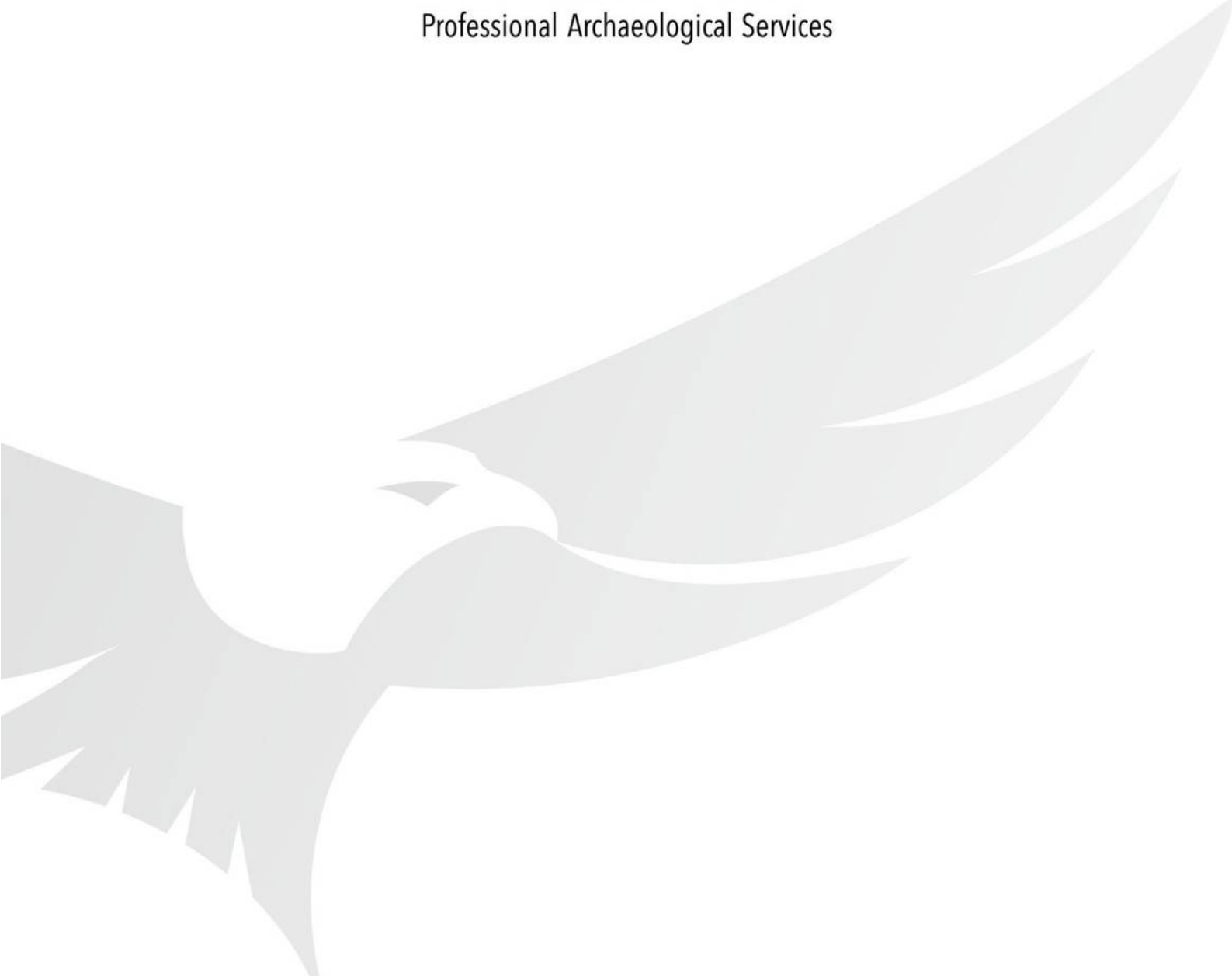




Land at 49, 51 & 53 Rowden Hill, Chippenham Hospital, SN15 2AJ

Archaeological Desk Based Assessment

18 July 2025

Client:	Rowden Hill Holdings
Project Site:	Land at 49, 51 & 53 Rowden Hill, Chippenham Hospital, SN15 2AJ
NGR:	ST 91177 72626
Document Type:	Archaeological Desk Based Assessment
Issue ID:	1
Date of Preparation:	18 July 2025
Local Planning Authority:	Wiltshire County Council
HPS Site Code:	HPS692/25
Oasis ID:	heritage10-34958
OS Licence:	100048201

Disclaimer

Whereas Heritage Planning Services Ltd (HPS) have taken all care to produce a comprehensive summary of the known and recorded archaeological and historical evidence, no responsibility can be accepted for any omissions of fact or opinion, however caused.

Copyright

The copyright to the following text, drawings, graphics and photographs is, unless otherwise credited, the property of Heritage Planning Services Ltd. HPS hereby grants a licence to the client and their agent(s), to use this report for the purpose for which it was issued, after receipt of full payment.

Reproduction of maps

Plans and maps based on Ordnance Survey Sheets are reproduced by permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright Reserved.

Heritage Planning Services Ltd

35 Dallas Road, Chippenham, SN15 1LE

Sam Driscoll (m) 07825 550271 (e) sam@heritageplan.co.uk

Contents

Non-Technical Summary	v
1. Introduction	1
Site Description.....	1
2. Planning Policy and Developmental Framework.....	5
National Planning Policy Framework (NPPF), 2024;	5
Wiltshire Core Strategy. Policy 58: Ensuring the Conservation of the Historic Environment	9
3. Historic Environment Baseline Survey	11
Nationally Designated Assets	11
Listed Buildings on the Project Site	11
Selected Listed Buildings within the Study Area	13
Scheduled Monument.....	13
Conservation Areas	13
Events	15
Archaeological Sites	16
Prehistory	16
Roman	17
Early Medieval.....	17
Medieval.....	18
Post-Medieval	19
Modern	26
4. Summary & Conclusion	28
Impact Assessment.....	29
5. Bibliography	30
6. Appendices	31

List of Figures

Figure 1: General Project Site location outlined in red.	2
Figure 2: Detailed Project Site boundary outlined in red.	3
Figure 3: Listed buildings and Scheduled Monument within the Study Area. Project Site outlined in red.	14
Figure 4: Conservation Areas close to the Project Site (outlined in red).	14
Figure 5: Archaeological Events within the Study Area. Project Site outlined in red.	16
Figure 6: Archaeological Sites within the Study Area. Project Site outlined in red.	19
Figure 8: 1848 tithe map of Chippenham and Allington. Project Site outlined in red.	20
Figure 9: 1885 Ordnance Survey map. Project Site outlined in red.	23
Figure 7 1885 Town Plan of Chippenham with the Project Site outlined in red	24
Figure 10: 1922 revised Ordnance Survey map. Project Site outlined in red.	26
Figure 11: 1937 revised Ordnance Survey map. Project Site outlined in red.	27
Figure 12: 1946 Aerial photograph. Area of Project Site outlined in red.	28

List of Photos

Photo 1 South facing view from terrace towards housing along Rowen Road (Rowden Hill House is to the left).	3
Photo 2 North facing view from terrace towards Rowden Hill (Rowden Hill House is to the right).....	4
Photo 3 West facing view from terrace towards nos. 59 – 61 Rowden Hill and nos. 55-60 Lowden.....	4

Appendices

Appendix 1: Listed Buildings Gazetteer	31
Appendix 2: Archaeological Events Gazetteer.....	31
Appendix 3: Archaeological Sites Gazetteer	32

Non-Technical Summary

Heritage Planning Services Ltd has been commissioned by Rowden Hill Holdings to prepare an archaeological desk-based assessment for land at 49, 51 & 53 Rowden Hill, Chippenham Hospital, SN15 2AJ. This report has been commissioned to inform plans for a new residential development, the conversion of the Grade II listed nos. 51 & 53 Rowden Hill and the demolition of no. 49 Rowden Hill.

This report assessed the archaeological potential of the Project Site in order to understand the potential survival and significance of hitherto unidentified archaeology and the impact that may occur to any surviving archaeology through the process of development.

A separate Heritage Assessment has been prepared covering impact to designated heritage assets (see Smith, 2023).

Archaeological investigation to the south and southwest of the Project Site has shown that the wider environs were the focus of continued activity from the Prehistoric period through to the Roman Period, with evidence for occupation and funerary practices. Extensive fieldwork within the Study Area indicates that the focus of Prehistoric and Roman activity was likely to extend to the south, with evidence of significant Prehistoric activity in the form of a cremation burial occurring c. 250m south of the Project Site.

