts from the site's importance; 'Negative' means the entity detracts from the site's importance.

d. Assessment of impact – or effect, to be less emotive – requires the factoring of 'importance' and 'change' and follows the guidance of Kerr, ICOMOS, Historic England and IHBC/CIfA[12], the latter recommending the use of a ranked hierarchy of impact of c. three levels. Kerr recognises five grades of significance/importance ranging from 'negative' (i.e. undesirable) to 'exceptional'; and ICOMOS recognises five grades of change, from 'no change' to 'catastrophic change'. The of that change is necessarily conditional on the significance/importance of the effected heritage asset: destruction of a structure of no or negative importance being of less concern than partial destruction of one of moderate importance. The terminology used to classify the resultant 'impact' or 'effect' of that change is, in England, obliged to follow that of Historic England and the NPPF, which recognise only two grades of harm: '*substantial harm*' and '*less than substantial harm*'. However, as the accompanying Planning Practice Guidance acknowledges the possibility of '*no harm*'[13], three grades of 'harm' are used here: 'none', 'less than substantial' and 'substantial'. A suggested correlation between the NPPF/PPG terminology and that used in the rest of the world is presented in Appendix 1.

1.2.3 Archive

a. The archive contains no new primary material. Accordingly, it will not be deposited publicly.

1.3 Caveats

1.3.1 This report has been prepared with reasonable skill and care, following the guidances of the professional bodies cited above and based on information publicly available at the time of writing. Archaeological or historical discoveries made in the area after the date of writing, or changes in research strategies effecting the perceived significance of such discoveries, may effect the currency of the report.

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[9] Kerr, J.S., 1996
[10] IEMA, 2021
[11] Kerr, *op cit*
[12] IEMA, *op cit*
[13] Planning Practice Guidance, para: 017 Reference ID: 18a-017-20140306: : "*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 be harmful at all****, for example when removing later inappropriate additions to historic buildings which harm their significance"*

1.3.2 No person other than the Client named in paragraph 1.1.1 to whom this report is addressed shall rely on it in any respect and no duty of care will be owed by the author to any such third party.

1.3.3 The Summary and conclusions contain overviews of the key findings. However, no reliance should be placed on any part of the summary or conclusions until the whole of the report has been read: other sections of the report, particularly the methodological statements contain information that may effect interpretation of the summary. The figures are included for illustrative purposes only. Whilst every care has been taken to ensure metric accuracy, they should not be used for the specification or control of repair or construction works without checking all dimensions and positions on-site.

2 SITE

2.1 Situation and definition

2.1.1 Woolley Park Farm is within the civil parish of South Wraxall, which straddles the north side of the valley of the River (Bristol) Avon approximately one mile northeast of Bradford-on-Avon in west Wiltshire. It is an undulating landscape of arable and pastoral land created by the tributaries of the River Avon cutting into the sequence of Jurassic limestones and clays that rise slowly into the Cotswold Hills to the north. The geological base is of Oxford Clay and Cornbrash limestone that together support shallow argillaceous soils typically less than 300mm thick.

2.1.2 Woolley Park Farm is at the southeast end of the parish approximately 200 yards from the parish of Bradford-on-Avon and the outer edge of the hamlet of Woolley Green. The farm yard complex comprises approximately 27 separate buildings of varying forms arranged on a grid oriented on the SW-NE aligned access drive and centred on NGR 384258 / 161709. For the purposes of this study those buildings are referred to a Buildings A-Z, with the farmhouse referred to simply as 'the house'. (cf. Figure 1). The site of the proposed new farmyard is c. 500m to the east, at the east end of a field known as 'Old Plough Ground' centred on NGR 384750 / 161600. The ground surface here undulates across field boundaries defined by hedged-lined ditches of the natural surface water drainage system, with a general fall in ground level to the southeast.

2.1.3 The owners proposals are understood in outline only and are likely to evolve in consultation with the curatorial authorities and other stakeholders, but it is understood that the following are being considered:

Renovation of the house, possibly subdivided into two dwellings.

Conversion of Buildings Q and R to residential use, with Building R probably subdivided into three units.

Adaptation of Buildings A, B, G, J and L to residential use.

Creation of a new farmyard and buildings c. 500m east of the present farm buildings, together with a new access track.

2.2 Historical context

2.2.1 Though perhaps overshadowed - geographically and metaphorically – by the uplands of the Cotswolds and Salisbury Plain between which it flows, the valley and margins of the Bristol Avon is an area of outstanding archaeological survival and historical significance, populated by the material remains of prehistoric, Roman, medieval and early Industrial remains. These survive as artefact scatters and *in-situ*

settlement and burial remains, often encountered by chance during agricultural or construction groundworks; the settlement pattern of towns, villages and larger farms, many containing good examples of medieval, Post-medieval and Georgian buildings; and an outstanding stock of industrial architecture of 17th – 19th century construction that belies the landscape's otherwise bucolic character.

2.2.2 With archaeological evidence of a late prehistoric precursor, Woolley/Woolley Green is first recorded historically in the middle of the 13th century[14] and appears to have been established as a daughter settlement of Bradford-on-Avon during the rapid population increase of that also saw the founding of settlements such as Salisbury. It was a 'tithing' of the parish of Bradford, i.e. a self-governing community lacking a parish church, so appears in its tithe survey and map, until transferred to South Wraxall in the local government re-organisations of c. 1883. Unlike most surrounding parishes, its agricultural land was not 'enclosed' until the middle of the 19th century[15] – i.e. privatised – and there is no historical evidence for 'ancient enclosure' around Woolley, partly because of the chaotic stewardship of its principal landowner – the Manvers Family,

2.2.3 Historical research of the area is complicated by the changes of parish boundaries in the late 19th century, the multiplicity of names incorporating 'Woolley' and the involvement of the Manvers Family – also known as Pierrepont – of Thoresby Hall in Nottingham. The estates of the Manvers Family were broken-up piecemeal throughout the 18th and 19th centuries to pay debts, resulting in the fragmentation and loss of estate archives. While it is not certain that they owned this site, it is probable. Accordingly, there appear to be no primary records from the 18th or 19th centuries relating to it – certainly none in publicly accessible archives. The Wiltshire Buildings Record's file[16] for 'Woolley Park Farm' relates to Woolley Grange Farm - a different site.

2.3 Status and heritage policy matrix

2.3.1 Archaeological sites, historic buildings and conservation areas are protected from deleterious change by the Ancient Monuments And Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990. The most important are individually identified and designated as Scheduled Monuments or Listed Buildings. Neither those acts or designations preclude change, merely that the Secretary of State or the Local Planning Authority must have 'special regard' to the desirability of preserving the 'heritage asset' and it's setting from harm, when determining applications for Planning Permission, Listed Building Consent or Scheduled Monument Consent. .

