BUILT HERITAGE STATEMENT

Land at Maxcroft Farm, Hilperton, Trowbridge

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EXECUTIVE SUMMARY

This Built Heritage Statement has been prepared to assess the potential impact on the historic built environment arising from the proposed development, within a 1 km radius from the boundary of the Site.

This built heritage statement concluded that out of the two Conservation Areas and twenty-seven Listed buildings in the search area, only seven lie close to the site and share any relationship, and the remainder did not have inter-visibility or historic associations with the Site.

The seven built heritage assets (all Grade II Listed Buildings) whose significance and setting has been assessed in further detail are:

- 1 Marsh Road (Wharf Cottage, 1198288),
- Maxcroft House (now 3 Maxcroft Lane, but likely formerly 3 Marsh Road, 1021625),
- 2 Marsh Road (1021623),
- 4 Marsh Road (1021624),
- the King's Arms Public House (1021678),
- the Kennet and Avon Canal bridge at Staverton (1021873), and
- 45-49 Marsh Road (1021626).

Further to the assessment of significance and setting, this assessment concluded that only two assets would have the potential to have their significance impacted by the proposals – The King's Arms Public House and Maxcroft House.

The assessment identified measures to reduce potential adverse impacts on the significance of the King's Arms and Maxcroft House inherent to the design, including:

1. the retention of the historic hedgerow which forms the southern boundary of the Site,
2. the creation of a SUDS buffer between Marsh Road and proposed new built form, and
3. high-quality landscaping to bolster the existing western boundary between the Site and Maxcroft House.

The assessment concluded that the proposed development would have a neutral effect on the overall significance of the King's Arms Public House. With regards to Maxcroft House, the assessment concluded that the proposed development would result in a moderate impact on part of the setting of Maxcroft House through the introduction of new built form in currently open agricultural land. Because this is a part of the setting which by design, makes only a minor contribution to its significance, the overall impact is assessed as less than substantial at the lower end of the scale, and requires balancing with other public benefits arising from the proposals in accordance with NPPF paragraph 202.

This Built Heritage Statement meets the requirements of the NPPF and local planning policy and provides sufficient information and assessment to identify the potential impacts arising from the development of the Site on the historic built environment.

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1 INTRODUCTION

1.1 This Built Heritage Statement has been researched and prepared by RPS, on behalf of Barratt Homes.

1.2 This report meets the requirement under paragraph 194 of the National Planning Policy Framework (NPPF) for the applicant to identify and explain the significance of heritage assets likely to be affected by development and demonstrate the impact that any proposals would have upon that significance.

1.3 This report refers to the relevant legislation contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and both national and local planning policy. In addition, relevant Historic England guidance notably The Setting of Heritage Assets has been consulted to inform the judgements made. Relevant information, including the listing citations for the relevant heritage assets, the Wiltshire Historic Environment Records (HER), and the Historic Landscape Characterisation (HLC), have also been consulted in preparing this Built Heritage Statement. The conclusions reached in this report are the result of detailed historic research, a walkover survey of the Site and publicly accessible locations in the surrounding area, map studies and the application of professional judgement.

1.4 There are no built heritage assets within the Site, and there are two Conservation Areas and twenty-seven Listed buildings within a 1 km search radius from the boundary of the Site. Seven of these have the potential to be impacted by proposals as they are close to the Site, and the remainder do not have inter-visibility or historic associations with the Site. The seven Grade II Listed Buildings whose significance and setting has been assessed in further detail in this report are:

- 1 Marsh Road (Wharf Cottage, 1198288),
- Maxcroft House (now 3 Maxcroft Lane, but likely formerly 3 Marsh Road, 1021625),
- 2 Marsh Road (1021623),
- 4 Marsh Road (1021624),
- the King's Arms Public House (1021678),
- the Kennet and Avon Canal bridge at Staverton (1021873), and
- 45-49 Marsh Road (1021626).

1.5 The findings of this report are based on the known conditions at the time of writing and all findings and conclusions are time limited to no more than 3 years from the date of this report. All maps, plans and photographs are for illustrative purposes only.

2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

2.1 The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon '*heritage assets'*. This term includes: designated heritage assets which possess a statutory designation (for example Listed buildings and Conservation Areas); and non-designated heritage assets, typically identified by Local Planning Authorities (LPAs) and incorporated into a Local List and/or recorded on the Historic Environment Record.

Legislation

2.2 Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on designated heritage assets. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.

2.3 The relevant legislation in this case extends from section 66 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing Listed buildings and their setting.

2.4 The meaning and effect of these duties have been considered by the courts, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137.

2.5 The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give '*considerable importance and weight*' to the desirability of preserving (i.e. keeping from harm) the setting of Listed buildings.

2.6 Section 69(1) of the Act requires LPAs to '*determine areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*' and to designate them as conservation areas. Section 69(2) requires LPAs to review and, where necessary, amend those areas '*from time to time*'.

National Planning Policy

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, July 2021)

2.7 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.

2.8 It defines a heritage asset as a: *'building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'*. This includes both designated and non-designated heritage assets.

2.9 Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are '*an irreplaceable resource, and should be conserved in a manner appropriate to their significance*'.

2.10 For proposals that have the potential to affect the significance of a heritage asset, paragraph 194 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 195, which requires LPAs to take this assessment into account when considering applications.

2.11 Under '*Considering potential impacts*' paragraph 199 states that '*great weight*' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.

2.12 Paragraph 201 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 202 requires this harm to be weighed against the public benefits of the proposed development.

2.13 Paragraph 203 states that where an application will affect the significance of a non-designated heritage asset, a balanced judgement is required, having regard to the scale of harm or loss and the significance of the heritage asset.

2.14 Paragraph 206 notes that local planning authorities should look for opportunities for new development within conservation areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. It also states that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset should be treated favourably.

National Guidance

Planning Practice Guidance (DCLG)

2.15 The Planning Practice Guidance (PPG) has been adopted to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.

2.16 The PPG defines the different heritage interests as follows:

- **archaeological interest**: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **architectural and artistic interest**: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- **historic interest**: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

2.17 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases. It also states that that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

Overview: Historic Environment Good Practice Advice in Planning

2.18 Historic England have published a series of documents to advise applicants, owners, decision-takers and other stakeholders on managing change within the historic environment. These include

Historic Environment Good Practice Advice in Planning (GPAs) documents and Historic England Advice Notes (HEANS).

GPA1: The Historic Environment in Local Plans (March 2015)

2.19 This advice note focuses on the importance of identifying heritage policies within Local Plans. The advice echoes the NPPF by stressing the importance of formulating Local Plans based on up-to-date and relevant evidence on economic, social and environmental characteristics and prospects of the area, including the historic environment.

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

2.20 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

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

GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

2.21 This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.

2.22 As with the NPPF the document defines setting as *'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve'*. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

2.23 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the

way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.

2.24 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.

2.25 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.

2.26 Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:

1. Identify which heritage assets and their settings are affected;
2. Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
4. Explore ways to maximise enhancement and avoid or minimise harm; and
5. Make and document the decision and monitor outcomes.

HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

2.27 This advice note provides information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).

2.28 Historic England notes that the first stage in identifying the significance of a heritage asset is by understanding its form and history. This includes the historical development, an analysis of its surviving fabric and an analysis of the setting, including the contribution setting makes to the significance of a heritage asset.

2.29 To assess the significance of the heritage asset, Historic England advise to describe various interests. These follow the heritage interest identified in the NPPF and PPG and are: archaeological interest, architectural interest, artistic interest and historic interest.

Local Planning Policy

2.30 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Wiltshire Core Strategy Development Plan

2.31 Local planning policy is provided for by The Wiltshire Core Strategy Development Plan Document, adopted in January 2015. The document replaces the South Wiltshire Core Strategy as well as a

number of policies from the former district council's local plans. The Wiltshire Core Strategy contains the following policy on the historic environment:

Core Policy 58 – Ensuring the conservation of the historic environment

Developments should protect, conserve and where possible enhance the historic environment.

Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

i. *Nationally significant archaeological remains;*
ii. *World Heritage Sites within and adjacent to Wiltshire;*
iii. *Buildings and structures of special architectural or historic interest;*
iv. *The special character or appearance of Conservation Areas;*
v. *Historic Parks and Gardens; and*
vi. *Important landscapes, including Registered Battlefields and Landscapes.*

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

Heritage Assets At Risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications.