Activity in the Medieval period is centred on the Manors of Rowden to the southeast and Lowden to the north, with the Project Site likely to have occupied the agricultural hinterland at this time.

Significant development of the Project Site within the grounds and / or areas of hardstanding has potential to disturb hitherto unidentified archaeology.

Based on the results of this report, there is considered to be low to medium potential to encounter evidence of Prehistoric activity, potentially increasing to the south of the Project Site. Although this is likely to be of local significance, the proximity of funerary activity c. 250m south of the proposed development area raises the potential for similar activity to occur on the Project Site. Although it is noted that the main concentration of Prehistoric activity is recorded c. 430m south of the Project Site.

There is considered to be medium potential to encounter locally significant archaeology relating to agricultural land management in the Medieval to early Post Medieval periods on the Project Site.

There is considered to be medium potential to encounter archaeology relating to the landscaping of the gardens and pleasure grounds belonging to Rowden Hill House. However, a detailed record of the site is given in the 1885 Town Plan and as any surviving archaeology is considered to be of local significance, further recording of any such features may be considered unnecessary given the existing level of detail.

Due to the archaeological potential of the project site a further programme of intrusive archaeological investigation and recording should be undertaken in order to properly assess the extent, nature and significance potential deposits.

1. Introduction

- 1.1. Heritage Planning Services Ltd has been commissioned by Rowden Hill Holdings to prepare an archaeological desk-based assessment for land at 49, 51 & 53 Rowden Hill, Chippenham Hospital, SN15 2AJ.
- 1.2. This report has been commissioned to inform plans for a new residential development, the conversion of the Grade II listed nos. 51 & 53 Rowden Hill and the demolition of no. 49 Rowden Hill.
- 1.3. The report assesses the archaeological potential of the Project Site in order to understanding the potential survival and significance of hitherto unidentified archaeology and the impact that may occur to any surviving archaeology through the process of development.
- 1.4. A separate Heritage Assessment has been prepared covering impact to designated heritage assets (see Smith, 2023).
- 1.5. The report has been prepared by Darren Baker BA (hons), under project reference HPS-HPS692/25.

Site Description

- 1.6. The Project Site is located over 1km to the southwest of the centre of Chippenham. The proposed development area is bounded to the north by Rowden Hill (A4) and to the east by the buildings and grounds of Chippenham Community Hospital. The southern and western boundaries are defined by the rear garden plots of residential infill development occurring between 1922 and 1935.
- 1.7. The 2.62 acre was most recently occupied by the Wiltshire Health Authority with buildings to the northeast utilised as office space. All buildings are now vacant.
- 1.8. A site visit was carried out on the 17th July in dry bright conditions. The vacant 19th century buildings are the main surviving features on the Project Site and it is notable

that the grounds to the west and south remained undeveloped throughout the 20th century, when new housing began to infill land to the south and west of the garden belonging to Rowden Hill House. Today the garden is defined by high grass with some mature trees to the northeast and east boundary. No significant evidence of the former landscaping was noted at the time of the site visit and a small garden feature (summer house ?) notable on the later 19th century maps is no longer standing.

- 1.9. There is a personal account of a brick building having survived on site to the south of Rowden Hill House into the c. 1960s / 70s. The building is no longer standing and the purpose of the former structure is not known.
- 1.10. Geologically the site is defined by Kellaways Formation - Sandstone, siltstone and mudstone (BGS 2025).
- 1.11. The development to the northeast is situated on high ground, at 65m aOD. Rowden Hill House is constructed on a terrace, with land dropping steeply away to the west.

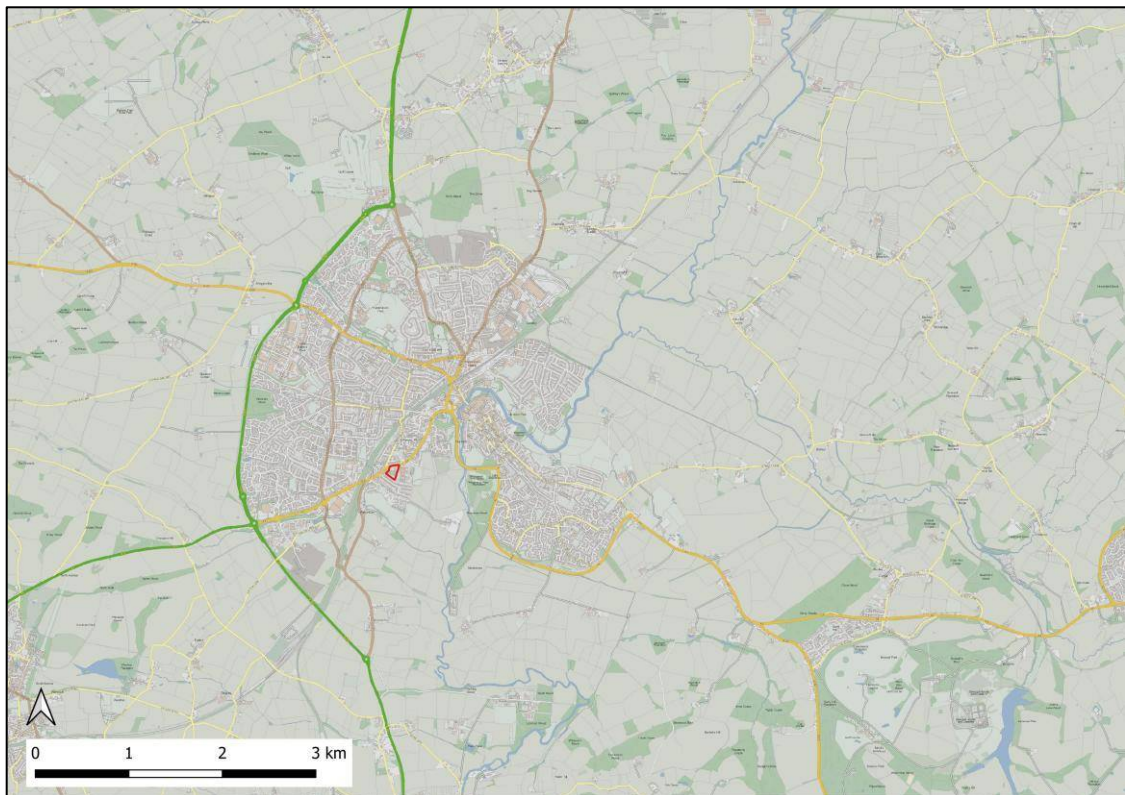


Figure 1: General Project Site location outlined in red.

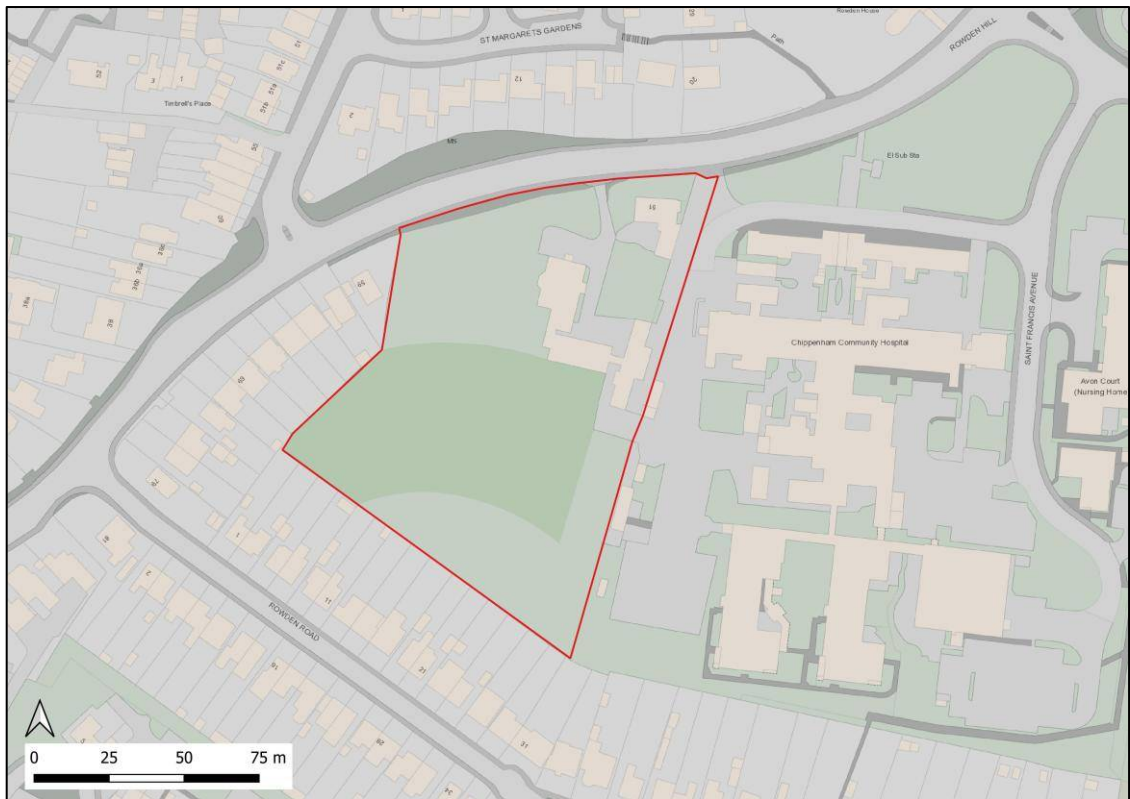


Figure 2: Detailed Project Site boundary outlined in red.



