No. 1 Bull Pit
BRADFORD on AVON
Wiltshire

Heritage Statement

Prepared on behalf of

Mr Christopher Bowyer

By

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SUMMARY

Examination of historical sources and visual survey of the building and its surroundings reveals that the dwelling at No. 1 Bull Pit is of probably late 17th century origin, extensively altered in the 18th century and the second half of the 20th century and stands within a closely spaced group of medieval – 20th century buildings within the historical core of Bradford-on-Avon. The northern half of the building, however, is, to all intents and purposes, a late 20th century structure of no significance.

The applicant's proposed reconfiguration of the northern part of No. 1 Bull Pit would not affect historically significant fabric. The proposal would enhance the appearance of the building, bringing it back into visual harmony with surrounding Listed Buildings and their surroundings, thus enhancing the settings and significance of those heritage assets, the Bradford-on-Avon Conservation Area and the local historic environment in general. The proposal would cause no harm to any heritage assets.

To paraphrase Policy 58 of the Wiltshire Core Strategy: The proposal would "… *…enhance the historic environment..*" and the settings of Designated Heritage Assets would be "*..enhanced in manner appropriate to their significance",* and "*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.. enhanced".*

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 No. 1 Bull Pit in Bradford-on-Avon in Wiltshire and the likely affect of proposed modifications on that significance. It has been prepared on behalf of Mr Christopher Bowyer – the owner - to support his application for Planning Permission, 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], the Institute of Historic Building Conservation / Chartered Institute for Archaeologists[2] and the Association of Local Government Archaeological Officers[3]. It does not purport to be a detailed narrative history, but an assessment of the significance of the building and its surroundings and the likely effect of the proposals on that significance. It is based on historical research and visual survey in September 2023, proportionate in scope and detail to the building's statutory significance and the applicant's proposals.

1.1.3 Methodologically, the assessment is guided by the professional standards of historical environment 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 affect of the proposed development on the significance of affected 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] IEMA 2021.
[3] ALGAO, 1997.
[4] IEMA 2021
[5] ALGAO, 1994, para 1.5; CIfA, 2017, p2 'Standard'

1.2 Method

1.2.1 Survey

a. As the proposals would not affect the ground, archaeological data held by the Wiltshire Historic Environment Record has not been examined. The HER holds records of a large number of Listed Buildings within the 1km search radius normally applied to studies of this sort of the site, most of which are not plausibly within the 'setting' of the subject building – or vice versa – or otherwise likely to be affected by modifications to it. These are excluded from the study. Approximately 14 Listed Buildings lie close enough to No. 1 Bull Pit to be plausibly affected by modification of it and these are considered further but are not described in detail here.

b. The catalogues of the Wiltshire & Swindon History Centre and Nottingham University Library were examined for primary historical records relating to the site. The W&SHC holds cadastral surveys of 1837[6], 1842[7], 1864[8], an undated glass photographic negative[9], early editions of the Ordnance Survey 6" sheets and a planning file from 1946[10]. The Wiltshire Buildings Record holds a file on Old Bank House in Church Street that refers in passing to No. 1 Bull Pit[11]. Nottingham University Library holds a large amount of material relating to the Wiltshire estates of the Manvers Family of Thoresby Hall, aka The Duke of Kingston, 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 Bull Pit. In view of the expense that would be involved in examining the collection piece-by-piece without any guarantee of success, it has not been examined for this study.

c. Following analysis of the historical sources, the building and its surroundings were inspected on the 21st September 2023. Inspection examined the building itself and its spatial and visual relationship with the town centre and other heritage assets within it.

1.2.2 Report preparation

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

b. The development of the building and its surroundings since 1837 is presented as a map regression on Figure 2.1 with an explanatory narrative in Section 3.1, followed by analysis of the other historical sources on Figures 2.2 and 2.3. Listed Buildings plausibly affected by the proposals are indicated on Figure 1 and summarised briefly in Section 3.2. The building and its spatial and visual relationship with the town centre and its heritage assets is described in Section 3.3, cross-referenced to a selection of photographs presented as Figure 4. .

c. The report concludes with an 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[12] and received history; assessment of significance