2.3.2 That primary legislation is articulated in Policy 58 of the Wiltshire Core Strategy and Section 16 of the National Planning Policy Framework. In explaining the purpose of Policy 58 with reference to 'designated heritage assets' such as Listed Buildings, Wiltshire Council states that "…*designation… does not preclude the possibility of new development…*(but that) *it is expected that development will be of the highest standard…*(and that) ..*the form, scale, design and materials of new buildings are complementary to the historic context."* Policy 58 then states that it applies to non-designated heritage assets such as buildings of regional and local interest and 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 manner appropriate to their significance",* and that "*Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be*

[14] Gover, 1939, p.118
[15] Sandell, 1971, p29
[16] WBR. Ref. B34

conserved, and where possible enhanced". The NPPF requires planning authorities, when determining applications effecting Listed Buildings, their settings, archaeological sites and non-designated 'heritage assets', to give great weight to the conservation of the significance of those heritage assets. The weight given to conservation should be proportionate to the importance of the heritage asset, so that for instance, 'substantial harm' to or loss of Grade 2 Listed Buildings should be exceptional. The Planning Practice Guidance to the NPPF defines 'substantial harm' as the loss of a key feature of the building's significance.

2.3.3 Woolley Park Farmhouse is a Grade 2 Listed Building. The statutory description of it is as follows:

Farmhouse. Circa 1830. Limestone ashlar with chamfered quoins to front, hipped Welsh slate roof on deep eaves, stone stacks. L- plan. Two-storey, 3-window. Central 6-panelled door in shallow concave recess with Tuscan columns, 12-pane sash either side. First floor has three sashes and moulded cornice to plain parapet. Right return has sash to both floors. Left return and rear wing have sashes. Good example of early C19 farmhouse in this area.

2.3.4 It is possible that the agricultural buildings are deemed to be 'curtilage listed' – i.e. afforded the same protection as the farmhouse by virtue of their historical association. However, there is no recognised legal definition of 'curtilage'. It is understood to relate to 'proximity, ownership and use', specifically those buildings or structures used in the customary normal day-to-day life of the designated building. As the farmhouse is a domestic building, it is likely that its kitchen garden walls, stables and trap house, for example, would fall within its curtilage; but that adjacent agricultural buildings would not. So, although historic or vernacular agricultural buildings would fall within the remit of Policy 58, it isd likely that NPPF tests of 'substantial harm' or 'less than substantial harm' do not apply to them.

3 SURVEY

3.1 Historical sources

Figures 2.1 and 2.2

3.1.1 Map regression backwards from current Ordnance Survey coverage reveals the broad outlines of the landscape and farm buildings' development.

3.1.2 None of the buildings were present in 1841. The site of the present farm yard and buildings fell within Plots 2304, 2305 and 2316 which were described simply as named pastures such as 'Oaken Mead' and 'The Paddock' owned by a William Adye and the Representatives of John Jones and occupied by Cornelius Lewis and Thomas Cayford. The proposed farmyard site and access track lies across Plots 2321, 2323 and 2324 the boundaries of which were essentially as they are today and are described as: 2321, 'Hazards' , owned by William Adye, occupied by Cornelius Lewis and in arable use; 2323, 'Four acres', owned by Ann Atwool, occupied by Henry Mizen and in arable use; 2324, 'Part of Forewoods Mead', owned by William Fox, occupied by George Bailey and others and in arable use.

3.1.3 The House and Buildings Q and R had been built by 1886, together with two groups of linear buildings forming yards either side R that no longer exist. The house is shown on the 1886 survey as being of three structural divisions with a thin non-domestic structure against its north end and a step-in at the northeast corner of its south range suggesting that range had been extended northwards by then. Building R was flanked along its west side by a range of buildings that appeared to incorporate pig sties The 'S' figure drawn across the house and most of the other buildings is a cartographic convention indicating that all fall within Plot 1321 for cadastral purposes:

it does not indicate common ownership or use. That layout remained essentially unchanged in 1924.

3.1.4 The probable use of the buildings shown on the 1886 survey is indicated by an auction notice of 1899. The farm was sold at auction in 1899, from a Richard Creed to a Thomas Creed. The auction notice[17] describes it as follows:

> *House: Dining Room, Drawing Room, Bedroom 1, bedroom 2, Dressing Room, Bedroom 3, Bedroom 4, Kitchen, Dairy, Back Kitchen, Cheese Room. Main Barn. Granary (Harness Room). Vault House. Main Cowshed. Back Cowstall. Main Pig Yard. Cow Yard. Cart Shed. Saddle Room. Coachhouse. Stable. Cart Horse Stable. Pig Sty. Engine Shed. Chaff Loft, plus a lot of machinery, fixtures and fittings.*

3.1.5 All other buildings within the group were built after 1924. As agricultural buildings of 'universal' form and materials (see below), their construction date is not important, but plans for the conversion of Building R in 1950 show that Buildings A and B were present at that time. The 1950 plan (Figure 2.2) shows the proposed re-configuration, but not an 'as-existing' survey. Comparison with the present layout suggests that not all the changes were effected, but new openings were formed in the southern third, partitions and feeding troughs along an axial corridor installed, bull pens created in the western arm and new services installed throughout. The annotations indicate that the building was already covered with asbestos sheeting.

3.2 Building descriptions

3.2.1 Buildings A-O are 20th century agricultural buildings of 'universal' design and materials, mainly portal-sheds; and Building P is a 20th century garage and stables of 'traditional' form in modern materials. These are of no archaeological, historical or aesthetic significance and are not described further.

3.2.2 The House is a large multi-cellular domestic building of 'L'-shaped plan arranged over two storeys plus small cellar. It is of generic mid 19th century form but with asymmetric fenestration in its central range and distinguished by its front door being set within a recessed alcove covered by a moulded canopy carried on classical columns. Similar columns appear within the kitchen garden. Structural walls of quarry-faced local rubble with ashlar dressings; openings are straight-revealed and spanned by flat ashlar lintels, with the window openings of the central range being asymmetric. Roof structures not accessed, but are hipped and covered with grey metamorphic slates. Central hallway is floored in well-worn Bath stone or Portland stone flagstones, rest of the lower floors are of suspended construction but structures not accessed. Interior retains two complete ensembles of 19th century joinery in a largely unaltered state, that in the north range being typologically older than that of the south range. Windows are generally 6/6 plain sashes, most of which appear to be primary to the building, but some – such as the kitchen – are recent replacements. The south range contains two mid 20th century fireplaces in the main GF rooms, and the north end of the north range encompasses a washhouse/brewhouse complete with oven and hearth and a T&G boarded ceiling. Early 20th century wallpaper and gloss paints throughout. Relatively little evidence of alteration and structural alteration, but there is a blocked door in the west elevation of the north range and an inserted internal doors at the southeast corner of the north range implying a chronological relationship between the two; and the south range appears to have been extended slightly on its north side to provide a covered link between the two main ranges.