Wiltshire Local Plan Review – Pre-Submission Draft 2020-2038 (Regulation 19), September 2023

2.32 The Wiltshire Local Plan Review has been in development since 2017. A Pre-Submission Draft Plan (the Plan) has now been prepared. The council has reached the final consultation stage, where representations are invited on soundness and legal compliance, which is known as the Regulation 19 stage. The cabinet recommended approval for publication to full council on the 11th July 2023, and Consultation ended on the 22nd of November 2023. Policy 99 is relevant to this assessment, as follows:

Policy 99 – Ensuring the Conservation and Enhancement of the Historic Environment

Development should conserve or enhance the historic environment.

Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

i. nationally significant archaeological remains;

ii. world heritage sites within and adjacent to Wiltshire;

iii. buildings and structures of special architectural or historic interest;

iv. the special character or appearance of conservation areas;

v. historic parks and gardens;

vi. important landscapes, including registered battlefields and townscapes.

Any harm to the significance of designated heritage assets which will result from development proposals will be required to be justified and outweighed by public benefits (including heritage benefits) at a level appropriate to the significance of the asset and the harm caused.

Any harm to the significance of undesignated assets which will result from development proposals must be carefully balanced considering the significance of the asset and the harm caused.

Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of heritage assets towards wider social, cultural, economic and environmental benefits will be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Policy 98 (Ensuring high quality design and place shaping). The sensitive reuse of historic buildings and spaces will be supported and opportunities for the historic environment to inform and shape new development and regeneration projects will be encouraged. The adaptation of heritage assets in accordance with Policy 85 (Sustainable construction and low carbon energy) using appropriate materials and techniques which conserve their fabric and significance will be encouraged.

Proposals for change affecting the historic environment (which require planning permission or listed building consent) should be accompanied and informed by an assessment of heritage significance and the impact of the proposals on this significance, making reference to the information held in the Historic Environment Record. Where a proposal includes potential archaeological interest a desk based assessment, and if necessary, field evaluation should be carried out and submitted with the proposal.

Development proposals that improve the condition of heritage assets at risk will be supported.

3 HISTORIC BUILT ENVIRONMENT APPRAISAL

Introduction

3.1 The Site comprises land at Maxcroft Farm, Hilperton Marsh, Trowbridge, Wiltshire centred on National Grid Reference ST 86337 60293 (**Figure 1**), and is made of up an enclosed field under pasture, with part of a farm compound located at the western extent, and a relict field boundary roughly central running from the canal at the north in the direction of Mash Road at the south.

3.2 The Site is located on relatively level ground, sloping from around 43 m above Ordnance Datum (aOD) at the south-east to around 40 m aOD at the north-west. Medieval and post-Medieval boundaries along with ridge and furrow are apparent within the Site boundary.

3.3 The Kennet and Avon Canal follows a course around the western and northern boundaries of the study site and The River Avon is approximately 1.2 km west of the site at its closest point. Marsh Road forms the southern boundary along with residential plots.

3.4 A Site walkover is illustrated in **Plates 1** to **12**.

Historic Development

3.5 Hilperton Marsh is a hamlet situated ½ mile northwest of the village of Hilperton. Most properties front onto a minor road which joins the secondary road from Hilperton to Staverton (Marsh Road, now the B3105) with the secondary road from Trowbridge to Staverton (Wyke Road).

3.6 A wharf on the Kennet and Avon Canal (known as Hilperton Marsh Wharf), opened in 1810 and served as a port to Trowbridge. Coal and machinery were brought there by water to within a mile of the Trowbridge mills which occupied the core of the local economy.

3.7 By 1663 much pasture and arable land in Hilperton had been enclosed. The Andrews and Dury map of 1773 shows the approximate location of the Site in open ground northwest of the settlement of Hilperton Marsh (**Figure 3**). The settlements of Hilperton Marsh (HER **MWI1305**), Holt (HER **MWI1864**), Smallbrook (HER **MWI1871**) and Staverton (HER **MWI1865**) are all identified in the HER as having Medieval origins. The presence of ridge and furrow cultivation remains within the Site would suggest that it comprised agricultural land at this time, located beyond the Medieval settlement of Hilperton Marsh.

3.8 The 1808-11 Ordnance Survey continues to show the Site in undeveloped ground, but the Kennet and Avon navigation canal is now depicted skirting its western and northern boundaries (**Figure 4**), and cutting across field boundaries in a pattern still recognisable today. The Tithe map of 1837 (**Figure 5**) depicts the Site as comprising part of two enclosed fields, bounded to the north by the canal, the west by residential plots and the south by the road currently known as Marsh Road. The Tithe apportionments which also note the ownership and tenancy, list the use of the plots which make up the Site as: 454 (east) – homestead; and 460 (west) – pasture.

3.9 The only change on the Ordnance Survey of 1886 is a small structure added adjacent to the western boundary of the Site (**Figure 6**). The 1901 Ordnance Survey indicates farm buildings have been established adjacent to the western boundary of the Site, but no other substantive changes are depicted (**Figure 7**). The 1924 Ordnance Survey indicates a secondary enclosure which extends partly into the site, around the farm buildings adjacent to the western boundary of the Site, with additional built form depicted from the second half of the twentieth century within this secondary enclosure, but otherwise no changes are evident (**Figure 8**). There are no further substantial changes up to the present day (**Figure 9**).

3.10 The Historic Landscape Characterisation (HLC) records the Site as part of an area of '*fields and enclosed land'* (broad type) and specifically as a post-Medieval '*piecemeal enclosure'* (HLC **HWI5024**). The HLC description for this area goes onto identify that '*Despite some altered*

boundaries, the essential character of these fields has not changed since the 1 ed 6" OS map. The fields represent piecemeal enclosure during the post medieval period.'.

Assessment of Heritage Assets

3.11 A 1 km radius search area from the Site boundary identifies there are no designated assets within the Site boundary. Within the wider search area, there are two Conservation Areas – Holton *c.* 875 m to the north, and Hilperton *c.* 1 km to the south-east. The gentle undulating landscape, intervening vegetation and built form prevent any intervisibility between the Site and these two Conservation Areas. Given their '*character'* and' *appearance'* would remain unaffected by proposals, they are not considered further.

3.12 Twenty-seven Grade II Listed buildings were identified within a 1 km search radius from the Site boundary, as follows:

Reference	Name	Grade
1021620	AQUEDUCT OVER RAILWAY	II
1021621	BRIDGE TO EAST OF AQUEDUCT OVER RAILWAY	II
1364208	BRIDGE APPROXIMATELY 500 YARDS NORTH EAST OF BRIDGE TO EAST OF AQUEDUCT OVER RAILWAY	II
1021623	**2, MARSH ROAD**	**II**
1021624	**4, MARSH ROAD**	**II**
1198288	**WHARF COTTAGE**	**II**
1021625	**MAXCROFT HOUSE**	**II**
1021626	**45-49, MARSH ROAD**	**II**
1283896	77 AND 79, MARSH ROAD	II
1364189	1 AND 3, VICTORIA ROAD	II
1364153	WYKE COTTATGE	II
1021678	**THE KINGS ARMS PUBLIC HOUSE**	**II**
1198861	THE POPLARS	II
1364154	STABLE BLOCK AND GATE PIERS TO NO 166 (THE POPLARS)	II
1364126	ROOKERY FARM	II
1021790	POUND FARMHOUSE	II
1364129	3, HORSE ROAD	II
1021791	WEAVERS COTTAGE	II
1364130	17, HORSE ROAD	II
1021799	AVONVIEW FARMHOUSE	II
1364101	ROAD BRIDGE OVER RIVER AVON	II
1021814	STONE ON NORTH WEST SIDE OF JUNCTION OF B3106 AND B3105	II
1021873	**KENNET AND AVON CANAL, CANAL BRIDGE AT STAVERTON**	**II**
1021874	WESLEYAN CHAPEL	II
1364092	THE OLD BEAR INN	II
1021875	CHURCH OF ST PAUL	II
1364093	GATES, GATE PIERS AND OVERTHROW AT CHURCHYARD OF CHURCH OF ST PAUL	II

3.13 Natural topography, intervening vegetation and built form prevent intervisibility between most of these Grade II Listed Buildings and the Site. Given there is also no apparent historic functional relationship between the Site most of these assets, they are not considered further. Those which have the potential to be impacted by proposals due to proximity (in **bold** on table above), are a group of seven to the west, south-west and south-east of the Site.