[6] W&SHC: G13/990/9L
[7] W&SHC: Bradford on Avon tithe map
[8] W&SHC: G13/990/13L
[9] W&SHC: 1772/4/122. Likely to be of late 19th C date and definitely earlier than 1924
[10] W&SHC: 3577/3/2
[11] WBR: B8146
[12] Cf. Heaton, 2009, 2014, 2018

follows the guidances of the *South West Archaeological Research Framework*[13], Historic England[14], Kerr[15] and specifically *Principles of Cultural Heritage Impact Assessment*[16] that distinguishes between 'significance' and 'importance'. Assessment is predicated on the acknowledgement that 'heritage assets' such as archaeological remains and historical 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 archaeology, architectural, social and economic history of this part of the southern of England. Importance means the value a society places on that significance. Both are defined here using a hierarchical terminology based on that established by Kerr[17], 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, to be less emotive, affect, requires the factoring of 'importance' and 'change' and follows the guidance of Kerr, ICOMOS, Historic England and IHBC/CIfA[18], 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*'[19], 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

[13] Webster, *et al*, 2008
[14] English Heritage, *op cit*
[15] Kerr, J.S., 1996
[16] IEMA, 2021
[17] Kerr, *op cit*
[18] IEMA, *op cit*
[19] 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"*

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.

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.

2 SITE

2.1 Situation and definition

2.1.1 Bradford-on-Avon straddles the valley of the River Avon (Bristol), five miles west and upstream of Bath, in western Wiltshire. The river, having flowed westwards through the low-lying Avon Vale, cuts into the south-west end of the Cotswold Hills to create a steep-sided, gorge-like valley over 50m high from floodplain to summit, in which the entire sequence of the Cotswolds' Jurassic rocks are exposed. The town is situated at the east end of this gorge, at exactly the point the river enters it. It is a nucleated settlement of two halves, bisected by the river and centred around Silver Street and Town Bridge. Ground levels vary a great deal within the town, from c. 35mOD in the southern half and along the river edge, to over 100mOD at the northern edge of the town centre less than 500m north of the river.

2.1.2 Bull Pit is a side-street in the northern half of the town that runs along the north bank of the river westwards from the north end of Town Bridge for c. 50m and then turns northwards to form a narrow alleyway that opens into Church Street between Nos 4 and 5. No. 1 Bull Pit is at the southern end of the east side of the alley. It is a domestic building of two structural cells of different architectural characters arranged over two and three storeys, standing within a narrow, walled garden plot that extends south and north of the building.

2.1.3 The owner seeks consent for structural refurbishment of the northern part of the building. No works to the southern part or groundworks are proposed. Refurbishment would entail, *inter alia*, replacement of cladding, wall finishes and window-door joinery with materials and forms aesthetically compatible with the surroundings; and replacement of the shallow-pitched roof with a mansard-type roof to match that of the southern part of the building.

2.2 Historical context

1.3.1 Bradford-on-Avon originated as a monastic centre in the western half of the town in the centuries before the Norman Conquest, around which a secular settlement developed. Being close to the Cotswolds and the chalk downland of Wessex and on a navigable river, it grew rapidly as a woollen town during the Middle Ages and into the 18th century, with the attendant development of cloth workers houses, mills and industrial workers housing and the gentrification of vernacular dwellings with classical facades. The decline in the woollen industry of southern Britain during the middle and late 19th century was offset in Bradford-on-Avon by the entrepreneurial development of engineering and rubber production on the towns riverside sites, established by the

Moulton Family, which initiated the towns fourth major development and architectural boom[20].

1.3.2 The town's architectural character has been comprehensively summarised by the local authority's Conservation Area Appraisal. Often compared to Bath because of the widespread use of Bath stone in it 18th century buildings, it is actually more varied than its famous neighbour in retaining a larger proportion of its pre-Georgian buildings and its medieval street layout and building fabric.

1.3.3 The name Bull Pit refers to a bull-baiting arena that occupied what is now known as Bull Pit Yard until the 18th century. The date at which bull-baiting ceased has not been established here: it was outlawed in 1835 but deeds for Old Bank House in Church Street, with which it is historically associated, indicate the site was occupied by a mill/factory complex from c. 1807. The factory was destroyed by fire in 1883 and all buildings within Bull Pit Yard now are of post-1883 construction. The alleyway of the same name has been separate from the factory and yard since at least 1837 and buildings recorded in it by 19th century photographs[21] indicate that it is of at least 17th century formation. However, although No.1 Bull Pit is owned by the owner of Old Bank House and Bull Pit Yard – Mr Bowyer – there is no historical relationship between No. 1 Bull Pit and Old Bank House, other than spatial proximity.