[17] W&SHC Ref. 2623/75

3.2.3 Building Q is a single-cell combined stable and trap/cart shed arranged over two storeys. Facing north. Structural walls of quarry-faced local rubble with ashlar dressings. The south wall is built onto and incorporates the kitchen garden wall of the house and contains moulded stock bricks of a pattern the author has not seen before. Openings are splayed on the GF and straight on the FF and are spanned by over-sized ashlar lintels and - over the vehicular door - an elegant segmental ashlar voussoir arch. Roof is hipped and formed of machine-sawn softwood collar-tied common rafters covered with bitfelt and grey metamorphic slates. GF floor structure of concrete over stone setts, upper floor appears to be of machine-sawn softwood joists and boards with a lath-and-plaster soffit. Whitewashed throughout. No internal fixtures, but stable door is a mid 19th C heavy duty plank door, vehicle door and windows are of late 20th C form. South, east and north walls incorporate cast iron ventilation grills and there is a fireplace in the cart shed that has been appended to the pre-existing kitchen garden wall. No evidence of structural alteration apart from, possibly, the roof structure.

3.2.4 Building R is a multi-purpose agricultural building of 'L'-shaped plan arranged over one-and- half storeys encompassing byres, loose boxes and a vehicle shed. Structural walls are mainly of local rubble but with a south gable of quarry-faced rubble with ashlar dressings, and with localised insertions of breeze block walling, particularly the northwest range. Openings are straight-revealed and spanned by timber lintels or, in the case of two sets of opposed doors in the central range, rubble voussoir segmental arches and there is a round oculus in the south gable at FF level. The roof structure is curious: it is collar-tied common rafter form with curved collars bolted to the rafters despite also having notched half-lap joints and purlins laid square and in the plane of the roof pitch, and is partially supported by an aisle assembly of aisle plate, posts and curved braces. It is formed of a mixture of circular-sawn softwood and pit-sawn elm that appears to be salvaged. Ground floors are generally of concrete, but in the northernmost bay there is a suspended timber deck on machine-made brick dwarf walls resting on a concrete floor. There is also a deep masonry-lined channel running across the width of the building in that bay, containing the remains of a belt-and-bucket elevator. The floor of the southernmost bay incorporates a gutter that drains through the base of the east gable wall. The upper floor - which covers only the southern half of the building – is of circular-sawn softwood joists and boards augmented over the southernmost cross-range by a pit-sawn chamfered elm beam. Fixtures and fittings limited to concrete mid 20th century livestock feeding troughs and associated water supply piping. Structural failure is evident throughout the building. It is archaeologically complex, with evidence of multiple alterations and incorporations of salvaged fabric and possibly pre-existing *in situ* fabric. This is particular the case in the northern end where the roof appears to contain much salvaged material and assemblies and the layout incorporates an internal porch that challenges interpretation.

3.3 Setting

3.3.1 The buildings are a dispersed group arranged on a loose grid with a common SW-NE axis, standing within open farm land c. 250 yards from the public highway and c. 300 yards from the nearest buildings in Woolley Green. They are partially intervisible with Woolley Green but not with Bradford-on-Avon and are visually separate from all surrounding settlements.

3.3.2 Visually, the layout of the buildings is chaotic. There is no obvious functional or architectural centre point. The only characteristic they share is orientation and spacing wide enough for modern farm machinery. There is little obvious architectural relationship between the three historic buildings - the House and Buildings Q and R. The house faces south, away from the stables; the stables (Q) faces north, away from the house; and the barn/byre (R) faces west and east. The only meaningful juxtaposition is that between the neighbouring elevations of Buildings Q and R: The south elevation, alone, of Building R is faced in quarry-faced rubble to match that of

the opposing north elevation of Building Q and is decorated by an oculus – traditionally employed in stables.

3.4 Archaeological data (new farm yard site)

3.4.1 Four of the HER records (04, 05, 08 and 10) relate to medieval 'ridge and furrow' earthworks and 'hollow ways'[18] that are ubiquitous to most of southern Britain and of negligible archaeological potential; and a fifth (03) relates to the parkland of Woolley Grange, the northern extent of which is marked by the B3105.

3.4.2 Four HER records (06, 07, 09, 11) refer to archaeological sites identified from aerial photographic and/or field survey but not investigated archaeologically. The spatially closest, to the application site, of these is No. 06, which comprises a burial mound earthwork of Bronze Age type, two 'ring ditches' that are likely to be ploughed-out burial mounds of Bronze Age date, and a network of linear ditch features characteristic of late Iron Age settlements, the closest elements of which lie within c. 100m of the proposed farmyard site. The others (07, 09 and 11) are un-dated earthwork enclosures, though No. 11 has been ascribed a Late Bronze Age date on the basis of its outline, but without corroborating archaeological evidence.

3.4.3 Nos 1 and 2 relate to late prehistoric and Romano-British settlement sites identified and investigated archaeologically[19]. Given their spatial proximity it is likely that they are parts of a single multi-period settlement site of Late Bronze Age to Romano-British date that extends along the northern edge of the river valley. The two sites are characterised by complexes of intercutting ditches, structural post-settings and pits containing and sealed by culturally-enhanced soils containing large and varied assemblages of artefacts. Similar multi-period settlement sites have been identified recently at Staverton on the other wide of the Avon valley.

4 ANALYSIS

4.1 Archaeological and historical interpretation

4.1.1 *The proposed farmyard site.*

a. Given the unsuitability of the clay soils for aerial survey and the relative paucity of extensive archaeological survey until relatively recently, the archaeological data collated so far suggests that the area around Woolley Green encompasses a relatively dense concentration of archaeological remains of late prehistoric/early Romano-British settlements and cemeteries. These might be associated with the postulated Iron Age 'oppidum' at Budbury[20] at the northwest edge of Bradford-on-Avon and are geomorphologically and archaeologically similar to the complex of remains along the Hilperton ridge immediately east of Trowbridge, suggesting a locally distinctive late prehistoric land use pattern.

b. Without site-specific archaeological investigation it is not possible to determine whether those archaeological remains extend into or survive within the existing or the proposed farmyard, but guarded hypotheses can be advanced on the basis of received models and professional experience. The burial mound and ring ditches (Figure 1, No. 06) immediately north of the proposed farm yard appear to form a linear cemetery aligned along the higher-lying ground overlooking the Avon valley. Such linear cemeteries were invariably positioned for optimum visibility, so it is unlikely that this one extends into the lower-lying ground within the proposed

[18] i.e. deeply incised trackways
[19] cf. Hart, 2016
[20] Wainwright, 1970.

farmyard site. Similarly, settlement sites such as at the north end of that group and at Kingston Farm, were invariably located on the best-drained ground, for obvious reasons. As the proposed farmyard would occupy the narrow end of a field defined and bounded by two natural surface water tributaries, it is unlikely that settlement remains exist within it. Furthermore, as the field is known as 'Old Plough Ground' and the rest were in arable use in the 19th century, all remains that might exist within it are likely to have been truncated and disturbed by prolonged deep cultivation.

c. None of the field names recorded in 1840 are use-specific, indicating that there was no folk-memory of non-agricultural land uses – such as burials or burning. That, together with the lack of early 'enclosure' suggests there is no history of settlement or non-agricultural land use around the site, apart from the prehistoric activity to the north of it.