Photo 1 South facing view from terrace towards housing along Rowden Road (Rowden Hill House is to the left).



Photo 2 North facing view from terrace towards Rowden Hill (Rowden Hill House is to the right).



Photo 3 West facing view from terrace towards nos. 59 – 61 Rowden Hill and nos. 55-60 Lowden.

2. Planning Policy and Developmental Framework

2.1. With regards to the relevant policy and development framework, the following are considered appropriate to the current proposal:

2.1.1. National Planning Policy Framework (NPPF), 2024;

2.1.2. Wiltshire Core Strategy. Policy 58: Ensuring the Conservation of the Historic Environment.

National Planning Policy Framework (NPPF), 2024;

Conserving and enhancing the historic environment

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

203. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account: d) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation; e) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; f) the desirability of new development making a positive contribution to local character and distinctiveness; and g) opportunities to draw on the contribution made by the historic environment to the character of a place.

204. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

205. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to: a) assess the significance of heritage assets and the contribution they make

to their environment; and b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

206. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

Proposals affecting heritage assets

207. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

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

210. In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.

211. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the

importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

Considering potential impacts

212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

216. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or

indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

217. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

218. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

219. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

220. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

221. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Wiltshire Core Strategy. Policy 58: Ensuring the Conservation of the Historic Environment

6.135. Core Policy 58 aims to ensure that Wiltshire's important monuments, sites and landscapes and areas of historic and built heritage significance are protected and enhanced in order that they continue to make an important contribution to Wiltshire's environment and quality of life. 288 6.136 Heritage assets include:

- listed buildings
- conservation areas
- scheduled ancient monuments
- registered parks and gardens
- registered battlefields
- world heritage sites¹¹²
- non-designated heritage assets such as buildings and archaeological sites of regional and local interest.

6.137. Within the context of the specific characteristics of Wiltshire, development will be required to be sensitive to all heritage assets including:

- the individual and distinctive character and appearance of Wiltshire's historic market towns and villages
- archaeological monuments and landscapes
- the Stonehenge and Avebury World Heritage Site
- historic buildings and structures related to the textile industry
- historic rural structures including threshing barns, granaries, malt houses, dovecotes and stables
- ecclesiastical sites including churches, chapels and monuments
- the historic Great Western Railway and associated structures
- the historic waterways and associated structures including canals and river courses
- heritage assets associated with the military
- the sensitive re-use of redundant and under-used historic buildings and areas which are consistent with their conservation especially in relation to the viable reuse of heritage assets at risk
- opportunities to enhance Wiltshire's historic public realm by ensuring that all development, including transport and infrastructure work, is sensitive to the historic environment.

6.138. Designation of a conservation area, listed building, or scheduled ancient monument does not preclude the possibility of new development and the council is committed to working pragmatically with owners to find positive solutions which will allow adaptation of such buildings to reflect modern living aspirations. Such alterations will only be acceptable where they are consistent with the conservation of a heritage asset's significance. Consequently, it is expected that development will be of the highest standard in order to maintain and enhance the quality of the area or building and be sensitive to its character and appearance. In considering applications for new development in such areas, the council will seek to ensure that the form, scale, design and materials of new buildings are complementary to the historic context.

6.139. It is anticipated that additional planning guidance will be developed to aid in the application of Core Policy 58. The anticipated Heritage Guidance will provide details on heritage issues in Wiltshire, including the endorsement of establishing a new local heritage list in line with English Heritage's Good Practice Guidance (May 2012)¹¹³.

6.140. Applicants are expected to take account and adequately respond, where appropriate, to conservation area management plans and other guidance produced at a national and local level. The preparation of further conservation area management plans and other proactive strategies, such as the Salisbury Cathedral Conservation Plans produced by the diocese, will be encouraged to support policy delivery.

6.141. The Infrastructure Delivery Plan sets out the requirement for additional museum storage space for the sustainable preservation of archaeological finds and archives.

6.142. The council will continue to keep under review conservation areas and where appropriate, designate new areas. Appraisals of conservation areas will define the boundaries and analyse the special architectural and historic interest of the area. A component of the plan's positive strategy for the conservation of heritage assets at risk will include the joint Wiltshire Council/English Heritage Monument Management Scheme.

6.143. The individual area strategies identify specific distinct heritage assets, conservation challenges, and where appropriate, specific opportunities. Information in the Area Strategies and Development Templates should be supported by mitigation measures and information

identified in evidence documents such as: The Historic Landscape Assessment (January 2012) and Salisbury Historic Environment Assessment (April 2009). The anticipated Heritage Guidance referred to in paragraph 6.139 above will also provide further supporting information.

3. Historic Environment Baseline Survey

3.1. The information presented here is derived from sources including the Wiltshire Historic Environment Record (HER), the Heritage Gateway, the National Heritage List for England (NHLE), the Historic England Archive, and surviving cartographic resources, along with other published or documentary sources.

3.2. A Study Area of 1000m has been established for this project.

Nationally Designated Assets

3.3. There are no Scheduled Monuments on the Project Site.

3.4. The Grade II listed nos. 51 & 53 Rowden Hill occupy the Project Site to the northeast, along with the curtilage listed no. 49 Rowden Hill. The heritage assets were designated in June 1978.

3.5. Also designated in June 1978 are the Grade II listed Front and Main Rear Range of St. Andrew's Hospital and Attached Walls, St. Margarets Convent and Attached Walls and the Railway Bridge Over Bath Road. These heritage assets may be considered to be significant to the wider historic setting.

Listed Buildings on the Project Site

3.6. The Grade II listed no. 51 Rowden Hill (Attached Walls and Gate Piers) is situated to the northeast of the Project Site, with principal elevation facing Rowden Hill (A4), set back from the road by c. 10m ([List Entry Number: 1267965](#)). The site is described as follows:

"House. Mid C19. Limestone ashlar with hipped slate roof and 2 moulded ashlar stacks to rear. L-shaped plan with a rear left wing. EXTERIOR: 2 storeys; 4-window range. Platband, plinth and chamfered rusticated quoins; raised surrounds; margin panes with small square panes at the corners, to plate-glass sash windows. Left-of-centre 4-panelled door glazed to the top, fanlight with small margin panes, engaged columns to a Tuscan doorcase; a window above is semicircular-arched with similar glazing. INTERIOR: not inspected. SUBSIDIARY FEATURES: attached to left corner is a high ashlar wall with a semicircular-arched opening to the rear wing. The wall sweeps forward for approx 10m and down to meet a pier at the corner of the garden. The garden is fronted by a low rubblestone wall with freestone coping for approx 30m. Chamfered gate piers toward the left and another at the right-hand corner have cornices and pyramidal caps."

- 3.7. The Grade II listed Rowden Hill House (No. 53 Rowden Hill, listed as Wiltshire Area Health Authority Headquarters) is a large 19th century dwelling built on terraced ground in an eclectic, classical style. The house was converted to offices prior to its designation in 1978 ([List Entry Number: 1267928](#)). The site is described as follows:

"Large house, now offices. c1870. Limestone ashlar, hipped slate roof with moulded ashlar stacks to the front slope and rear. Eclectic style, mostly Classical with some Rundbogen details. L-shaped plan with C20 wing to the rear. EXTERIOR: 2 storeys; symmetrical 3-window range. Plate-glass sash windows. The entrance facade facing north has chamfered rusticated quoins, eaves band, platband and plinth and a modillion cornice to eaves and pediment. The pediment, over the stepped-forward central bay, has an ornamented oculus to the tympanum. 2-light windows to the 1st floor have semicircular-arched moulded archivolts with ornamented keystones and imposts and triple-bracketed sills to paired semicircular-arched sash windows. Ground-floor windows have moulded architraves and cornices on consoles over segmental-arched sashes. The large chamfered rusticated ashlar porch has an arch to each side with keystones to moulded archivolts on an impost string course. The front arch is flanked by small recesses below the string course. The parapet to the porch is pierced circles between panelled piers. The west garden front is similar but the central bay is wider, a larger pediment has shields in the tympanum over a 4-light window and a canted bay similar to the porch, but with moulded architraves and keystones to full-height segmental-arched sash windows. INTERIOR: not inspected."