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 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.

[20] Haslam, 1978
[21] see below, Section 3 and Figure 2.3

2.3.3 No. 1 Bull Pit is within the Bradford-on-Avon Conservation Area but is not identified individually by the Conservation Area Appraisal. It is not a Listed Building, nor is it identified as a 'non-designated heritage asset' in any authorised studies or reports. Though in the same ownership as Old bank House, it is not within the curtilage of that building or historically associated with it. It is within relatively close proximity to Listed Buildings in Church Street, the rear elevations of which are intervisible with it, and it is also intervisible with Town Bridge and Listed Buildings within and around Westbury Gardens on the south side of the river. It is likely, therefore, that it would be considered to be within the setting of those Listed Buildings.

3 SURVEY

3.1 Historical sources

Figure 2

3.1.1 The subject building is identifiable on the 1837 survey of Bardford-on-Avon (Figure 2.d) as Plot 517. It was one of a row of five demises along the entire east side of what is now Bull Pit, the others of which all comprised at least two structural cells. No. 1 Bull Pit was, at that time, the only demise comprised of a single structural cell. The schedule to the survey has not survived, but the nature of those demises is indicated by the subsequent survey of 1864.

3.1.2 The subject building is identifiable as Plot 161 on the 1864 town survey (Figure 2.c). The outline of the row was essentially unaltered since 1837, but there appears to have been some amalgamation or reconfiguration of the individual demises. The subject building possibly comprised three structural cells, but the map annotation is ambiguous. The accompanying schedule describes the individual demises as follows:

Ref.	Owner	Occupier	description
Plot 161.	Samuel Taylor;	Self,	House
Plot 162.	Elizabeth Bath;	James Hibberd;	House
Plot 163.	Elizabeth Bath;	Mary Matthews;	House
Plot 164.	James Butterworth;	Self;	House, factory and premises

3.1.3 The 'factory and premises' of 1864 were destroyed by fire in 1883[22]. The row of tenements along Bull Pit remained essentially unchanged in outline through 1887 (not illustrated) til at least 1901 (Figure 2.b), with continuous rows on both sides of Bull Pit. By that time, No. 1 Bull Pit had been extended slightly from its east side and also into its front yard by three small conjoined structures, one of which was the size of a porch. By 1924, those southern extensions of No. 1 had been removed[23] and the rest of the row except No. 1 had been demolished, leaving only their outlines.

3.1.4 The appearance of the Bull Pit alleyway immediately before 1924 is illustrated by a glass photographic negative held by W&SHC (Figure 2.2). The negative is undated, but likely to have been created between 1851 and 1920. The former Midland Bank is shown, which – though also un-dated by the NHL – is of a Neo-Jacobean style popular in the area in the 1850s and 1860s; and the windows of other buildings in Bull Pit appear to be glazed with float glass, which did not become widespread until the third quarter of the 19th century. Most importantly, the row of buildings on the west side of Bull Pit appears to have been unbroken, indicating that the photograph was taken between 1887 and 1901. The photograph was taken from the southwest corner of No. 1 Bull Pit, but the southern half of the building lay outside its field of view. The other buildings of the row to the north of it were of 17th C form with had steeply gabled

[22] Seekings, 2011

[23] The copy of the 1924 map held by W&SHC appears to be have been altered. The outer ends of the outlines of the extensions are discernible, outside a circular area of slightly paler colour.

roofs end-on to the alleyway, loft windows, mullioned windows at first floor and sash windows at ground floor level. The northern part of No 1 – the subject building – had two steeply pitched gabled roofs with loft windows as per the rest of the row, and a broad cart door of two leaves on strap hinges within an opening that appears to have been narrowed – or closed – by horizontal boards at its north side. The walls were of quarry-faced - but not squared – Bath stone rubble. The paving stopped at the north end of No. 1.

3.1.5 The outline of No 1 Bull Pit and the rest of the row has not changed significantly since 1924. The southern part of No 1 was surveyed in c. 1946 for a Robin Eden, a cabinet maker recently re-located from London, and proposals for refurbishment approved by Bradford UDC. At that time it was one of several 'derelict' cottages owned by a Mr Guy Underwood. The present owner, a child at the time, recalls that the building remained derelict and then fire-damaged for several years until acquired by his family, who undertook the approved refurbishment[24]. The survey drawing (Figure 2.3) shows a porch, a washhouse and store/privy in the yard in from of the south gable; a large single-light fixed casement in the ground floor south gable; a simple interior layout and an abnormally thin south gable wall. The rest of the south part of the building was as it is today. The date at which the northern part of the building was refurbished has not been established for this study.