3.14 Identified in their listing as having group value, are 1 Marsh Road (Wharf Cottage, **1198288**), Maxcroft House (now 3 Maxcroft Lane, but formerly 3 Marsh Road, **1021625**), numbers 2 (**1021623**) and 4 (**1021624**) Marsh Road (numbers likely swapped on listing, see below), and the King's Arms Public House (**1021678**). Although not identified as sharing group value, the Kennet and Avon Canal bridge at Staverton (**1021873**) may also be considered as part of this group. Additionally, Numbers 45-49 Marsh Road (**1021626**) lie adjacent to the Site and are therefore also considered here. All are Grade II Listed and assessed in more detail below.

Kennet and Avon Canal bridge at Staverton (Grade II - 1021873)



Plate 1 Canal Bridge at Staverton and adjacent 'wharfinger' cottages

Description

3.15 The Kennet and Avon Canal connects the River Avon to the Thames. It was constructed in stages, and the section which forms the boundary to the Site was designed by John Rennie. It was constructed between 1794, when it received Royal Assent, and 1810 when it officially opened.

3.16 The 1808-1811 Ordnance Survey (OS) depicts the bridge at Staverton, and three structures along the canal (north of Marsh Road and west of Maxcroft Lane) as extant by the time the Bath to Devizes section of the canal was opened (see **Figure 4**).

3.17 This road bridge carries Marsh Road (now the B3105) over the canal. It is built of limestone ashlar, with some brick patching repairs apparent. The design is a single arch with raised keystone, a plat band to road level, and a parapet with rounded coping end pilasters. The towpath passes within

the bridge on the north / east side of the canal. In the twentieth century a footbridge was added to its northern side.

Significance

3.18 The construction of the Kennett and Avon Canal enabled the faster, safer and cheaper transport of goods between the major ports of Bristol and London. The main goods transported through the canal were coal and stone crucial to the fast urban expansion and industrial revolution, but it fell out of use when the Great Western Railway opened providing a faster and cheaper alternative form of transport, and it now serves primarily recreational purposes.

3.19 The road bridge at Staverton maintained the historic road connection between Hilperton to the east and Trowbridge to the south, to Staverton to the west and Holt to the north. The bridge is designated as a Grade II Listed building for its architectural and historic interest and is an asset of high (national) significance. Its relationship with the canal and industrialisation of the area provides particular historic interest.

Contribution of setting to significance

3.20 Although the listing does not identify a group interest, the two 'wharfinger' cottages either side of it form an identifiable group (**Plate 1**). The canal setting, including adjacent 'wharfinger' cottages, make a positive contribution to the appreciation and understanding of this asset's significance, as they are reflective of the historic use of this structure and its association with the creation of the canal.

Contribution of Site to Significance

3.21 The bridge's architectural interest is best experienced at the level of the towpath. There is some intervisibility between the hedgerow which forms the southern boundary of the Site and the canal bridge, both located on a straight section of Marsh Road. It is not possible to appreciate the bridge's historic interest beyond the hedgerow boundary as the remainder of the Site and the bridge share no intervisibility. There is also no apparent historic or functional connection between Site and the bridge. The Site makes no meaningful contribution to the significance of this asset.

Wharf Cottage, 1 Marsh Road (Grade II - 1198288)



Plate 2 Wharf Cottage (1 Marsh Road) and adjacent road and bridge

Description

3.22 Wharf Cottage (1 Marsh Road) is first depicted on the 1808-1811 OS (**Figure 4**). Its construction likely coincided with the construction of the canal, and likely served an ancillary purpose to the canal's operation as a 'wharfinger' cottage. It is built of rubble stone (partly rendered), and the two-storey cottage was later expanded into a two-storey gabled extension which meets the edge of the canal. Both buildings have pantile roofs, with horizontal bands of decorative tiles (fish scale variety) to the roof of the main house which also has chimneys at each gable end. The main house has slab surrounds to windows with marginal glazing to sashes, and the canal front elevation has two ranges of windows, with small windows to the road (**Plate 2**). The main building has an outside staircase to the north. The listing description also describes pigeon holes in angle to north-east, although these were not visible during walkover (perhaps hidden beneath climbing plants which now conceal that part of the building).

Significance

3.23 Wharf Cottage (1 Marsh Road) along with its extension are identified in the listing description as forming a group with numbers 2 and 4 (south of) Marsh Road, and with the Kings Arms on Wyke Road. As mentioned above, this group could include the adjacent Listed bridge given their contemporary construction date and direct association with the functioning of the canal. Wharf Cottage (1 Marsh Road) is designated as a Grade II Listed building for its architectural and historic interest and is an asset of high (national) significance. Architecturally, it is built in the vernacular style with local materials, and representative of the local building tradition during this period, and its historic function associated with the creation and functioning of the canal gives it its historic interest.

Contribution of setting to significance

3.24 The canal-side junction setting makes a positive contribution to the appreciation of this asset's significance, as does the survival of the adjacent bridge and nearby contemporary buildings, as they are reflective of the historic use of this building and its historic association with the canal.

Contribution of Site to Significance

3.25 There is limited intervisibility between the Site and Wharf Cottage (1 Marsh Road), but there is no apparent historic or functional connection between them. The Site does not make a meaningful contribution to the setting of this asset, and therefore does not make any contribution to its significance.

"4" Marsh Road (Grade II - 1021624)



Plate 3 **"4" Marsh Road viewed from canal towpath with canal bridge adjacent**

3.26 N.B. Listed incorrectly as number **4 Marsh Road - actual address is number 2 Marsh Road**.

Description

3.27 This 'wharfinger' cottage is a two-storey building of coursed and dressed limestone rubble with ashlar quoins and timber lintels, except on the ground floor left which has a segmented arch ashlar lintel and a lintel linking two (now blocked) openings. There are small windows to the road. The roof is double roman tile. Although not visible in the 1808-1811 OS map (**Figure 4**), it is depicted on the 1837 Tithe map (**Figure 5**), which also details the small adjacent wharf.

Significance

3.28 “4” Marsh Road is identified in the listing description as forming a group with numbers 1 and 3 (north of) Marsh Road, with number “2” (actually number 4, see below) Marsh Road, and with the Kings Arms on Wyke Road. As mentioned above, this group could include the adjacent Listed bridge given their contemporary building and direct association with the functioning of the canal. “4” Marsh Road is designated as a Grade II Listed building for its architectural and historic interest and is an asset of high (national) significance. Architecturally, it is a typical industrial structure, using local materials, and representative of canal-side buildings throughout the country, and its historic function associated with the creation and functioning of the canal gives it its historic interest.

Contribution of setting to significance

3.29 The canal-side junction setting makes a positive contribution to the appreciation of this asset’s significance, as does the survival of the adjacent bridge and nearby contemporary buildings (**Plate 3**), as they are reflective of the historic use of this building and its historic association with the canal.

Contribution of Site to Significance

3.30 There is no intervisibility between the Site and “4” Marsh Road, and there is no apparent historic or functional connection between them. The Site does not make any contribution to the setting of this asset, and therefore does not make any contribution to its significance.

“2” Marsh Road (Grade II - 1021623)



Plate 4 "2" Marsh Road (gabled roof visible in centre background)

3.31 N.B. Listed incorrectly as number **2 Marsh Road - actual address may have been number 4 Marsh Road** as historic maps depict the entrance to the plot as being from Marsh Road at least

until the first half of the twentieth century. The **current address is now Kennett Cottage, Hammond Way** from which it is now accessed (with Hammond Way / B3105 having been constructed in the second half of the twentieth century).

Description

3.32 It was not possible to view this building during walkover due to access constraints, intervening vegetation, and busy moorings, as illustrated in **Plate 4**, therefore the detailed description is derived primarily from its listing and historic map regression.

3.33 This house is first depicted in the Tithe map of 1837 with its own mooring space on the canal (**Figure 5**) and is identified in the HER as pre-dating 1832, and therefore likely built between 1811 and 1832. It consists of two storeys and attic, and is built of coursed and dressed rubble, with three windows on the first floor, altered with glazing bars. The central doorway has brackets to moulded hood, and the roof is double roman tile with gable end chimneys. The house, now named Kennett Cottage, has been significantly extended from its original layout.

Significance

3.34 "2" Marsh Road (now Kennet Cottage) is identified in the listing description as forming a group with numbers 1 and 3 (north of) Marsh Road, with number "4" (actually number 2, see above) Marsh Road, and with the Kings Arms on Wyke Road. As mentioned above, this group could include the adjacent Listed bridge given their contemporary building and direct association with the functioning of the canal.