- 3.8. The late 19th century brick built No. 49 Rowden Hill is also situated on the Project Site. The property is considered to be curtilage listed.

Selected Listed Buildings within the Study Area

- 3.9. The Front and Main Rear Range of St. Andrew's Hospital and Attached Walls (Chippenham Community Hospital) is situated directly east of No. 53 Rowden Hill. The historic core was designed by Christopher C. Creeke and built in 1858-59, in a Dutch renaissance style. The original buildings were formerly in use as Chippenham Union Workhouse. The front and rear range are Grade II listed ([List Entry Number: 1267929](#)).
- 3.10. The significance of the built heritage and potential impact through development has been assessed in a separate report, prepared by Smith (2023) and will not be considered further in this report.

Scheduled Monument

- 3.11. A scheduled moated site lies c.850m southeast at Rowden Manor (NHLE 1013876). First recorded in 1208, the original courtyard house stood on a platform within a moated enclosure. The moat survives as earthworks together with evidence for fishponds and a water management system.

Conservation Areas

- 3.12. The Project Site lies c.175m west of the Rowden and Chippenham Conservation Areas. Rowden Conservation Area terminates at the eastern limit of the Chippenham Hospital site and extends south. The Chippenham Conservation Area extends to the north east (fig 4).

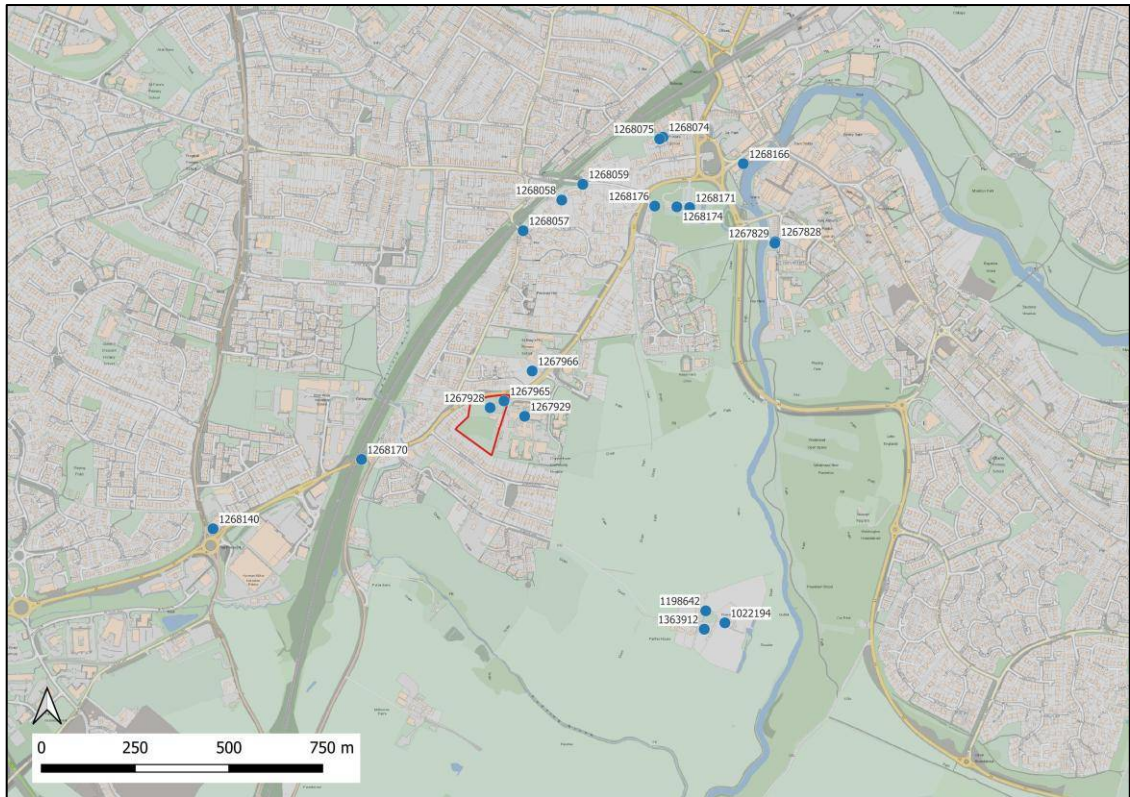


Figure 3: Listed buildings and Scheduled Monument within the Study Area. Project Site outlined in red.

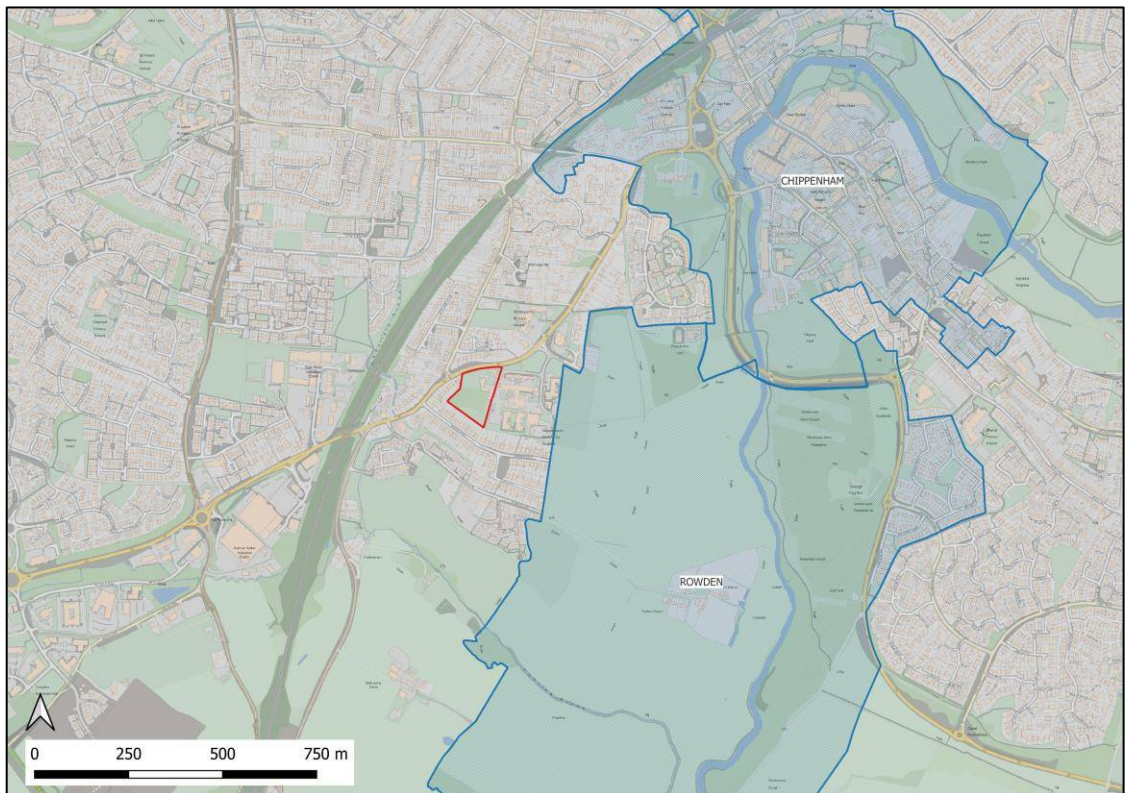


Figure 4: Conservation Areas close to the Project Site (outlined in red).