3.2 The building

Figure 3

3.2.1 Southern part. Single cell structure of 2.5 storeys; mansard-type roof of concrete Roman pantiles and concrete plain tiles; squared rubble wall along west side, ashlar south gable rises to the ridge; dormer windows in west and east pitches, otheer windows in south elevation only - central mullioned three-light casement at second floor, two sashes at first floor and a two-light casement and door on the ground floor.

3.2.2 Northern part. Single cell structure of two storeys; shallow-pitched apex roof of concrete Roman pantiles; walls of squared Bath stone rubble to first floor level, machine-cut Bath stone blocks above enclosing a large panel of painted ship-lap boarding (first floor), and concrete blocks (north gable above second floor); steel up-and-over garage door and high level WC casement window in west elevation surrounded by render that occupies the rest of the ground floor west elevation; two wide imitation-sash casements at either end of the first floor west elevation, with similar occupying almost the whole of the first floor east elevation; plastic guttering, down pipes and facias.

3.3 Surroundings

Figure 4

3.3.1 Bull Pit lies at the southwestern corner of the historical and commercial core of Bradford-on-Avon. Together with the river, it marks the outer edge of the dense maze of narrow streets and alleyways of the medieval town. To the south and west the urban grain opens-out slightly around Westbury Gardens and the converted 19th century mills that tower over the river.

3.3.2 The architectural character of surrounding buildings is predominantly urban Georgian and is dominated by the local Corallian limestone rubble, but the immediate surroundings of No.1 Bull Pit vary and there are hints of pre-Georgian fabric in some of the exposed walls as well as later and non-residential buildings. To the south it is bounded by its small front yard that opens onto the tree-lined river embankment of the Bull Pit vehicular thoroughfare that looks across the River Avon to Westbury Gardens and its war memorial; to the west, No. 1 Bull Pit it is overshadowed by the three-storey high elevation of the recently converted former industrial building known as 'Riverside', with Abbey Mills / Avon House beyond, the north end of which

[24] Bowyer, pers comm, 2023

overlooks parking spaces and 20th century residential extensions behind No. 5 Church Street and an exposed internal wall and rudimentary fireplace in the south end of No. 5 Church Street; to the north are the long garden plots and multi-phase rear elevations of the late medieval – 18th century buildings of Church Street; and to the east is the vehicular yard and 20th century utilitarian buildings of C. Bowyer Undertakers.

3.3.3 Sightlines and views are extremely restricted, except from and across the river, because of the narrowness of Bull Pit alleyway and the dense layout and height of surrounding buildings. The south elevation of No. 1 is visible from Westbury Gardens; the roofs of No.1 Bull Pit are visible from the north end of Town Bridge, overlooked from the west and north by the taller elevations of Abbey Mill/Avon House with Tory rising behind; the western elevations are visible only from within the immediate close confines of Bull Pit itself, from where only the steeper roof pitch of the mansard-type roof is visible; the north gables are visible only from within Bull Pit alleyway and the from the rear windows and gardens of the south side of Church Street; and the eastern elevations and roof pitches are partially visible from Bull Pit Yard to the east. From outside the restricted circuit of Bull Pit, Town Bridge and Westbury Gardens, the building is not visible.

3.3.3 Thirteen of nearest buildings to No. 1 Bull Pit are designated Listed Buildings. These are indicated on Figure 1. Clockwise in order of statutory importance these consist of Town Bridge (Grade 1), the water gate and outbuildings of Westbury House in Westbury Gardens (Grade 2), Nos 1-5 Church Street (Grade 2) and No 1 Church Street (Grade 2*), Nos 1-3 Silver Street (Grade 2) and Lamb Building of Kingston Mills (Grade 2). These are varied in their architectural style, layout and age and, with the exception of the Church Street buildings, are not visually or historically related to each other. Beyond are the many other Listed Buildings of Bradford-on-Avon such as Abbey Mills that, because of their height or rising ground level, are co-visible with each other and with the roofs of No. 1 Bull Pit.