3.35 "2" Marsh Road is designated as a Grade II Listed building for its architectural and historic interest and is an asset of high (national) significance. Architecturally, it is well-built in a symmetric but plain style, using local materials, and representative of the local building tradition during this period. Its association with canal gives it its historic interest.

Contribution of setting to significance

3.36 The canal-side setting makes a positive contribution to the appreciation of this asset's significance (although currently somewhat concealed behind mature vegetation and opposite busy moorings), as does the nearby bridge and contemporary cottages either side of it, as they are reflective of the historic use of this building and its historic association with the canal.

Contribution of Site to Significance

3.37 There is no intervisibility between the Site and "2" Marsh Road (now Kennet Cottage), and there is no apparent historic or functional connection between them. The Site does not make any contribution to the setting of this asset, and therefore does not make any contribution to its significance.

Maxcroft House (Grade II - 1021625)



Plate 5 **Maxcroft House (3 Maxcroft Lane, formerly 3 Marsh Road) viewed from canal towpath**

3.38 N.B. **Maxcroft House (3 Maxcroft Lane)** may have **formerly** been **addressed as 3 Marsh Road** as buildings along Maxcroft Lane carry alternate odd numbers as an extension of the numbering on that side of Marsh Road. The listing for the above buildings mentions group value including number "3 Marsh Road" and it is presumed that this refers to **Maxcroft House (3 Maxcroft Lane, formerly 3 Marsh Road)**. There is no separate entry for number 3 Marsh Lane on the NHLE.

Description

3.39 The main house is two storeys in height, built of coursed and dressed rubble with a hipped slate roof. The 1837 Tithe plan (**Figure 5**) indicates the original building was L-shaped, which the 1886 OS map (**Figure 6**) indicates was extended in parallel and to the north, with a flat-roofed porch to the east, and with a small canal-side warehouse added to the west. The extensions and warehouse have roman tile roofs. In the main building, one window projection to south has corner bands, and ashlar bands are present over ground floor. Glazing bar sash windows are apparent to the main house and extension's south and west elevations, although some are altered with casement windows on the ground floor.

Significance

3.40 Maxcroft House is identified in the listing description as forming a group with Warf Cottage (1 Marsh Road), with numbers 2 and 4 (south of) Marsh Road, and with the Kings Arms on Wyke Road. As mentioned above, this group could include the adjacent Listed bridge given their contemporary building and direct association with the functioning of the canal. Maxcroft House is designated as a Grade II Listed building for its architectural and historic interest and is an asset of high (national) significance. Architecturally, it is built in the vernacular style with local materials, and representative of the local building tradition during this period, and its historic function associated with canal lends it historic interest.

Contribution of setting to significance

3.41 The canal-side setting makes a positive contribution to the appreciation of this asset's significance, as does the nearby bridge and contemporary cottages either side of it, as they are reflective of the historic use of this building and its historic association with the canal.

Contribution of Site to Significance

3.42 The main views from which this asset can be appreciated are from the towpath on the opposite side of the canal (**Plate 5**), where its architectural interest and historic associations can be fully appreciated and best understood, and the open garden invites the gaze of tow-path users.

3.43 The house is accessed through Maxcroft Lane which channels views towards its southern elevation (and eastern porch), narrowly framed by the back of outbuildings to properties fronting the canal to the west, and a mix of new built form (outside site boundary) and the no longer operational farm buildings of Maxcroft Farm (within the Site) to the east.

3.44 There is some intervisibility between the Site and Maxcroft House's eastern elevation. This is partly screened in winter, and mostly screened in summer by mature intervening vegetation which surrounds the property and built form (Maxcroft Farm) within the Site (see **Plates 6** and **10**). This intervisibility allows only a limited appreciation of the building's architectural interest, specifically, glimpsed views of the eastern elevation and later porch. The architectural and historic interest of Maxcroft House is best understood from open views onto the canal with which it has a direct functional relationship, best illustrated by the western warehouse extension adjacent to canal mooring. There is no apparent functional historic relationship between Maxcroft House and the Site.

3.45 The Site makes a minor contribution to the significance of this asset in that it remains historically open agricultural ground, but any views are clearly incidental as the mature landscaping surrounding Maxcroft House indicates that it was designed to afford the house privacy from those open views to/from the adjacent farmland.

The King’s Arms Public House (Grade II - 1021678)



Plate 6 **The King's Arms Public House, with bridge over canal and Wharf Cottage beyond**

Description

3.46 The King’s Arms is a Public House depicted in plans as early as the Andrews and Dury of 1773. The HER dates it to between 1767 to 1799. It is two storeys in height with painted pebbledash elevations and extensions to the west and south (rear) of rubble. The widows have later glazed sashes. The main building has coupled windows with beaded inner edges, replicated on the ground floor of extension. The doorway in centre of the main building has rusticated quoins and brackets to hood, with a 6-panel door within a Modern porch. The main building has a tiled roof with coped verges and gable-end chimneys and the principal extension has pantiles also with coped verge and a gable-end chimney.

Significance

3.47 The King's Arms Public House is identified in the listing description as forming a group with numbers 1 and 3 (north of) Marsh Road, and numbers 2 and 4 (south of) Marsh Road. As mentioned above, this group could include the adjacent Listed bridge given their contemporary building and direct association with the functioning of the canal. The King’s Arms Public House is designated as a Grade II Listed building for its architectural and historic interest and is an asset of high (national) significance. Architecturally, it is built in the vernacular style with local materials, and representative of the local building tradition during this period, and its historic function associated with the road (originally at the intersection of Marsh Road and Wyke Road, as Hammond Road which now separates it from Wike Road, was only constructed in the second half of the twentieth century) and later with the canal gives it its historic interest.

Contribution of setting to significance

3.48 The road junction-side setting makes a positive contribution to the appreciation of this asset's significance, as does the openness afforded by its immediate surrounds (car park to west, road junction and Wyke Road end to the south and the petrol station courtyard to the east) and the nearby canal bridge and contemporary cottages either side, as they are reflective of the historic use and associations of this building.

Contribution of Site to Significance

3.49 Views from Hammond Way and Wyke Road towards the King's Arms, as well as views from Marsh Road on approaching the Public House, take in the mature hedgerow which borders the south of the Site, as depicted in **Plates 7** and **8**, with only the entrance to the Site from Marsh Road providing a gap through which parts of the Site can be seen on kinetic views.

3.50 The historic hedgerow along the Site's southern boundary contributes to the historically rural setting of the King's Arms Public House, but prevents any views of the open agricultural land which currently makes up the Site beyond, and return views from the Site do not allow the appreciation of the historic or architectural interest of the Public House as they are mostly of the roof form alone. Therefore, the Site overall makes a limited contribution to its significance, and this is limited to its southern hedgerow boundary.

45-49 Marsh Road (Grade II - 1021626)



Plate 7 45 - 49 Marsh Road, Hilperton

Description

3.51 45-49 Marsh Road is clearly identifiable in plans and maps from the 1837 Tithe map onwards (**Figures 5** to **9**), and the HER dates it to between 1800 and 1832.

3.52 It is formed of a terraced group of 3-storey coursed limestone rubble houses built at a perpendicular angle to the road (**Plate 7**), all with gabled timber porches. Number 45 (closest to the road) has been partly refaced in snecked ashlar, and it has two ranges of windows on the south gable end. Numbers 47 and 49 have a single range of windows. All windows have slab surrounds and 2-light casements. All 3 houses have timber gabled porches. The roof is of slate, with coped verges and moulded footstones, with a pantile roof to the lean-to at the rear (east) of the group. A single gable end chimney is present, with three other chimneys to the rear of the buildings.

Significance

3.53 45-49 March Road is designated as a Grade II Listed building and is an asset of high (national) significance, for its architectural and historic interest. Architecturally, it is built in the vernacular style with local materials, and representative of the local building tradition during this period. Historically it would have been built as residences for workers in the area, and its historic function associated with the expansion of the settlement at Hilperton along the road and later, increase of population and trade associated with the introduction of the canal, gives it its historic interest.

Contribution of setting to significance

3.54 The road-side setting makes a positive contribution to the ready appreciation of this asset's significance as it reflects the linear development and expansion of the settlement at Hilperton.

Contribution of Site to Significance

3.55 The open agricultural land which makes up the Site provides a degree of openness behind the properties on kinetic views from Marsh Road, broken by mature trees on the boundaries between gardens to the back of road-side properties and the Site as well as adjacent buildings, however these glimpsed views of open ground are limited and do not allow for an appreciation of the architectural interest of the building. The Site does not contribute to the significance of this building.