4.1.2 *The existing farmyard and buildings*

a. While the existing farmyard is within an area of demonstrable archaeological potential, in the author's experience archaeological remains do not survive within functioning farmyards because of the prolonged and deep disturbance caused by livestock and vehicular movement and recurrent building and drainage work. It is unlikely, therefore, that archaeological remains of late prehistoric or Romano-British formation exist within the existing farmyard in an interpretable condition.

b. Map evidence suggests that all the buildings of Woolley Park Farm were built after 1840 and most were built after 1924. The National Heritage List is therefore incorrect in attributing a c.1830 date to the house. Of the buildings built before 1924 only three survive: the house, the stables (Q) and the byre/barn (R). The small number of structural and stylistic relationships between them suggest the following relative chronology:

c. The house was built first, possibly in three stages between c. 1840 and c.1886, though the evidence for a multi-phase development is not conclusive: First, the central range, which formerly had a door in its west wall and retains stylistically earlier joinery than the south range and curiously asymmetric fenestration; followed by the south range as a functionally separate dwelling that was not integrated with the central range until internal doors were knocked through on the GF and FF and the utilities extension added to its north side to facilitate covered movement between the two parts of the building; and lastly the northernmost utilities range, which utilises machine-cut T&G boarding in its roof soffit characteristic of late 19th century utilitarian buildings. The south range is typical for mid 19th century farmhouses in Wiltshire and is similar in form and architectural aspirations to Widbrook Farm house that was built in c.1834 for the Manvers estate[21]. Apart from those structural extensions, the addition of fireplaces and decorative work, the house remains essentially unaltered since the late 19th century. It was accompanied by a large walled kitchen garden embellished by classical columns, of which only the west and north walls survive.

d. The stable/cart shed – Building Q – was built next, on and incorporating the north wall of the house's kitchen garden, prior to 1886. It is of a common form and shares features with that at Nettleton Mill ascribed a mid 19th century date by Slocombe[22], but lacks all its function-related fixtures and fittings and – probably – its primary roof.

e. Building R is a multi-purpose agricultural building built between 1840 and 1886. The use of quarry-faced rubble and an oculus in its south elevation suggests that it – or at least its southern cross-range - was built after the stable (Q). It was designed primarily for cattle, so is properly described as a byre, but was functionally more

[21] cf. Slocombe, 1988, pl 27.
[22] Ibid, pl 110

sophisticated than that term implies: The south cross-range is of open plan and incorporates a gutter in its floor, so was a byre/parlour that was probably initially subdivided into stalls; the central range is divided into loose boxes by structural walls that support the loft floor above, so was designed for calves/calving; and the northern third is a vehicle shed and – possibly – a stair turret intended for moving feed stuffs raised by mechanical elevator into the loft. The use of salvaged materials and component assemblies is atypical of agricultural buildings[23] and in this case lends the northern part of the building a 'medieval' appearance. It has been extended and altered in the 20th century and is suffering structural failure.

4.2 Significance and importance

4.2.1 *The proposed farmyard site*

a. The archaeological significance and importance of the proposed farmyard site cannot be determined without archaeological investigation, but *a priori* evidence suggests it is likely to be – at best - of only moderate significance and importance.

4.2.2 *The existing farm buildings*

a. Farm buildings are the most numerous class of historic and designated historic buildings in Britain. The best examples retain their function-related fixtures and fittings and their historic settings. These examples are of varying significance and importance.

b. The House is a good example of a mid 19th century farmhouse of three phases of construction that retains most of its primary decorative joinery ensemble and the functional fixtures and fittings of its utilities room more or less intact, and is distinguished by the architectural treatment of its front door and the asymmetric fenestration of its central range. It is of moderate aesthetic, archaeological and historical significance. The former derives from its essential form, its front door and its internal joinery ensemble; its archaeological significance arises because its date(s) of construction remains uncertain and archaeological analysis might elucidate that, if its primary roof structure survives. It is of moderate historical significance because it is possibly associated with a major historical landowner – the Manvers Estate - and its architectural detail illustrates the cultural and economic investment such landowners made in their agricultural estates in the mid-late 19th century. In that respect it is a distinctive feature of Wiltshire's landscape and historic environment. It is of moderate importance because buildings of this type and date that retain their primary decorative joinery ensembles are rare.

c. Building Q is an incomplete example of a relatively common building type – the mid-late 19th century stable/cart shed. It is of moderate aesthetic and historical significance: the former is derived from its external form and detailing; the latter from its illustration of the importance of horses in the mid-late 19th century. It is of no archaeological significance because it lacks its function-specific fixtures and fittings and because it does not retain its primary roof structure and analysis of the other structural fabric is unlikely to provide a closer date than that implied by historical sources. It is of moderate importance, primarily because of its contribution to the functional setting of the House as a 'curtilage' building and in that respect it is a distinctive feature of Wiltshire's landscape and historic environment.

d. Building R is a heavily modified and structurally compromised example of a multi-purpose mid-late 19th century byre/wagon shed. It is of moderate archaeological and historical significance, but of negligible aesthetic significance. Its archaeological significance derives from the complexity of its function-specific layout and the

[23] Heaton, 2018

apparently deliberate re-use of a roof structure from an earlier building, analysis of which might reveal a more complex history than is apparent in historical sources. Its historical significance, notwithstanding the apparent lack of primary historical sources, derives from its illustration of the sophistication of farm buildings in the mid 19th century and, possibly, the non-economic *spoliation* of salvaged building fabric and in that respect it is a distinctive feature of Wiltshire's landscape and historic environment. It is of no aesthetic significance because it was not designed as an aesthetic entity in the way that the House and Building Q were. It is, possibly, of moderate importance because its internal layout is unusual and because it contributes functionally to the farmyard setting of the House and Building Q.

4.3 Likely effect of the proposals

4.3.1 *The proposed farmyard site*

a. Construction details have not been finalised, but visual survey suggests that construction of the farmyard and an access track across undulating ground would necessitate extensive excavation into bedrock limestone. Archaeological remains that might exist within the affected site would be removed by such excavation.

4.3.2 *The existing farm buildings*

a. The owner's proposals are known in outline only and are likely to evolve in consultation with the curatorial authorities and other stakeholders, so the following deals with generalities only.

b. Demolition of Buildings C-F, H, I, K, M-P, S-Z. These are modern utilitarian buildings of no aesthetic, archaeological or historical importance that contribute nothing positive to the setting of the historic buildings. Potentially they are of negative aesthetic significance because they dominate all views of the historic buildings and impede visual appreciation of them in their rural setting. Demolition would cause no harm to the significance of the historic buildings: it would enhance it.

c. Conversion of Buildings A/B, G, J and L. These are modern utilitarian buildings of no aesthetic, archaeological or historical importance that contribute nothing positive to the setting of the historic buildings. Aesthetic enhancement of them through conversion for residential or commercial use could only enhance the setting of the historic buildings. This would cause no harm to the significance of the historic buildings: it would enhance it.