4 ANALYSIS

4.1 Historical interpretation

4.1.1 The Bull Pit alleyway and embankment run down to and along the riparian margin of a river historically prone to flooding. As such, it would have been marginal land throughout the Middle Ages, unsuitable for building or other permanent uses until *ad hoc* reclamation had raised the ground level above flood levels. That is likely to have been achieved by the 17th century when the buildings recorded by the late 19th century photograph (Figure 2.2) were built. The earliest residential buildings in that process would have been at the upslope end of the alley, immediately behind Church Street, and the last would have been at the south end by the river – No. 1 Bull Pit.

4.1.2 The adjoining land occupied now by Bull Pit Yard and Old Bank House had been owned by the Duke of Kingston in the mid 18th century but was sold in c. 1803 for his Bull Pit factory. The multiple owners and tenants of the plots within Bull Pit alleyway suggests that these had also been disposed of piecemeal during the late 18th – early 19th century, indicating low value marginal land.

4.1.3 The varying wall thickness and absence of windows and doors in the side walls of the southern part of the No. 1 Bull Pit suggest that it originated as a longer commercial building that extended closer to the river's edge, which was shortened and then adapted for residential use in the – probably – mid 18th century, or when the embankment was built. It was refurbished again in the second half of the 20th century, when all its internal fabric, roof coverings, window and door assemblies were installed.

4.1.4 The northern part of No. 1 Bull Pit was one of a row of gable-on buildings of 17th century form, the rest of which were demolished between 1901 and 1924 leaving the lower 4' of their outer walls as garden walls. It was the only one to have incorporated vehicular space, probably because flooding or high groundwater levels made any other use of the ground floor impossible. It is probably for that reason that the paving recorded by the late 19th century photograph (Figure 2.2) stopped at No. 1 Bull Pit. That photograph also indicates an upper floor, probably beneath a steeply-pitched roof – or roofs – end-on to the alleyway, but the photograph is unclear about the roof and upper storey elevational details. Nonetheless, vehicular use of the ground floor of this building is historical.

4.1.5 It's present architectural form is wholly of late 20th century creation. While the owner is unclear about exactly when the upper storey and west elevation were rebuilt and no record of the works has been identified here, the materials and forms used are self-evidently of later 20th century date – but preceding the widespread adoption of conservation orthodoxy in the 1990s. As it is not a Listed Building and the refurbishments did not extend the essential outline of the building, it is probable that the works were deemed to not need written consent.

4.2 Significance and importance

4.2.1 The northern part of No. 1 Bull Pit is of negative significance and no importance as a heritage asset in its own right and as a component of the setting of other heritage assets. As a building of probably 17th century origin it retains little primary fabric and no architectural forms or details of its primary or even 18th – 19th century iterations. It is, to all intents and purposes, a late 20th century building: a garage with a flat above it.

4.2.2 Visually, it is highly incongruous: arguably it is ugly. The shallow-pitched roof, the breeze block north gable, the painted shiplap boarding, the steel up-and-over garage door, the machine-cut ashlar blocks, the large expanse of painted render and the window forms are not characteristic of the historical core of Bradford-on-Avon. They are visual intrusions in an otherwise well-maintained – if varied – aesthetically pleasing tableau of 17th, 18th and 19th century buildings. Were planning permission to be sought for this ensemble now, it would certainly be refused.

4.2.3 That visual incongruity affects the other buildings in Bull Pit, most of which are Listed Buildings. It is impossible to pass through the alley past or towards the rear of Nos 5 and 4 Church Street without being confronted by the jumble of late 20th century materials and forms that is the northern part of No. 1 Bull Pit. It unquestionably compromises the historical character of those buildings and other around them: it lowers the tone.

4.3 Likely effect of the proposals

4.3.1 The proposed reconfiguration of the northern part of No. 1 Bull Pit would not affect historically significant fabric.

4.3.2 The proposal would undoubtedly change the appearance of the building itself and therefore the setting of surrounding Listed Buildings, but change does not necessarily constitute harm. Replacement of the shallow-pitched roof with a gambrel form matching the height of the southern part of the building would enhance the appearance of the building with an historically attested roof form, without compromising views of any heritage assets: the raised roof would obstruct slightly, the view of Avon House from the north end of Town Bridge, but the rest of Abbey Mills and buildings beyond it would be unaffected by the proposal. Replacement of the shiplap boarding with rubble facing would reinstate the historical elevational materials and bring the building back into harmony with its surroundings. Replacement of the faux-sash casement windows with mullioned casements

modelled on those in the south gable would also make the building less incongruous; while replacement of the garage door with a timber version would also reinstate an historical detail of the building.