4 PROPOSALS AND ASSESSMENT OF IMPACT

Proposals

4.1 The proposals for residential development will comprise demolition of all farm buildings, and construction of up to 180 residential dwellings, with all matters reserved except for access.

4.2 The dwellings will be located on a developable area approximately 3.84 hectares (ha) in size, and approximately 2.2 ha of multifunctional open space and landscape has been allocated, including landscape buffers and mitigation planting around the periphery of the Site.

4.3 The proposed draft layout and landscape design are depicted in **Appendix 1**, and the proposed demolition plan is included in **Appendix 2**.

Assessment of Impact

4.4 The Site does not make any contribution to the significance of the Kennet and Avon Canal bridge at Staverton (Grade II - 1021873); Wharf Cottage / 1 Marsh Road (Grade II - 1198288); “2” Marsh Road (Grade II - 1021623); “4” Marsh Road (Grade II - 1021624); or 45-49 Marsh Road (Grade II - 1021626), and therefore the proposals are not anticipated to have any meaningful impact on their significance.

4.5 There would be potential impacts on the King’s Arms and Maxcroft House, and those are assessed in further detail below.

The King’s Arms Public House (Grade II - 1021678)

4.6 The historic hedgerow along the Site’s southern boundary contributes to the setting of the King’s Arms Public House, and therefore makes a small contribution to its significance.

4.7 The proposals include the retention and strengthening of this boundary, with a proposed SUDS basin used for drainage attenuation as well as wetland habitat creation beyond the hedgerow creating additional distance between the Kings Arms and proposed new built form.

4.8 The proposed development would result in a minor impact on the setting of the King’s Arms Public House, and beyond the retention of the historic hedgerow and buffer already inherent to the proposal’s landscape design, no further mitigation is recommended as any change in views would not affect the ability to appreciate the architectural interest of this building.

4.9 There will be a perceptible change in land use, with the main entrance to the proposed development being formed across the roundabout from the King’s Arms. This will result in changes to noise and lighting and increase of traffic movement which may detract from appreciation of the historic interest in the building in its historically rural setting. However, the openness afforded by its immediate surrounds (car park to west, road junction and Wyke Road end to the south and the petrol station courtyard to the east), despite being of relatively low quality, defend the space historically occupied at the junction of Wyke Road and Marsh Road (no longer linked), and the historic hedgerow which forms the southern boundary of the Site (nearest the King’s Arms) will be largely retained completing the open junction area.

4.10 Given the building’s use as a Public House, the increase in the settlement footprint may also result in securing its continued use for its current function.

4.11 The proposed development will therefore have a neutral effect on the overall significance of the King’s Arms Public House, and a neutral impact on the significance of the group of assets it is identified with.

Maxcroft House (Grade II - 1021625)

4.12 As mentioned above, the main views from which this asset can be appreciated are from the towpath on the opposite side of the canal, where its architectural interest and historic associations can be fully appreciated and are best understood, and the open garden invites the gaze of tow-path users.

4.13 The access through Maxcroft Lane which channels views towards its southern elevation (and eastern porch), narrowly framed by the back of outbuildings to properties fronting the canal to the west, and a mix of new built form and Maxcroft Farm buildings to the east.

4.14 There is some intervisibility between the Site and Maxcroft House's eastern elevation, partly screened by mature intervening vegetation. The Site makes a minor contribution to the setting east of this asset, and therefore only a minor contribution to its significance in that it remains historically open agricultural ground, but as mentioned above, any (screened) views are accidental as the mature landscaping surrounding Maxcroft House indicates that it was designed to afford the house privacy from those open views to/from the adjacent farm.

4.15 The proposals include the demolition of all farm buildings, and introduction of high-quality landscaping to bolster the existing western boundary between the Site and Maxcroft House. These measures inherent to the design are assessed as sufficient to minimise the impact the proposals, and no further mitigation is recommended as any change in views would not affect the ability to appreciate the architectural interest of this building.

4.16 Maxcroft House is surrounded by residential built form to the south (along Maxcroft Lane, from which it is accessed) and west (up to the canal side), and there is a mature wooded garden to its north. The proposals would result in a change in land use from open agricultural to residential on its eastern side, with corresponding changes in noise and light quality.

4.17 The proposed development would result in a moderate impact on part of the setting of Maxcroft House through the introduction of new built form in currently open agricultural land to the east of Maxcroft House. Extant residential built form to the south and west of Maxcroft House, along Maxcroft Lane and the canal, is mostly its contemporary and makes a positive contribution to the historic interest of the building.

4.18 The architectural and historic interest of Maxcroft House is best understood from open views onto the canal with which it has a direct functional relationship. Because the Site is a part of the agricultural setting which by design, is a minor aspect of its historic interest and therefore makes only a minor contribution to its significance, the overall impact is assessed as less than substantial, at the lower end of the spectrum for Maxcroft House. The impact from proposals on the group value of assets with which Maxcroft House shares its significance is neutral.

5 CONCLUSION

5.1 This Built Heritage Statement has been prepared to assess the potential impact on the historic built environment arising from the proposed development of built heritage assets within a 1 km radius from the boundary of the Site.

5.2 This built heritage statement concluded that out of the two Conservation Areas and twenty-seven Listed buildings in the search area, only seven had the potential to be impacted by proposals as others did not have inter-visibility or historic associations with the Site.

5.3 The seven Grade II Listed Buildings whose significance and setting have been assessed in further detail are:

- 1 Marsh Road (Wharf Cottage, 1198288),
- Maxcroft House (now 3 Maxcroft Lane, but likely formerly 3 Marsh Road, 1021625),
- 2 Marsh Road (1021623),
- 4 Marsh Road (1021624),
- the King's Arms Public House (1021678),
- the Kennet and Avon Canal bridge at Staverton (1021873), and
- 45-49 Marsh Road (1021626).

5.4 Further to the assessment of significance and setting, this assessment concluded that only two assets would have the potential to be impacted by the proposals – The King's Arms Public House and Maxcroft House.

5.5 The assessment identified measures which reduced adverse impacts on the significance of the King's Arms and Maxcroft House inherent to the design, including:

1. the retention of the historic hedgerow which forms the southern boundary of the Site,
2. the creation of a SUDS buffer between Marsh Road and proposed new built form, and
3. high-quality landscaping to bolster the existing western boundary between the Site and Maxcroft House / properties fronting onto Maxcroft Lane.

5.6 The assessment concluded that the proposed development would have a neutral effect on the overall significance of the King's Arms Public House. With regards to Maxcroft House, the assessment concluded that the proposed development would result in a moderate impact on part of the setting of Maxcroft House through the introduction of new built form in currently open agricultural land, and because this is a part of the setting which by design, makes only a minor contribution to its significance, the overall impact is assessed as less than substantial. The assessment also concludes the proposed development would have a neutral impact on the group value of these assets. Where less than substantial harm is identified paragraph 202 of the NPPF requires this harm to be weighed against the public benefits of the proposed development.

5.7 This Built Heritage Statement meets the requirements of the NPPF and local planning policy and provides sufficient information and assessment to identify the potential impacts arising from the development of the Site on the historic built environment.