d. Conversion of Building R to residential use. This is an historic building of moderate archaeological and historical importance, by virtue of its structural layout and salvaged roof structure, but of no aesthetic significance – largely because of 20th century alterations and recent structural failures. It retains no historic fixtures and fittings, is functionally redundant and in urgent need of structural intervention to prevent collapse. Provided that conversion can retain its structural layout and its roof, it would not affect the building's significance or that of the other historic buildings deleteriously. Subject to the detail of the design, this would cause no harm to the significance of Buildings R, Q or the House and is essential to the building's long-term survival.

e. Conversion of Building Q to residential used. This is an historic building of moderate aesthetic and historical importance, but no archaeological importance. It retains no historic fixtures and fittings and is functionally redundant. Provided that conversion retained its structural layout, fireplace and external form, it would not affect the building's significance or that of the other historic buildings deleteriously. Subject to the detail of the design, this would cause no harm to the significance of Buildings R, Q or the House.

f. Renovation of the House. This is an historic building of moderate aesthetic, archaeological and historic significance that retains its internal decorative joinery ensemble and many of its fixtures and fittings largely intact. Its structural layout and apparent historical development would lend itself to subdivision into two or possibly three dwellings, or retention as a single large dwelling. Provided that could be done without the loss of decorative joinery, it would not affect the building's significance or that of the other historic buildings deleteriously. Subject to the detail of the design, this would cause no harm to the significance of Buildings R, Q or the House. It is likely that renovation would seek to improve the thermal performance of the building by replacing the single-glazed windows with double-glazed units of identical appearance. The LPA is likely to resist this because it might affect the external character of the building, in which case it might prove necessary to install dismountable secondary glazing.

4.4 Conclusion

4.4.1 On balance, the proposed redevelopment would enhance the setting of the historic buildings of Woolley Park Farm considerably, cause no harm to the fabric and significance of the historic buildings, while ensuring the survival of Building R. The proposal would preserve and enhance distinctive features of Wiltshire's landscape and historic environment.

4.4.2 Archaeological remains that might have existed within the existing farmyard will have been compromised beyond the point of meaningful interpretation and will not warrant pre-determination archaeological investigation. The effect of construction on those that might plausibly exist within the proposed farmyard site and access track could be mitigated by a programme of archaeological investigation that complemented recent work at Kingston Farm. Such a programme would commence with geophysical survey and, subject to results, be followed by trial trenching and/or excavation to a specification approved in advance by the LPA's archaeological advisors.

4.4.3 It would be reasonable to conclude that the proposed redevelopment and accompanying archaeological strategy would satisfy the requirements of Policy 58 of the Wiltshire Core Strategy and Section 16 of the National Planning Policy Framework.

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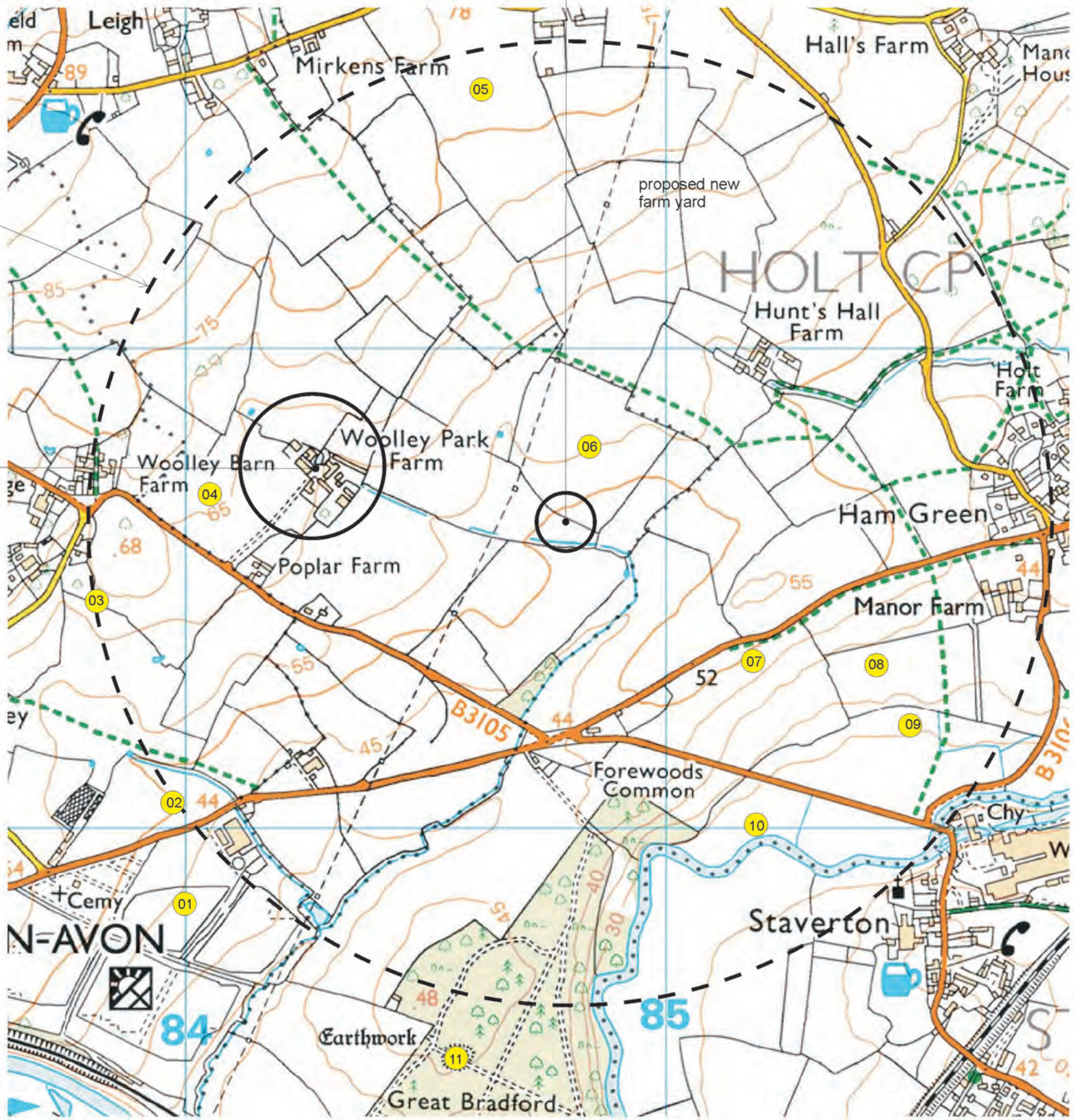
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Proposed new farm yard