4.3.3 The refurbished building would not dominate any of the surrounding Listed Buildings or other heritage assets, indeed its roof line would still fall below those of Church Abbey Mills, Street and buildings along the west side of Bull Pit alleyway, when viewed from the south and east. By bringing the building back into visual harmony with its surroundings, the settings - and therefore significance – of those Listed Buildings would be enhanced.

4.3.4 To paraphrase Policy 58: The proposal would "… *…enhance the historic environment..*" and the settings of Designated Heritage Assets would be "..*enhanced in manner appropriate to their significance",* and "*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.. enhanced".*

4.4 Conclusion

4.4.1 It would be reasonable to conclude that the proposal would cause no harm to the significance of the subject building or of any heritage assets, and that the proposal 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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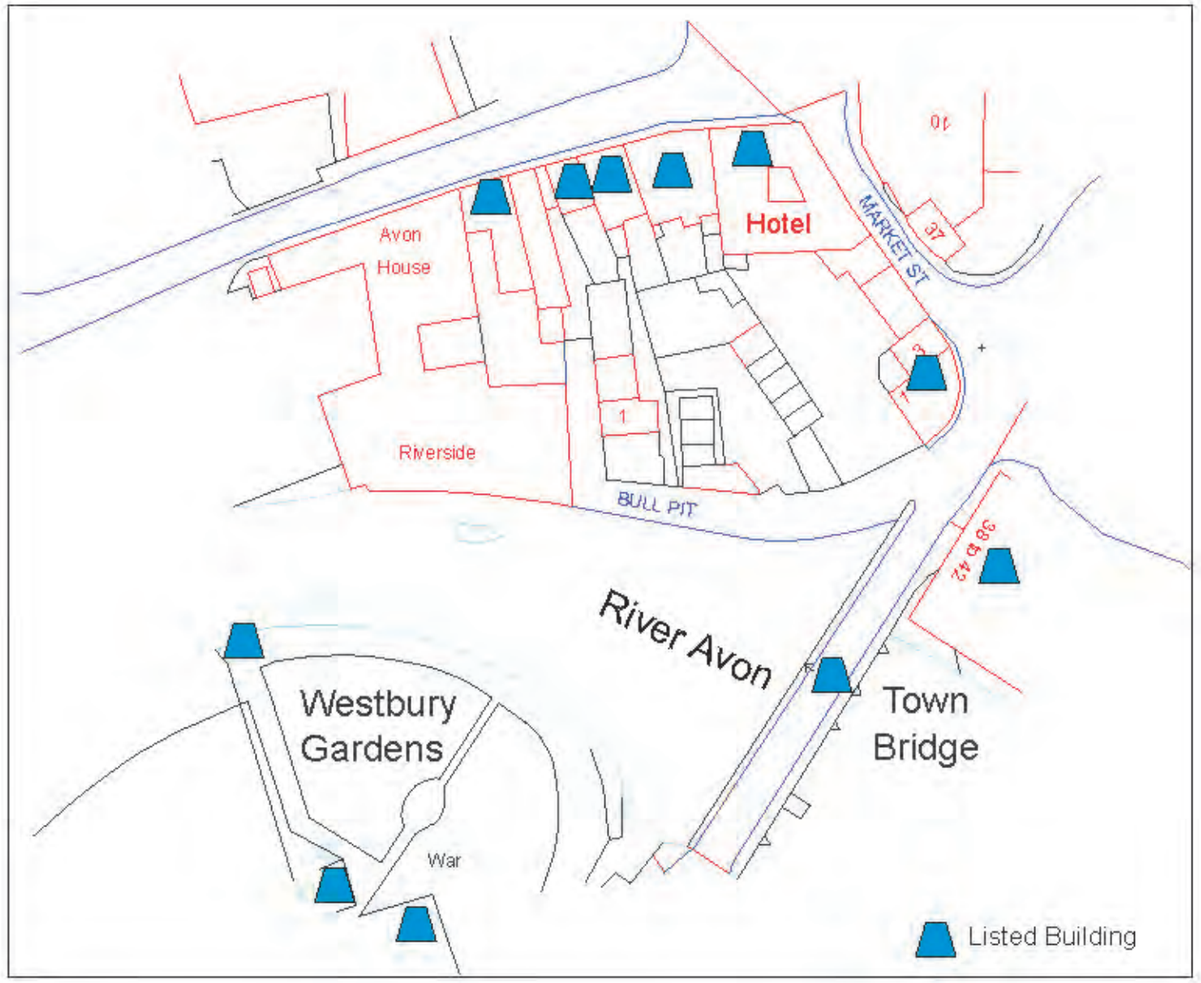
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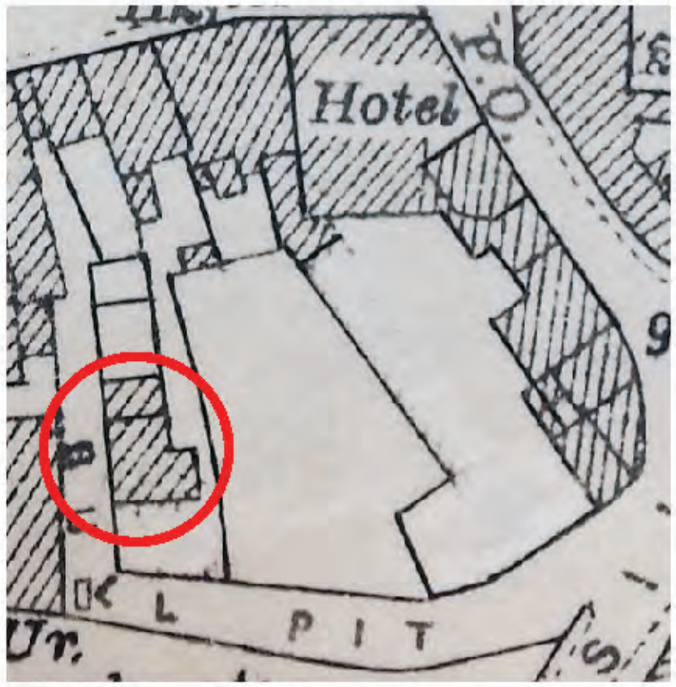
Situation