FIGURES

Figure 1 - Site Location

Figure 2 - Designated Heritage Assets Plot

Figure 3 - 1773 Andrews and Dury Map

Figure 4 - 1808 Ordnance Survey

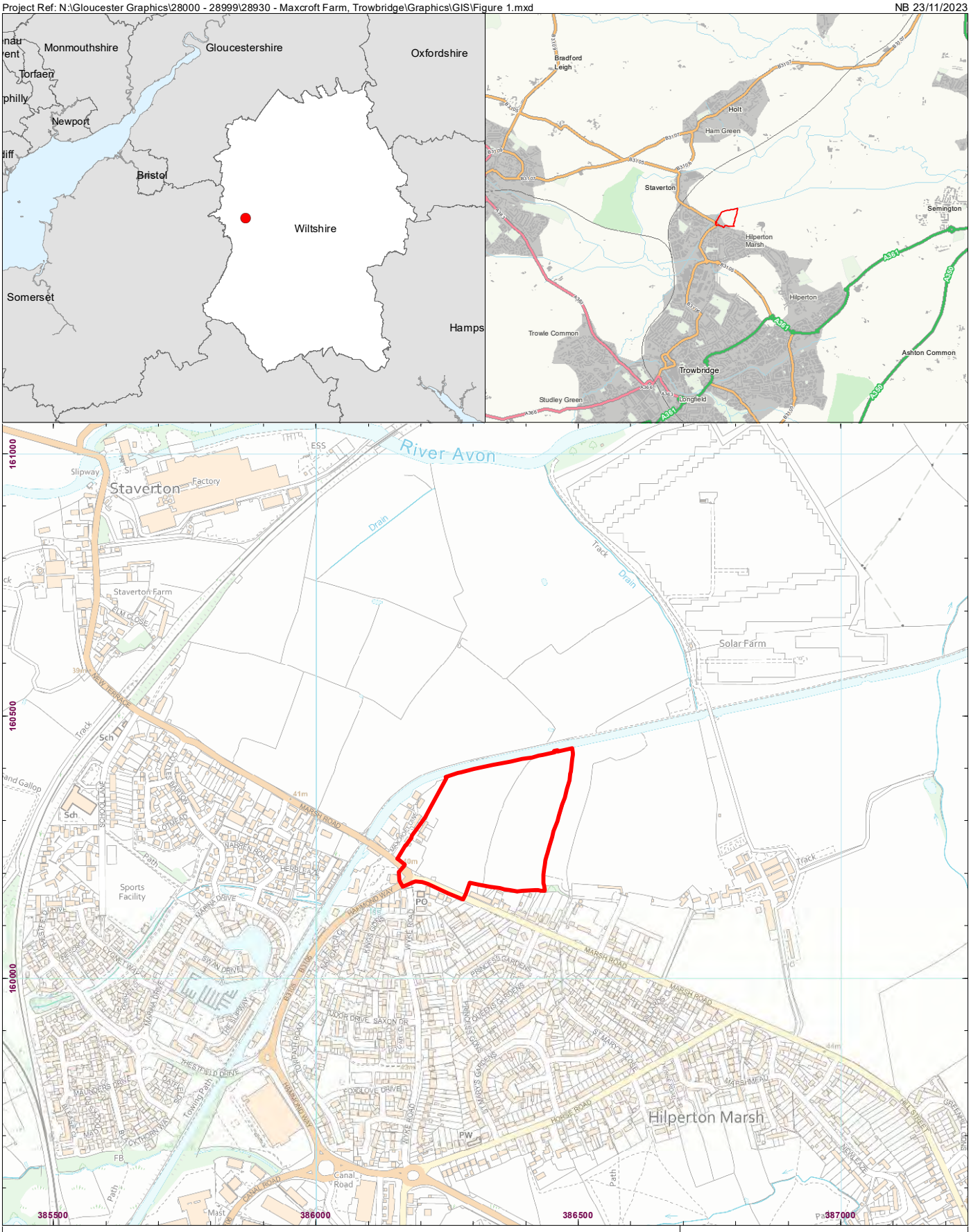
Figure 5 - 1837 Trowbridge Tithe Map

Figure 6 - 1886-88 Ordnance Survey Map

Figure 7 - 1901 Ordnance Survey Map

Figure 8 - 1924 Ordnance Survey Map

Figure 9 - 2021 Google Earth



Site Boundary

N

0 100 200 m

Scale at A4: 1:10,000

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Figure 1

Site Location

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NB 23/11/2023

Legend

- Site Boundary
- 1km search radius

Designated Heritage Assets:

- Listed Buildings (Grade II)

Conservation Areas

- HILPERTON NO 1
- HOLT

N

0 100 200 m

Scale at A3: 1:9,000

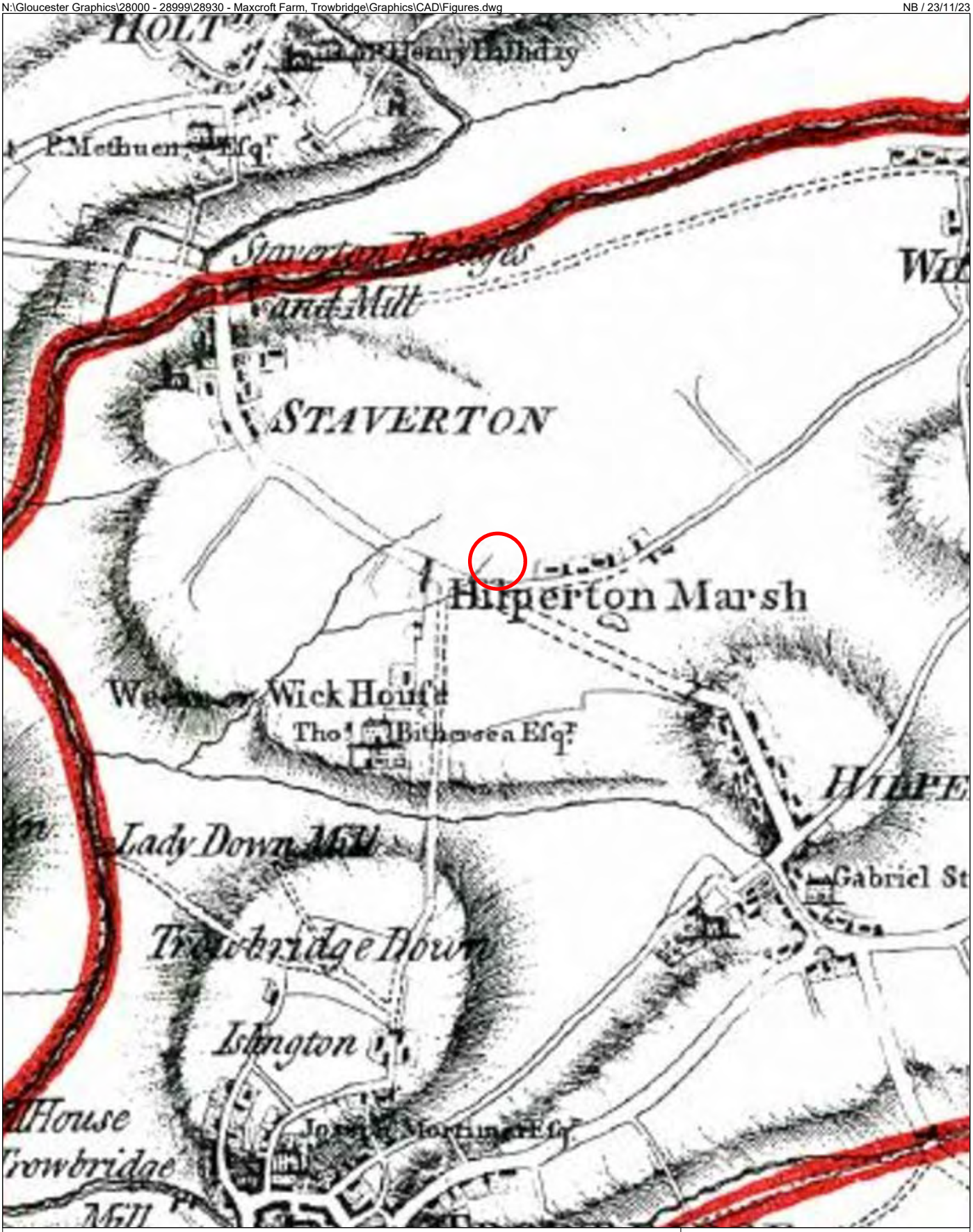
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Figure 2

Designated Heritage Assets Plot

Project Ref: N:\Gloucester Graphics\28000 - 28999\28930 - Maxcroft Farm, Trowbridge\Graphics\GIS\HB plot.mxd