Events

- 3.13. No archaeological investigations have been undertaken on the Project Site.
- 3.14. Substantial previously undeveloped areas to the south of the Project Site have been subject to archaeological investigation. Activity ranging from the Prehistoric to the Post Medieval period has been recorded.
- 3.15. Evaluation at Rowden Park in 2014 identified evidence for Bronze Age and Iron Age cremations. Iron age and Romano British enclosures and ditches indicating field systems linked with drove ways (EVI7873). The most intense activity was evident in the southern most areas of investigation.
- 3.16. Further work in the area in 2017 consisted of ten 30x2m trenches which recovered a crouched juvenile inhumation associated with pottery from the beaker period (BC2600-1700) and ring ditches indicative of ploughed out barrows. Features demonstrated changes in land use extending through the later Prehistoric into the Romano British Periods (EVI9117). Postholes with later Prehistoric pottery are also recorded. Evaluation in the western part of the development area in 2020 demonstrated a continuation of the Prehistoric funerary practices and later Romano British agricultural/pastoral use. A ditch cutting evidence for Romano British field systems was interpreted as a late Medieval precursor to the Modern field systems. Results from an evaluation within the northernmost area were limited, with only a possible Prehistoric ditch and two post hole bases, which may have been associated with the cremation recorded in 2014.
- 3.17. Evaluation to the west at Hunters Moon indicated similar periods of activity extending west (EVI7192).
- 3.18. A HPS 2025 watching brief on land at Fairfax House c.750m southeast, close to the Rowden Manor Medieval settlement, recorded no archaeological findings. Earlier evaluation in the area returned similar negative results (EWI3217).

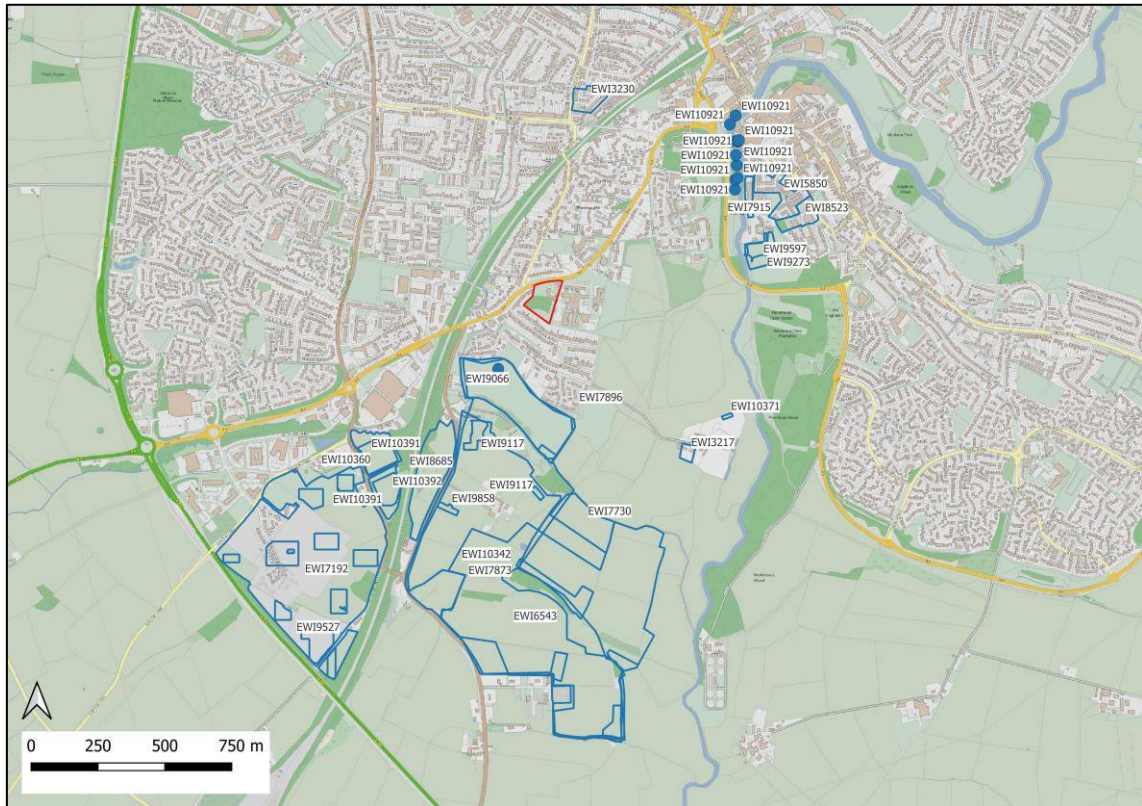


Figure 5: Archaeological Events within the Study Area. Project Site outlined in red.

Archaeological Sites

Prehistory

- 3.19. There is no record of Prehistoric archaeology from the Project Site.
- 3.20. The archaeological investigations described above demonstrate that Prehistoric activity is present to the south of the Project Site. The closest evidence of activity from this period was identified c. 250m south of the Project Site, including material relating to funerary practices.
- 3.21. The majority of activity has been identified south of Pudding Brook, over 400m from the proposed development area. In addition to the evidence for Bronze and Iron Age activity in these areas, flintwork from the Mesolithic and Neolithic periods were also widely noted during the fieldwork.
- 3.22. Much of the evidence for the period within the Study Area has been identified through archaeological excavation in the Rowden Park area. There is limited evidence from elsewhere in the Study Area.

- 3.23. A large Neolithic axe was found c.750m northwest of the Project Site (MWI13651) and a Beaker arrowhead is documented from a location c.975m SWW (MWI3658).
- 3.24. In 1991 archaeological excavation at Milford Farm and Showell Nurseries, also in the Rowden Park area, recorded late Neolithic/Early Bronze Age features.
- 3.25. There is considered to be low to medium potential for Prehistoric archaeology to be present on the Project Site with land to the south of the proposed development considered to have higher potential to preserve relatively undisturbed deposits.

Roman

- 3.26. There is no record of Roman activity from the Project Site.
- 3.27. As is the case with evidence for Prehistoric activity, known Romano British archaeology is largely concentrated in the Rowden Park area and has been discovered through archaeological evaluation. Excavation at Showell Nurseries recovered animal bone and pottery within a complex of field boundaries and trackways, first identified from aerial photographs. Material was dated to the 1st and 2nd centuries.
- 3.28. A coin of Constantine II (AD337-340) was found c. 400m northeast of the Project Site. A small quantity of pottery from the period was found c.800m NNE.
- 3.29. Continuation of settlement from the Prehistoric Period into the Roman period has been demonstrated to c. 430m south of the Project Site and may survive in other areas of limited disturbance.
- 3.30. Based on the available evidence, the potential for significant Roman archaeology to be preserved on the Project Site is considered low.

Early Medieval

- 3.31. There is no record of Early Medieval activity from the Project Site and no material evidence for the period within the Study Area.
- 3.32. The potential for Early Medieval activity on the Project Site is low.

Medieval

- 3.33. There are no heritage assets from the Medieval Period recorded from within the Project Site.
- 3.34. Chippenham was recorded in the Domesday book as having 177 households. During the Norman period the former royal estate was divided into the manors of Rowden, Lowden & Cheldon. Settlement was centred upon the market place and there is some evidence for an undocumented motte west of the market place.
- 3.35. Lowden Manor (Lowden Farm) lies c. 500m north of the Project Site. Records of the manor exist from 1258 when Henry III gave the property to William de Valerey, Earl of Pembroke. Examples of 13th and 14th century pottery and a glazed ridge tile has been found in this location.
- 3.36. Ridge and furrow survives to the south and southwest of Rowden Manor (MWI74018) and this area is served by a trackway which extends north (MWI74030). Further ridge and furrow c.250m northeast and c.250m southwest of the Project Site may also originate in the Medieval Period.
- 3.37. The afore mentioned Rowden Manor was first recorded in 1208. Earthworks relating to the moat and fishponds lie within the Scheduled Area, however further earthworks extending beyond to the west indicate wider settlement. Grade II* Rowden Farmhouse may retain core fabric of the period and the Grade II Barn at Rowden Farm is possibly of Medieval origin, with later alterations. The complex lies c. 720m southeast of the Project Site.
- 3.38. There is widespread evidence for agricultural activity in undeveloped areas close to the Project Site and it is probable that the proposed development area was similarly utilised during the Medieval Period.
- 3.39. The potential for evidence of significant Medieval activity to be preserved on the Project Site is considered low, although there may be locally significant archaeology relating to agricultural activity in this period.