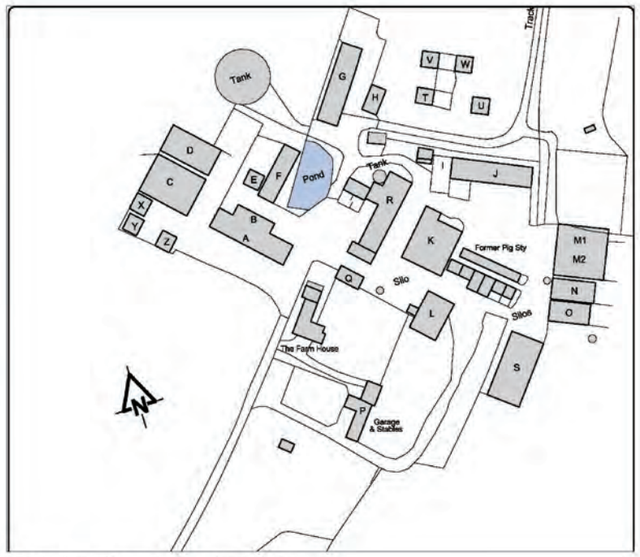
1km searcvh radius

existing farm yard and house

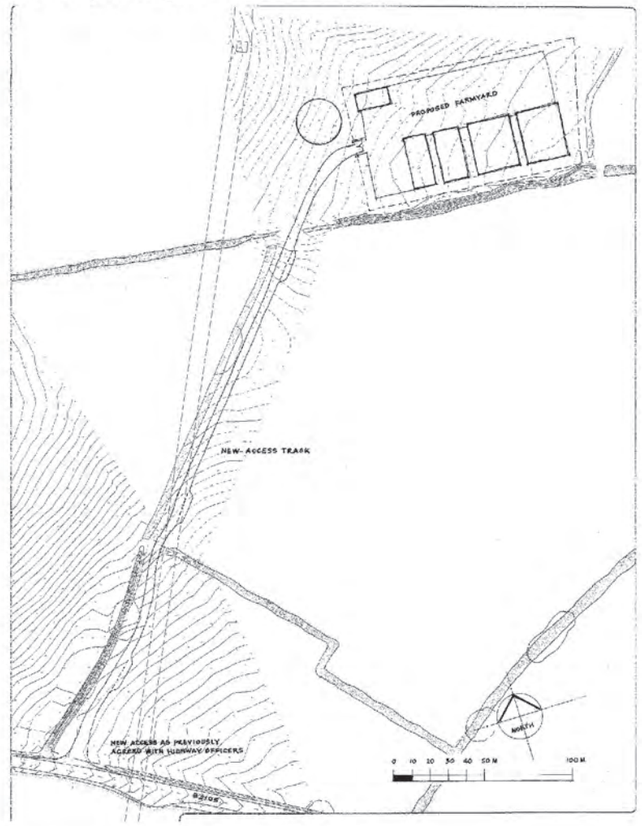


Situation

archaeological HER data referred to in the report



Existing farm yard and house



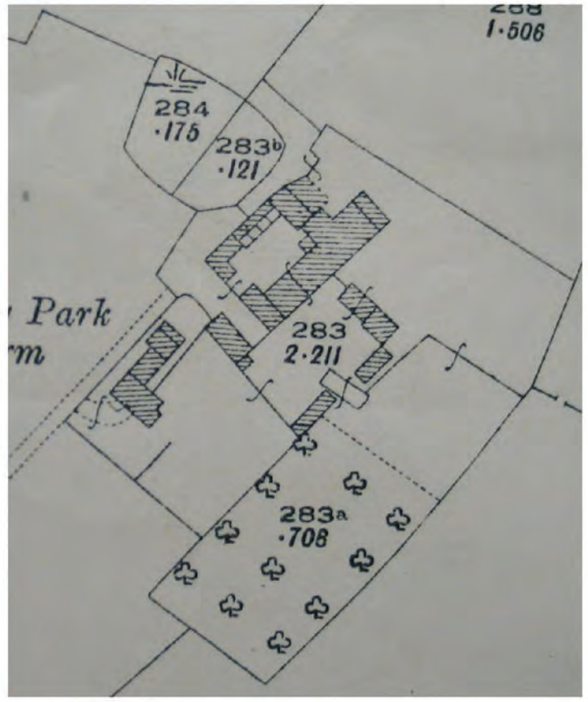
Proposed new farm yard

A3

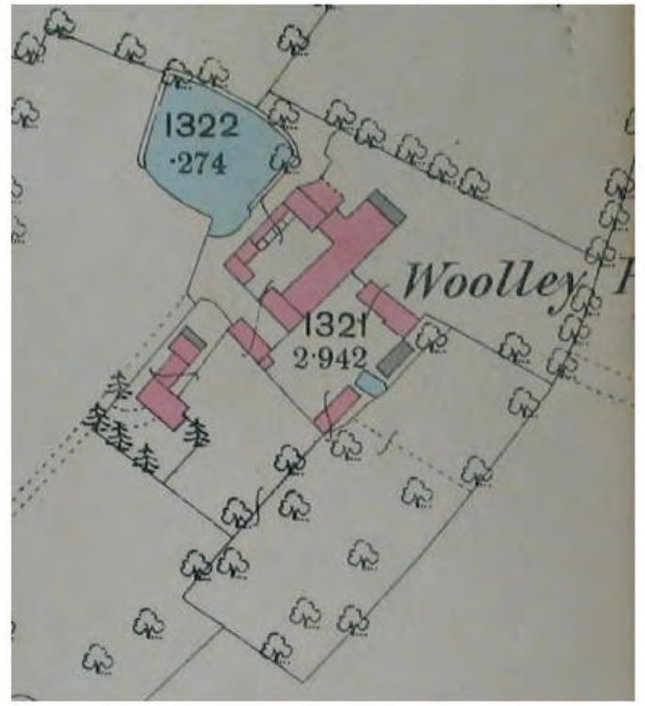
Figure 1