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Approximate site location

N

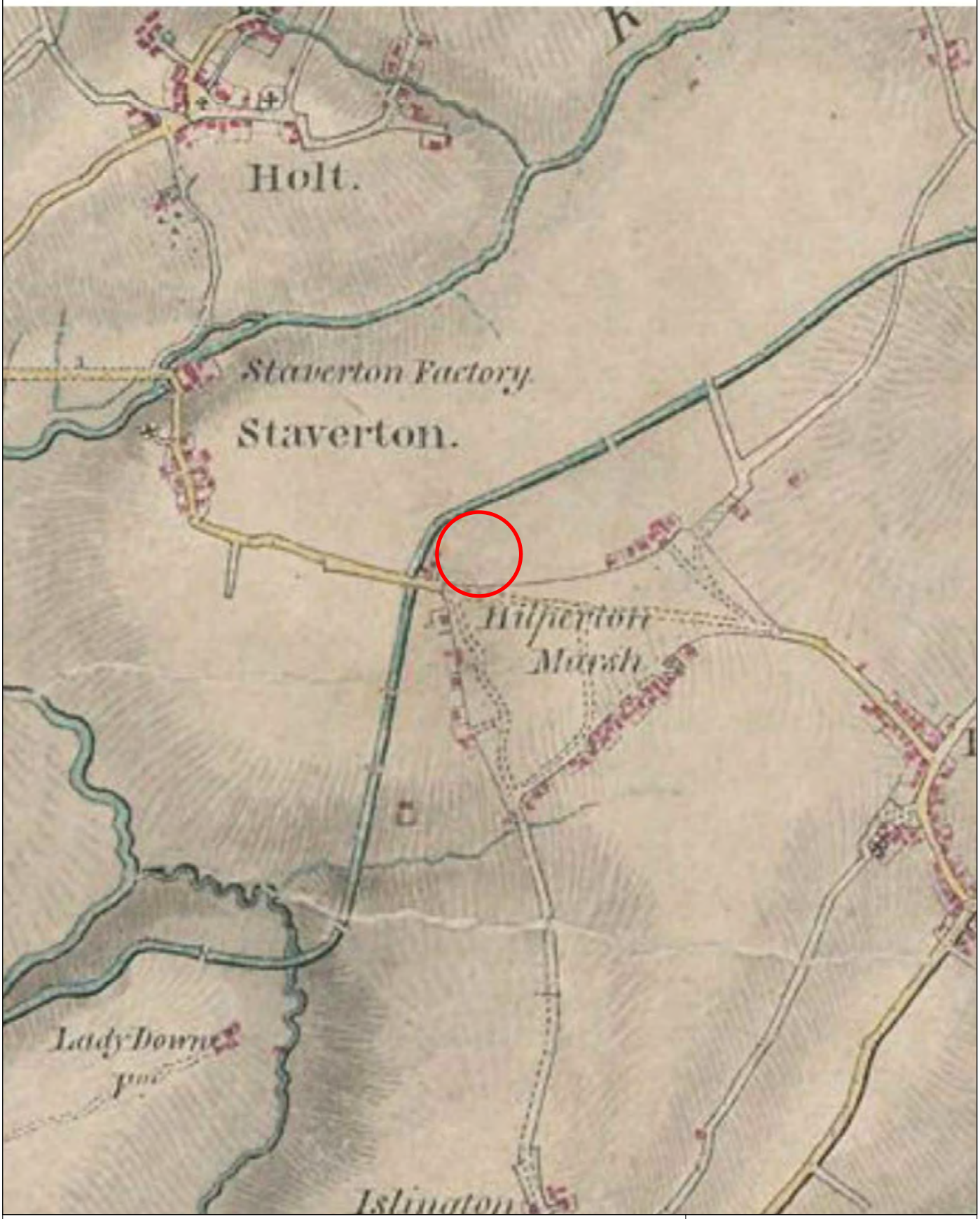
Not to Scale
Illustrative Only

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Figure 3

1773 Andrews and Dury

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Approximate site location

N

Not to Scale
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Figure 4

1808-1811 Ordnance Survey Drawing

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Site Boundary

N

0 30 60m

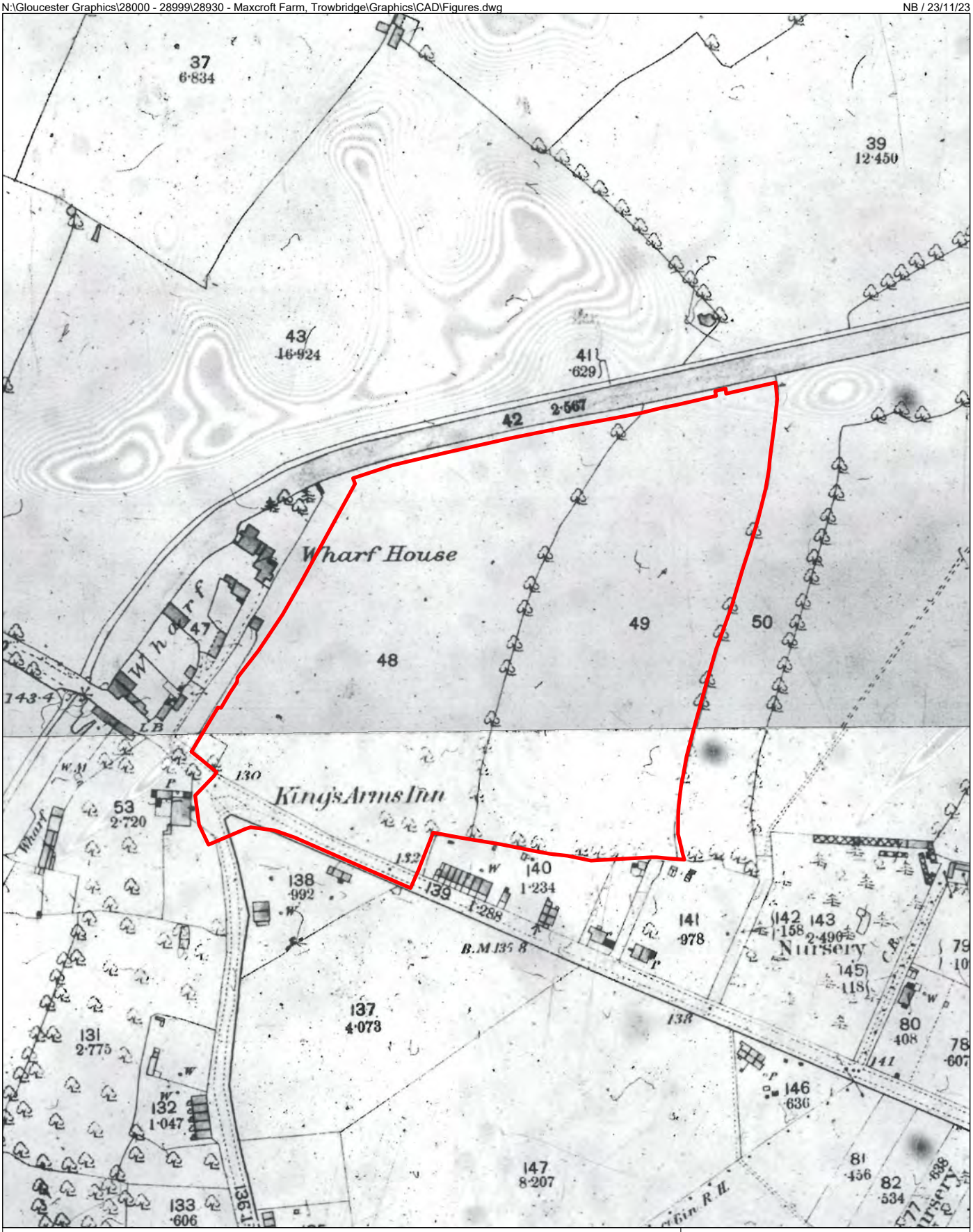
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Figure 5