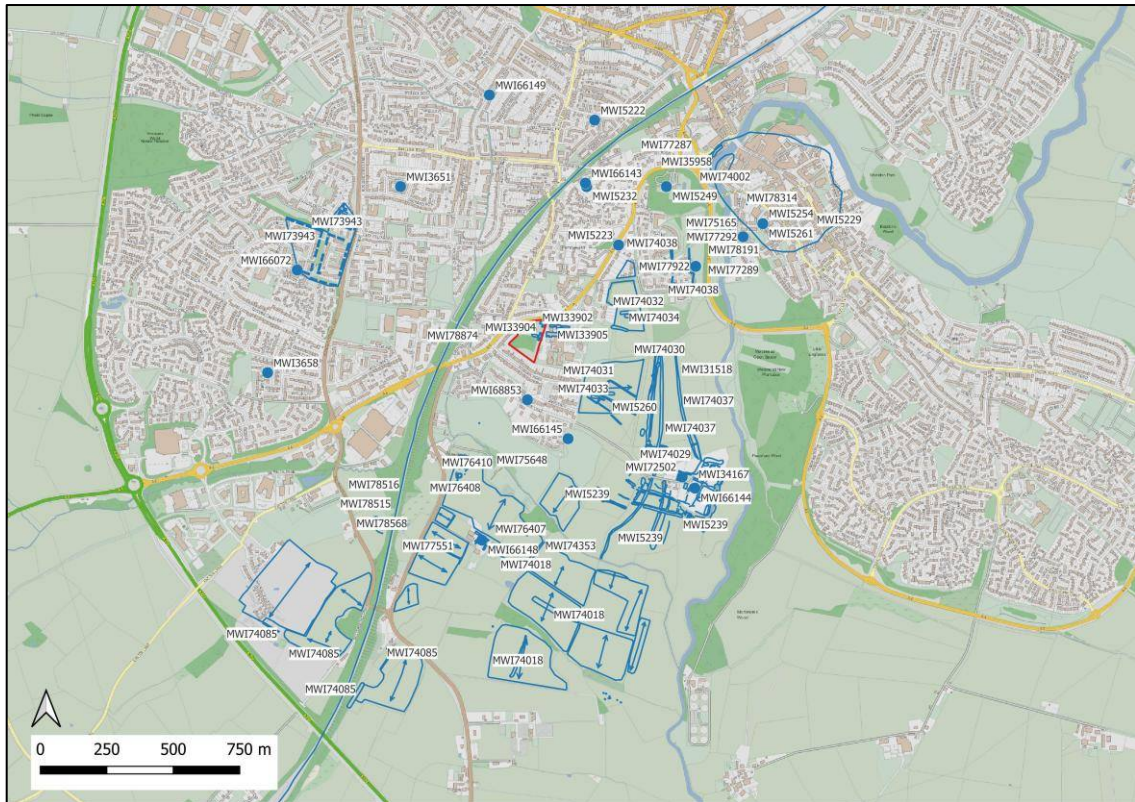


Figure 6: Archaeological Sites within the Study Area. Project Site outlined in red.

Post-Medieval

- 3.40. Land belonging to the Project Site was predominantly agricultural throughout the earlier Post Medieval period and there is extensive evidence for Post Medieval land use to the south and southeast, including field drains, field banks, ridge and furrow and pillow mounds.
- 3.41. The Project Site was developed in the mid to later 19th century with three properties to the north of the plot. Landscaped gardens belonging to Rowden Hill House extended south and southwest, utilising the natural slope of the land. The Project Site extends to the south, beyond the garden boundary to include an area retained as pasture in this period.
- 3.42. Land directly east was developed as Chippenham Union Workhouse in the middle years of the 19th century.
- 3.43. The 1848 tithe map for Chippenham and Allington depicts the Project Site prior to the construction of the dwellings to the north and the later workhouse to the east as part

of plot 471. The corresponding apportionment compiled in 1847 documents that the land was named *Great Hanging Down* suggesting a tract of sloping land. The land was in use as pasture and owned by maltster and publican of the Kings Head in Market Place Benjamin Lively (c. 1776 – 1848). The field was one of several rented to brothers James and Joseph Austin who were farmers and butchers. Both lived in the Shambles in 1851 which is located close to Market Place.

3.44. Brunel's Great Western Railway (MWI78874) is clearly marked sweeping through the landscape c.250m west of the Project Site.

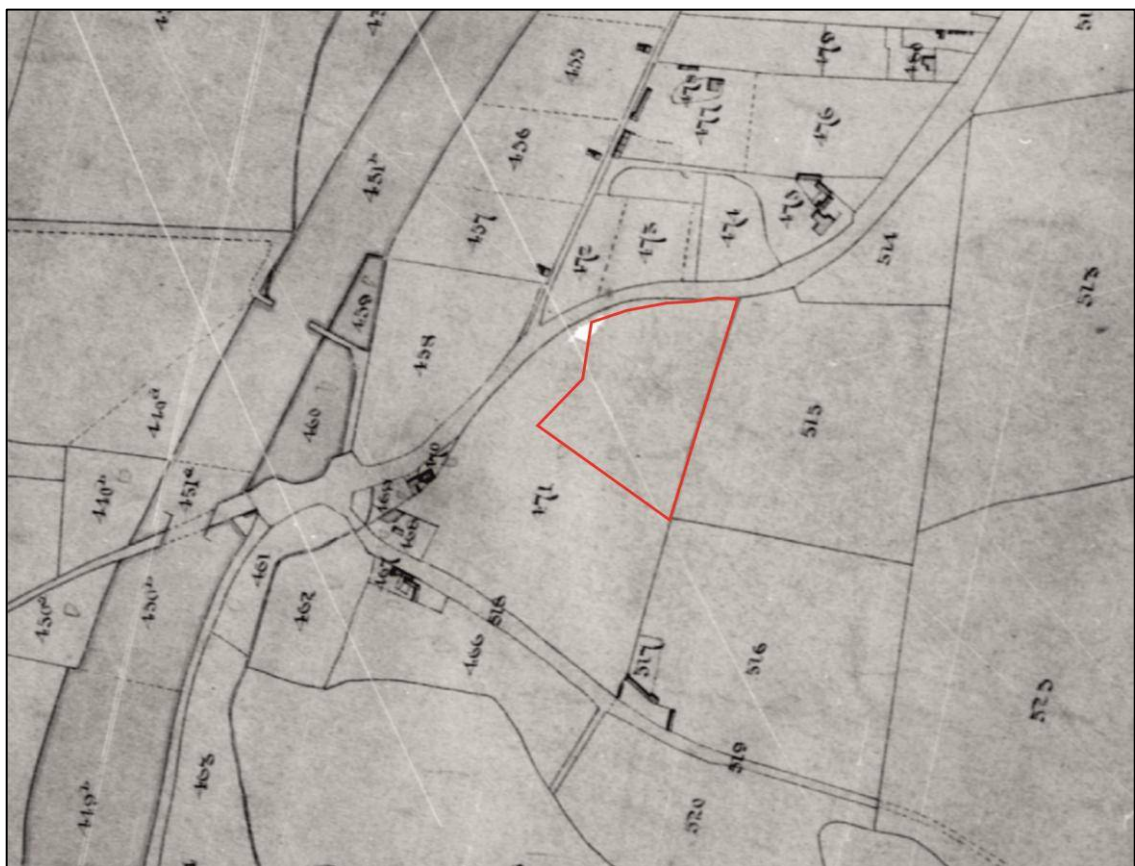


Figure 7: 1848 tithe map of Chippenham and Allington. Project Site outlined in red.

3.45. Lively passed away in November 1848, having been predeceased by his wife four years earlier. The couple left a daughter Elizabeth Lively (1821 – 1871). Little information could be found about the life of Elizabeth following the death of her parents. However records indicate that she was resident in London by 1871.

3.46. In June 1857 "Capital Building Land At Rowden Hill" was advertised to be sold at auction in several plots. This may fit with the passing of Lively and relocation of Elizabeth, although this is speculation. The date of the sale would fit with the 1858 date given to

the development of Chippenham Union Workhouse. Land belonging to the Project Site may be included in the plots offered for sale at this time. The land is described as follows:

*"The above valuable property is delightfully situated for the erection of villa residences or hunting boxes, which would readily let to respectable tenants. It stands on an eminence, and is the very best situated in the neighbourhood for building, and commands fine and extensive views for many miles of the surrounding country. It is in the centre of the Duke of Beaufort's hunt, and within ten minutes' walk of the improving town of Chippenham and the Railway Station."*¹

- 3.47. The high status dwelling by the name of Rowden Hill House, referenced throughout documentary resources in the 1830s likely relates to the latterly named Rowden House (Grade II listed St. Margaret's Convent) that was developed c. 1765 on the opposite side of Rowden Hill. The interchangeable name of the later grand residence on the Project Site which is sometimes documented as Rowden Hill House and at other times Rowden House throughout the later 19th century sources has caused some confusion in the historic records. However, the prolonged residence of the Nicholls' family at Rowden Hill House on the Project Site has allowed a general timeline to be established.
- 3.48. An article in the Wiltshire Independent, dated September 1866 is thought to relate to Rowden Hill House on the Project Site. The building is named as the residence of William Nicholls Esquire and is not referred as new, suggesting that the property was erected slightly earlier than the listed date. The article accounts details of a visit from Sir John Neeld who had expressed a wish to hear music performed by the Bath Union Workhouse Boys who had been invited to the inauguration of the Chippenham Union Workhouse Boys Band. The Bath Boys were arranged on the lawn in front of the house.²
- 3.49. William Nicholls was a druggist and chemist originally trading in Chippenham High Street. The family had increased their social standing due to William's development of the food additive annatto. Derived from the seeds of the achiote tree, a native of the America's, the product was used as a food colouring and flavour enhancer. William championed the use of the product for colouring cheese and butter.