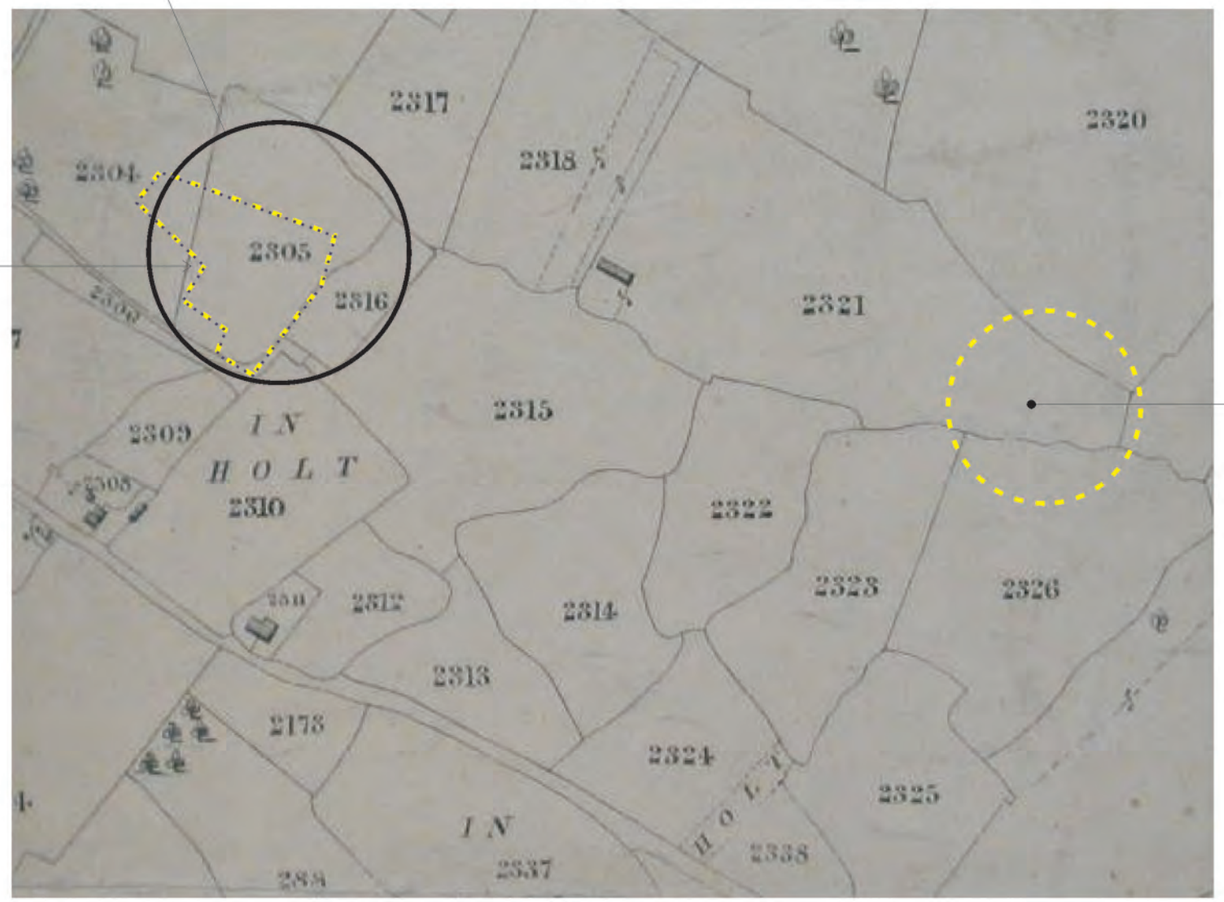
2021



1924



1886



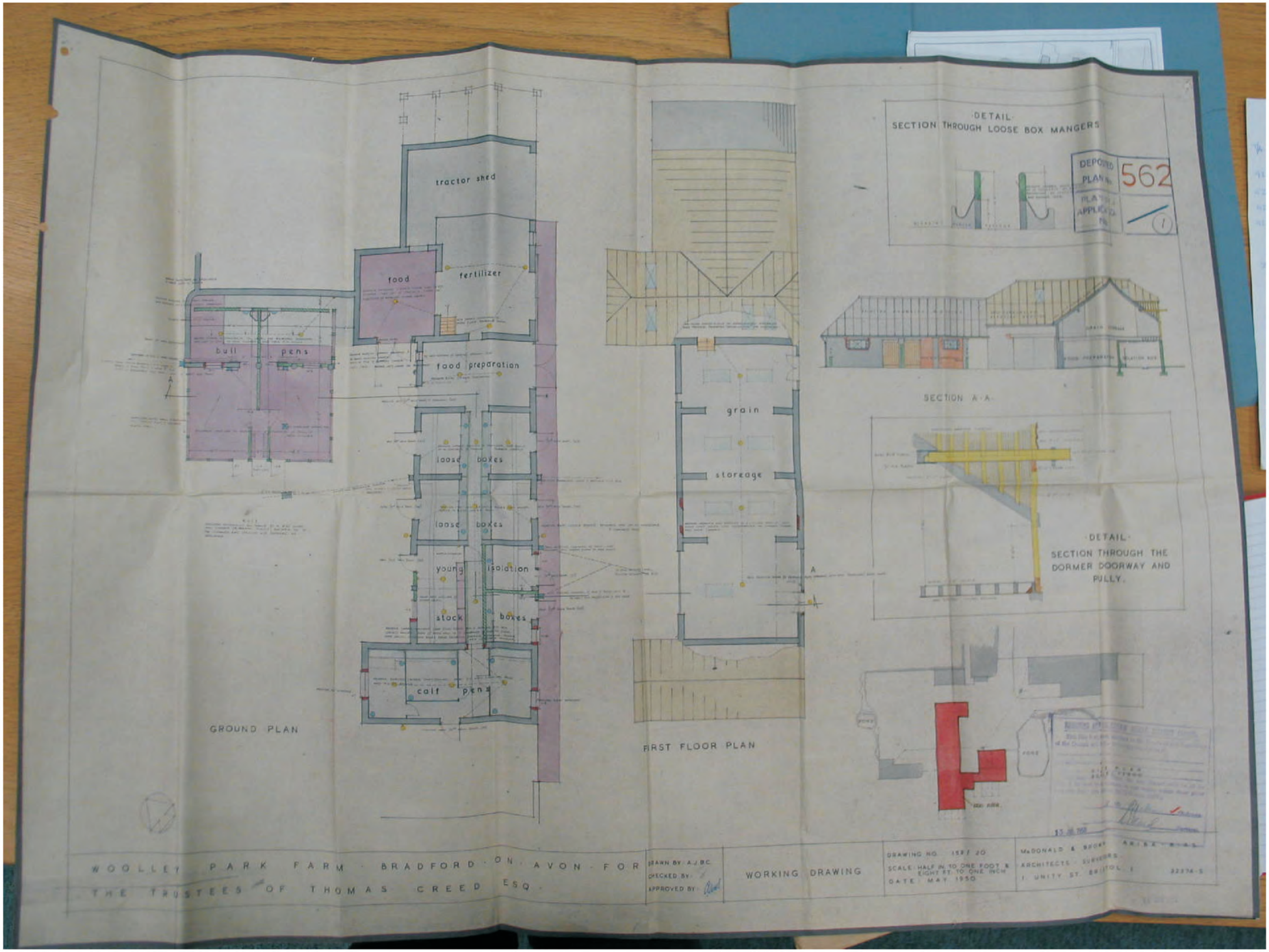
1841

Outline of the present farm buildings

Locality of proposed new yard

A3

Figure 2.1



A3

Conversion and extension of Building R in 1950

Figure 2.2

Drawing initiated by Ashley Desigh Associates Ltd

A3

72.0m

60.0m AOD

Northwest elevation

60.