1837 Trowbridge Parish Tithe Map

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Site Boundary

N

0 30 60m

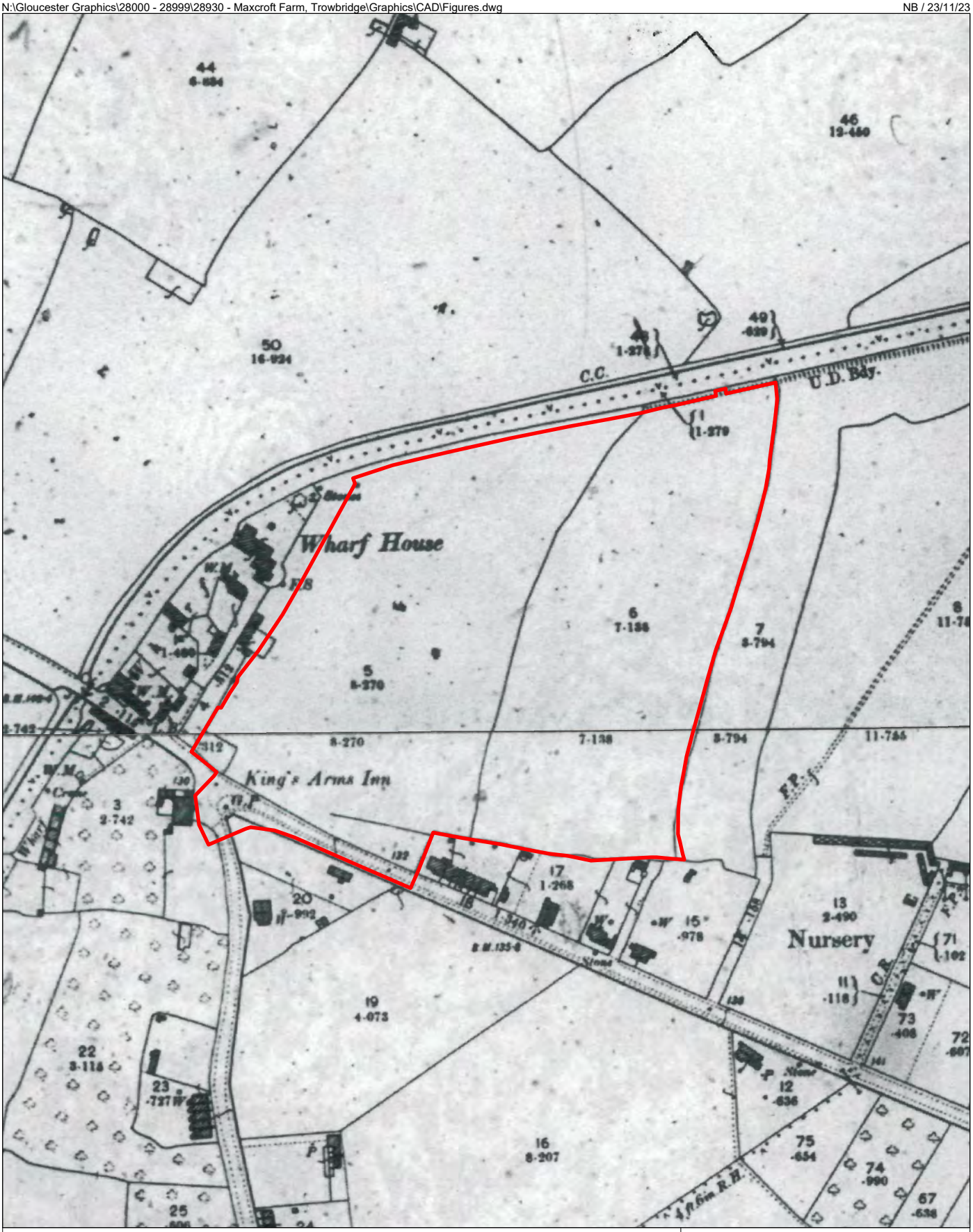
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Figure 6

1886 Ordnance Survey Map

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Site Boundary

N

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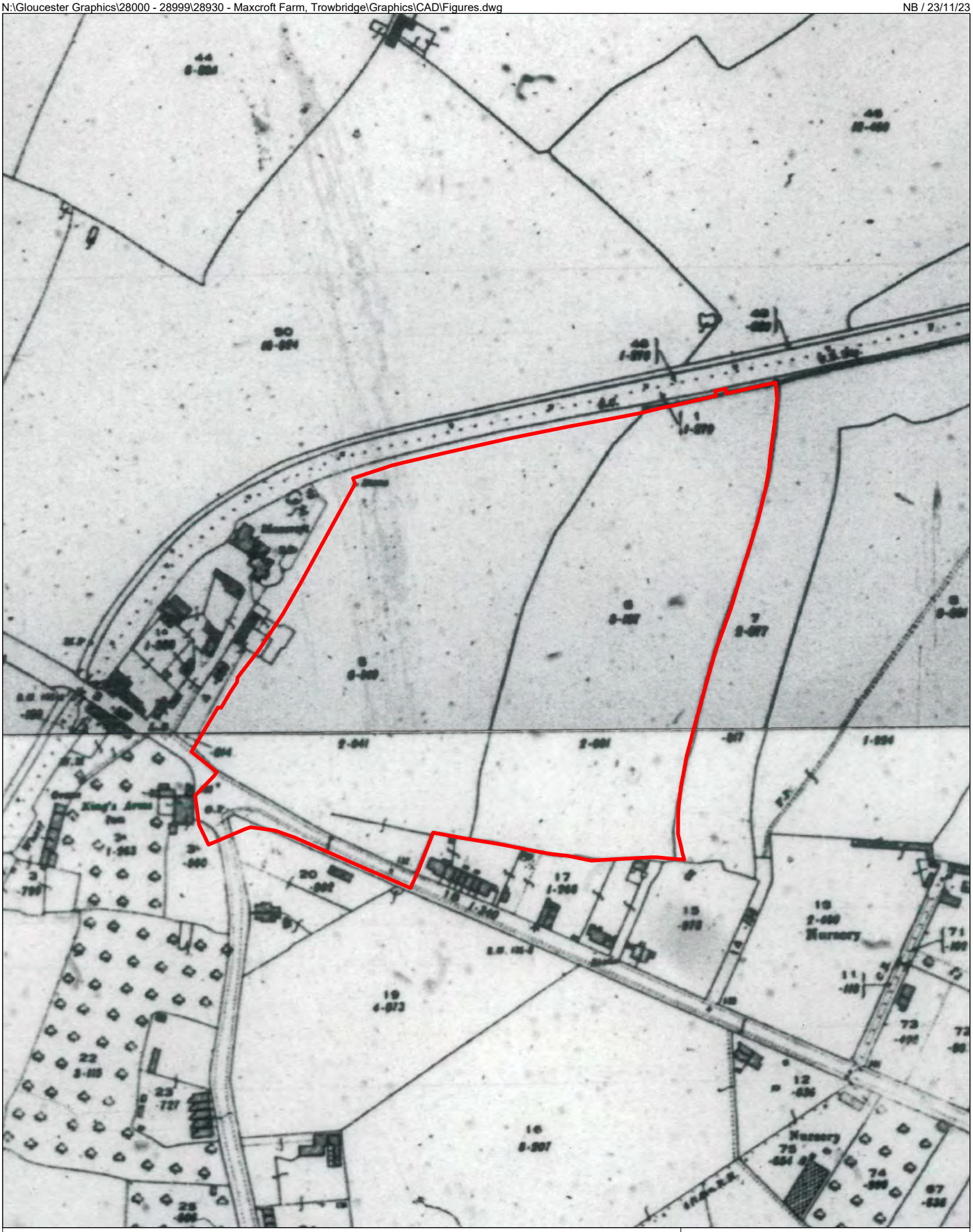
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Figure 7

1901 Ordnance Survey Map

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Site Boundary

N

0 30 60m

Scale at A4: 1:3,000

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Figure 8

1924 Ordnance Survey Map

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Site Boundary

N

0 30 60m

Scale at A4: 1:3,000

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Figure 9

2021 Aerial Photograph

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PLATES



Plate 8 **Looking NW across the Site from Marsh Road towards Maxcroft House**



Plate 9 **Looking N towards the Site from Hammond Way with Kings' Arms on the left**



Plate 10 **Looking SE along Marsh Road with Site on left behind mature hedgerow**



Plate 11 **Looking S across the Site from canal footpath**



Plate 12 **Looking SW across the Site from canal footpath with glimpses of King's Arms, Maxcroft Farm and Maxcroft House through winter vegetation**

APPENDICES

Appendix A

Proposed Masterplan



Prepared by:

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Scale: 1:1000

10 20 30 40 m

N

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Rev.	Date	Description	Drawn by
A	26/05/23	Updates to layout, attenuation updated	SW
B	14/06/23	Updates to residential area, application boundary updated	SW
C	21/11/23	Application boundary updated to exclude barn	SW
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

Project: Maxcroft Lane, Trowbridge

Drawing: Illustrative Masterplan

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Project No: 2024

Dwg No: 102

Rev: C

Scale: 1/1000@A2

Drawing Status: PRELIMINARY

Date: 29/03/23

Drawn by: OC

Checked by: SH

Appendix B

Proposed Demolition Plan

Pond

Kennet and Avon Canal

Kennet and Avon Canal

Maxcroft Barn

Ruin

Maxcroft Farm

MAXCROFT LANE

Elmfield

B3105

GVC

King's Arms (PH)

Filling Station

PO

HAMMOND WAY

HARSH ROAD

Kennet Cottage

The Lodge

Issues

KEY

Application site- 6.27 Ha/ 15.49 Ac

Existing farm structure to be demolished

Prepared By:

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Client:

BARRATT HOMES

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Scale: 1:1000

10 20 30 40 m

N

Rev.	Date	Description	Drawn by
A	22/11/23	Application boundary updated to exclude barn	SW

Project: Maxcroft Lane, Trowbridge

Drawing: Demolition Plan

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Project No:	2024
Dwg No:	003
Rev:	A
Scale:	1:1000@A2
Drawing Status:	PLANNING
Date:	03/07/23
Drawn by:	SW
Checked by:	OC

Sources Consulted

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Internet

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