¹ Devizes and Wiltshire Gazette - Thursday 25 June 1857

² Wiltshire Independent - Thursday 20 September 1866

3.50. William Nicholls died in March 1870 aged 55, leaving his wife Mary Nicholls and daughter Maria Mary Nicholls (sometime Mary Maria) living in Rowden Hill House. The census of 1871 documents Mary as the Head, aged 53 – occupation landowner, living with her unmarried daughter aged 29 and assisted by two live in servants (Cook and Housemaid).

3.51. The annatto business was carried on by William's wife and other representatives of the company after his death. The following advert was posted the following year after William passed away, in the Wilts and Gloucestershire Standard:

"Nicholls's Fluid Extract of annatto for colouring cheese & butter. The Widow and Representatives of the late William Nicholls take the opportunity of informing the Dairy Farmers, Cheese Factors, and the Public generally, that they continue to receive the most gratifying Testimonials as to the superior quality of the celebrated FLUID EXTRACT of ANNATTO manufactured according to the Recipe of the late William Nicholls, who for upwards of 20 years applied himself to the perfection of this invaluable composition for the colouring of Cheese and Butter, and thus rendered "NICHOLLS'S FLUID EXTRACT OF ANNATTO", unrivalled in England, America, and all the Cheese producing countries of the world."³

3.52. The advert goes on to warn the public against purchasing "Spurious Imitations", by those professing to know the inventor's recipe, which was only known by Mary and those representing the company after William's death. The makers were keen to point out that "No other preparation is genuine than that supplied from the Manufactory, Rowden Hill, Chippenham, Wilts." The latter is taken to mean that the product was manufactured on the Project Site, possibly within those buildings to the east.

3.53. The First Edition Ordnance Survey map of 1885 shows Rowden Hill House occupying a raised platform overlooking gardens to the west. Nos. 51 and 49 sit on the eastern boundary of the Plot. The boundary of the Project Site extends into the neighbouring Rowden Down to the south.

³ Wilts and Gloucestershire Standard - Saturday 04 March 1871

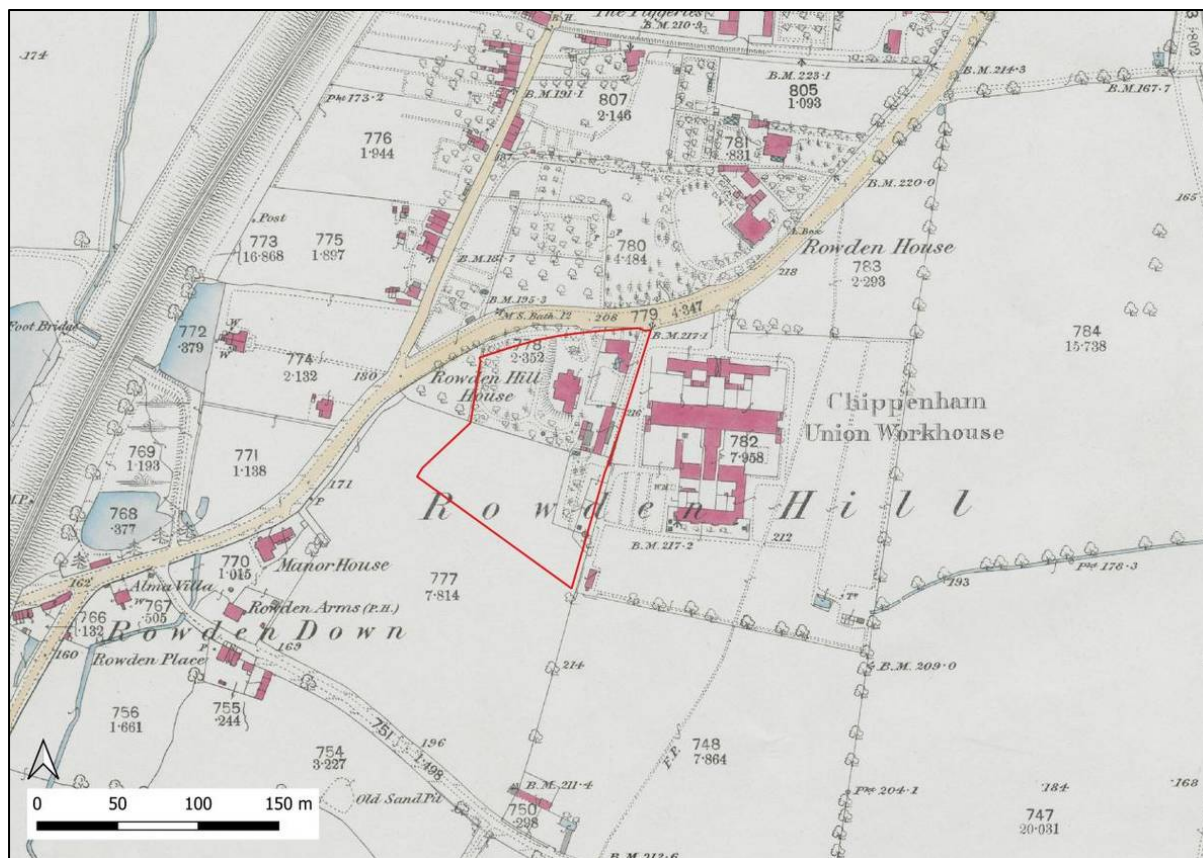


Figure 8: 1885 Ordnance Survey map. Project Site outlined in red.

3.54. The Town Plan dated 1885 gives more detail. Rowden Hill House is clearly named, as distinct from Rowden House on the opposite side of the road. The north facing porched entrance was concealed from the road by a plantation of conifer and deciduous trees creating a short drive to the east, with the added effect of concealing the north elevation from view of the road and resulting in a minor reveal of the façade on rounding the end of the copse. The east site boundary was planted with coniferous trees, designed to conceal the house from the neighbouring garden, with the benefit of year round privacy. The wide road to the east that now affords access to Chippenham Community Hospital led to the complex of buildings to the southeast of Rowden Hill House, which are seen to be within the curtilage of the larger property. Evidence of a former potentially gated access bisecting the track to the south of no. 51 Rowden Hill suggests that this route may have originally accessed the property to the north. The track may have been extended later to serve Rowden Hill House as well. The gardens to the west comprise the lawns mentioned in 1866 with landscaped perambulatory around the grounds and small circular building to the south (location ST 91185 72632).