Southwest elevation

72.0m

Blocked door

Inserted door openings
at GF and FF

Recessed front door

Postulated primary
arrangement

Ground floor plan

Postulated primary
arrangement

Blocked door

0 1 5m

The House

Figure 3.1



Main (southwest) elevation



Typical joinery detail in the central range



Floor/ceiling beam exposed in central range kitchen



West elevation. The blocked doorway is behind the bush (arrowed)



Typical joinery detail in the south range

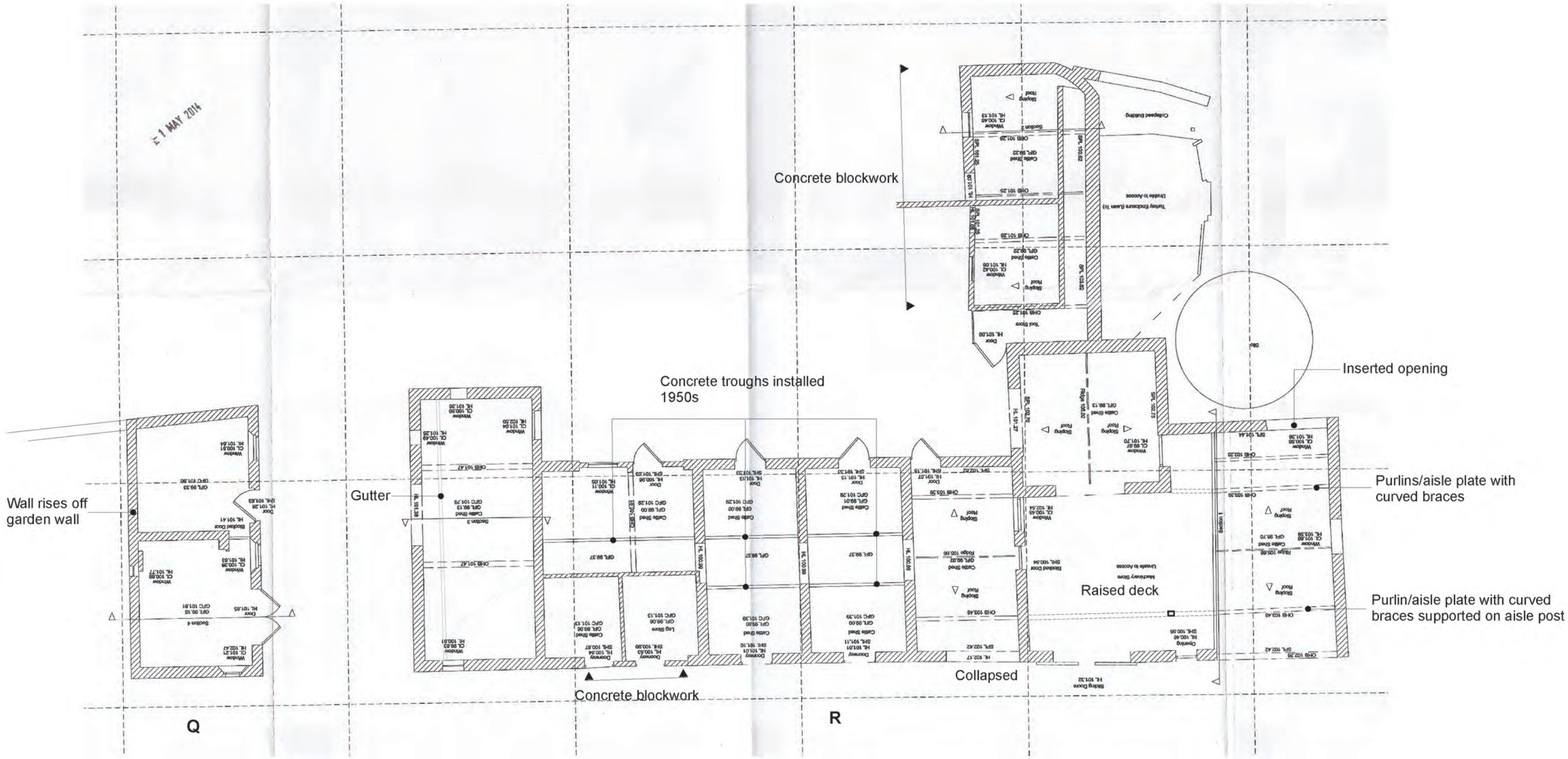


Oven/furnace in north range 'back kitchen'.

The Farmhouse

Figure 3.2

1 MAY 2014



Buildingd Q and R

Figure 3.3



Building Q. Northeast elevation.



Building Q. South wall built off the 'special' bricks of the kitchen garden wall



Building Q interior, showing secondary fireplace and all fixtures and fittings missing



Building R, southeast corner



Building R. Salvaged archaic roof of the north bay. Note: the notched lap joints of the collars are bolted and the aisle post in the foreground stands on an ashlar plinth.



Building R. South range showing gully and 19th C upper floor structure.

Buildings Q and R

Figure 3.4



Buildings A and B from the northeast.



Building G from the southeast



Building J from the southwest



Building L from the northwest

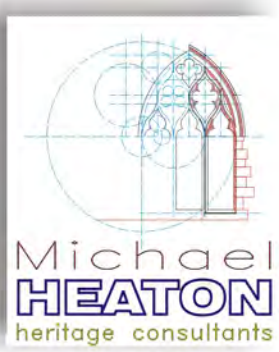
Buildings A, B, G, J and L

Figure 3.5

Appendix 1. Importance and Impact Classification Criteria

	DEGREE OF CHANGE →	Material fabric and setting wholly unaltered	Either material fabric or setting altered, but essential significance remains unaffected and both attributes remain recognisable and appreciable together as the heritage asset	Material fabric and setting both altered but essential significance of the heritage asset remains unaffected and both attributes remain recognisable and appreciable as the heritage asset.	Material fabric and setting both altered to the extent that the essential significance of the heritage asset is diminished. Both attributes remain recognisable and appreciable as the heritage asset, but its significance is diminished.	Material fabric and setting no longer capable of being appreciated as heritage assets.
IMPORTANCE		**Neutral**	**Slight**	**Moderate**	**Severe**	**Catastrophic**
Asset is a Scheduled Monument, Grade 1 Listed Building or Grade 1 Registered Landscape, or warrants designating as such.	**Exceptional**	No Change / *No harm*	Slight Change / *Less than substantial harm*	Moderate Change / *Less than substantial harm*	Severe Change / *Substantial harm*	Catastrophic Change /*Substantial harm*
Asset is a Grade 2* Listed Building or Registered Landscape, or warrants designating as such; or is an archaeological site or structure, investigation of which would augment or challenge received research frameworks.	**Considerable**	No Change / *No Harm*	Slight Change / *Less than substantial harm*	Moderate Change / *Less than substantial harm*	Moderate-Large Change / *Substantial harm*	Large-Very large Change / *Substantial harm*
Asset is a Grade 2 Listed Building or Registered Landscape, or warrants designating as such; or is an archaeological site or structure, investigation of which would confirm received research frameworks.	**Moderate**	No Change / *No Harm*	No-Slight Change / *Less than substantial harm*	Slight Change / *Less than substantial harm*	Moderate Change / *Less than substantial harm*	Moderate-Large Change / *Substantial harm*
Asset is not a Listed Building or Registered Landscape and does not warrant designating as such; or it is an archaeological site or structure, investigation of which would neither confirm nor challenge received research frameworks.	**Neutral**	No Change / *No Harm*	No-Slight Change / *Less than substantial harm*	No-Slight Change / *Less than substantial harm*	Slight Change / *Less than substantial harm*	Slight-Moderate Change / *Less than substantial harm*
Asset detracts from or damages the aesthetics, amenity or material fabric of a Scheduled Monument, Listed Building, historical landscape or of an entity that warrants designation as such or an archaeological site or structure.	**Negative**	No Change / *No Harm*	No Change / *No harm*	No-Slight Change / *Less than substantial harm*	No-Slight Change/ *Less than substantial harm*	Slight Change / *Less than substantial harm*

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