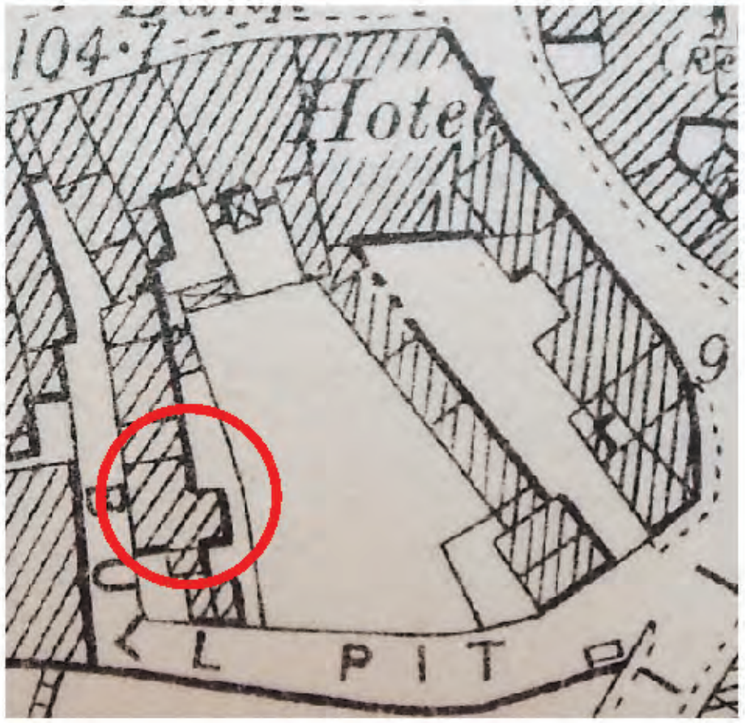
Site

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Figure 1



a. 1924



b. 1901



c. 1864



d. 1837

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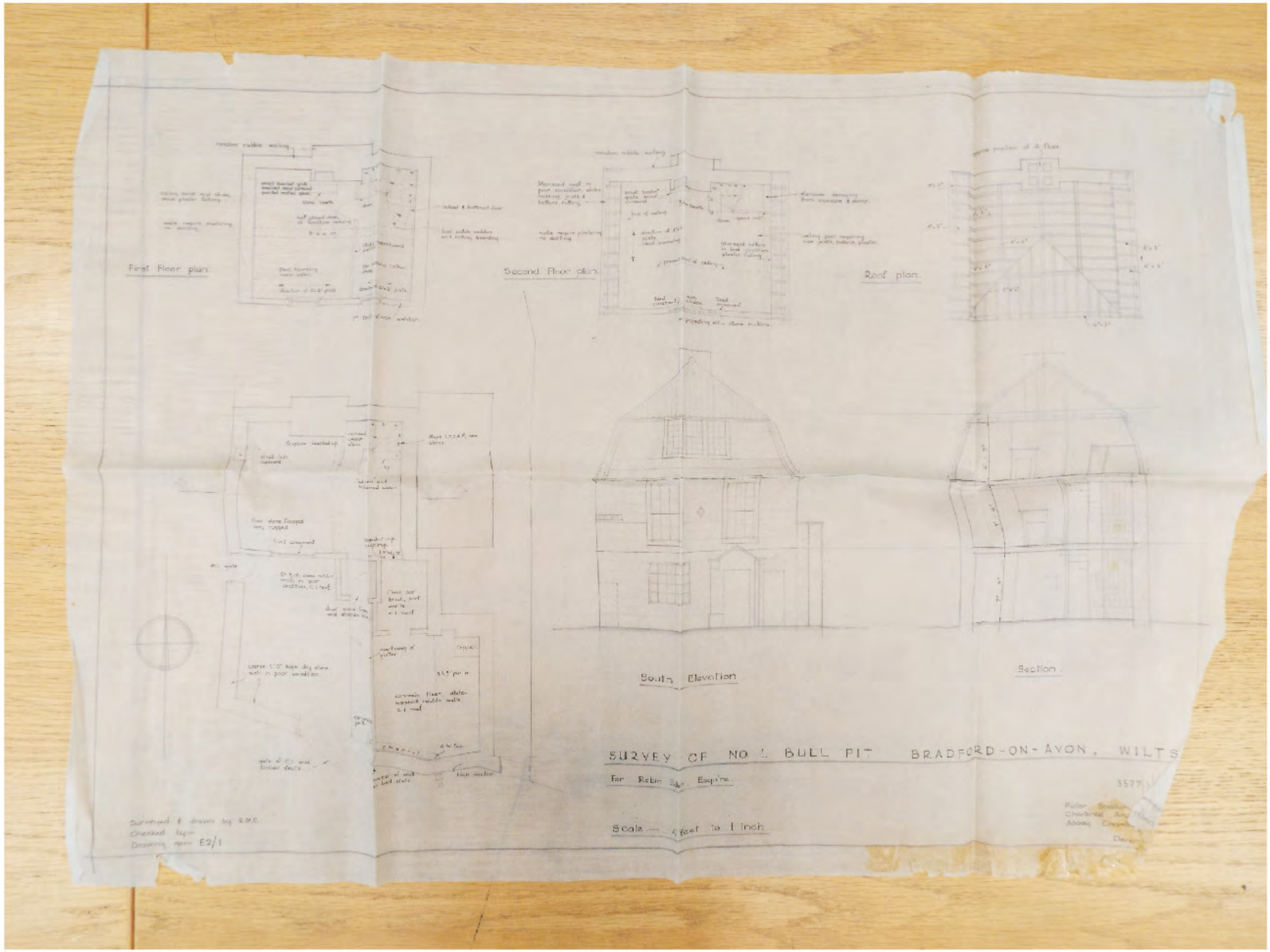
Figure 2



Un-dated photograph of Bull Pit alley from the south. No. 1 is on the RHS in the immediate foreground

A3

Figure 2.2



A3

1946 survey of No. 1 Bull Pit

Figure 2.3



No. 1 Bull Pit from the southwest



Northern part of No 1 Bull Pit from the west



North gable of No. 1 Bull Pit.



No. 1 Bull Pit from the east

A3

Figure 3



a. View from Westbury Gardens. The south gable of No. 1 Bull Pit is arrowed.



b. View from north end of Town Bridge towards Abbey Mills and Tory. The north part of No. 1 Bull pit is arrowed.



c. View of Church Street from the northeast. Bull Pit is not visible.



d. View from Abbey Mills / Avon House. Bull Pit is not visible.

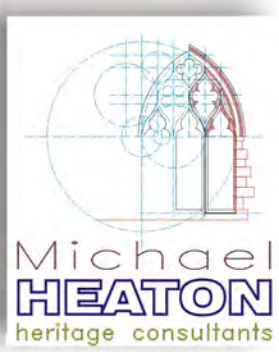
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Figure 4

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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