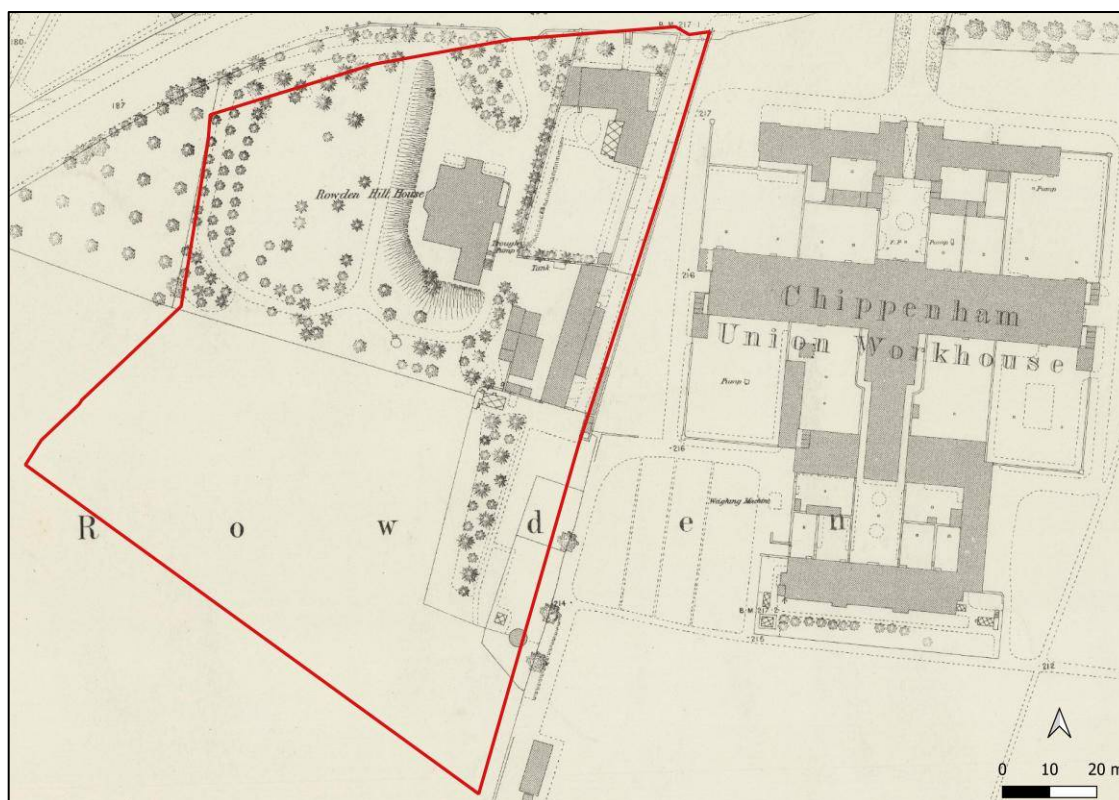


Figure 9 1885 Town Plan of Chippenham with the Project Site outlined in red

3.55. The property to the northeast (no. 51 Rowden Hill) is shown as accessed by a narrow pedestrian drive with steps from Bath Road. The east boundary is orientated NNE to SSW, resulting in an irregular plot, with the west boundary oriented to match. Although the property is rectangular, the Town Plan marks the land to the west (up to the fence line) as enclosed at this time. The rear garden has a terraced path to the west, with steps to the central lawn. A mix of deciduous and coniferous trees mark the southern boundary, with a substantial wall marking the land between the garden and the east access track. An outbuilding is situated to the southeast of the garden (location ST 91229 72650).

3.56. Mary Nicholls occupied Rowden Hill House until her death at the property in 1895.⁴ Daughter Maria Mary Nicholls continued to live in Rowden Hill House until her death in August the following year.⁵ Records indicate that mother and daughter may have sublet the property during this time to supplement their living costs, which still included two live in servants retained as Cook and Housemaid.

⁴ Devizes and Wiltshire Gazette - Thursday 24 October 1895

⁵ Devizes and Wilts Advertiser - Thursday 06 August 1896

3.57. Rowden Hill House was within the ownership of Mr N. R. Young of West Farm, Winterbourne Monkton by 1910. The Lloyd George Survey of that year records the property as Rowden House - Buildings, House and Gardens, occupied by Mr Richard. C. Long.⁶ Rowden Hill Cottage was included in the holdings for the purpose of valuation and was owned and occupied by the above.

3.58. Rowden Hill House was put up for sale in 1919, described as follows:

*"replete with modern fittings, central heating and electric lighting, together with tastefully Laid Out Matured Gardens & Pleasure Grounds extending delightfully down a natural slope. THE RESIDENCE, which is exceptionally well built occupies a carefully chosen site in a good social neighbourhood, is well screened from the road, commands charming views to the South and West and contains: Large Hall, Breakfast Room, Smoking Room, Dining Room, Drawing Room, 6 Principal Bedrooms, 2 Bathrooms, Excellent Domestic Quarters and Secondary Bedroom Accommodation. Ample Stabling, Garage and Cottage, the whole being in the occupation of the Leasees Mrs and Miss Wilshaw. Messrs Tilley, Parry And Culverwell have been favoured with instructions from N.R.R Young Esq to Sell by Auction at THE ANGEL HOTEL..."*⁷

3.59. No. 51 Rowden Hill was owned by Mrs Elizabeth Rudman of Somerset Cottages, Prior Park, Bath in 1910. The property was occupied by T. H. Bailey and said to be let to Morley. The property comprised an entrance hall, dining room, drawing room, pantry, kitchen, glasshouse, kitchen coal house and W.C. at ground floor level, with bedrooms above, bathroom, W.C. night nursery, day nursery, dressing room, maids room and linen closet. Valued at £1,000.

3.60. The Project Site was developed in the mid to later 19th century, with buildings concentrated on high ground to the northeast. Due to the lack of disturbance across the garden area throughout the 20th century and early 21st century, there is potential for evidence of substantial landscaping, buildings or ornamental features associated with the gardens and pleasure grounds to be preserved within the Project Site. This is considered to be local significance and should not require preservation in situ.

⁶ The site description is entered into an accompanying note book, no 101 page 9. Not available at the time of writing.

⁷ Wiltshire Times and Trowbridge Advertiser - Saturday 03 May 1919

Modern

3.61. There are no modern archaeological assets recorded within the Project Site.

3.62. The 1922 revised Ordnance Survey map indicates little change from the 1885 map, save for the potential extension of the garden boundary further south.

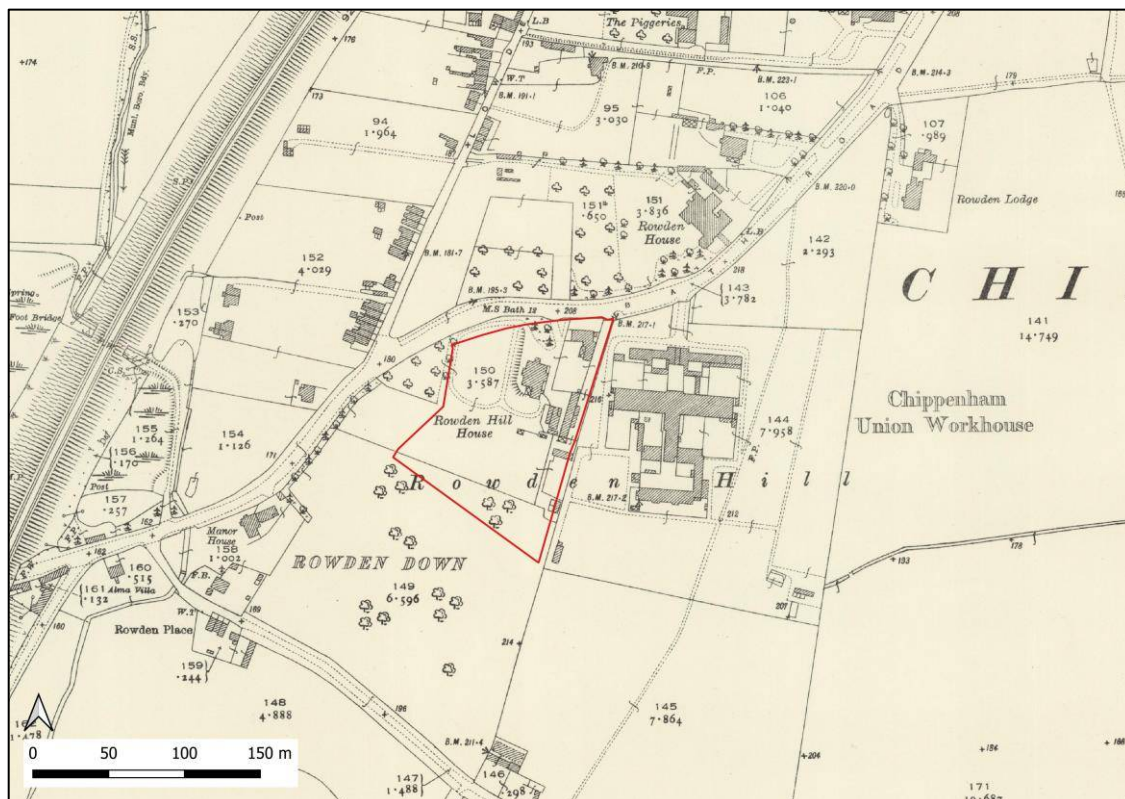


Figure 10: 1922 revised Ordnance Survey map. Project Site outlined in red.

3.63. The 1937 revised Ordnance Survey map shows little change to the Project Site, although the area had attracted new residential development with housing along the south and west boundaries.⁸

⁸ Reference to the new street in Wiltshire Times and Trowbridge Advertiser - Saturday 20 July 1935.

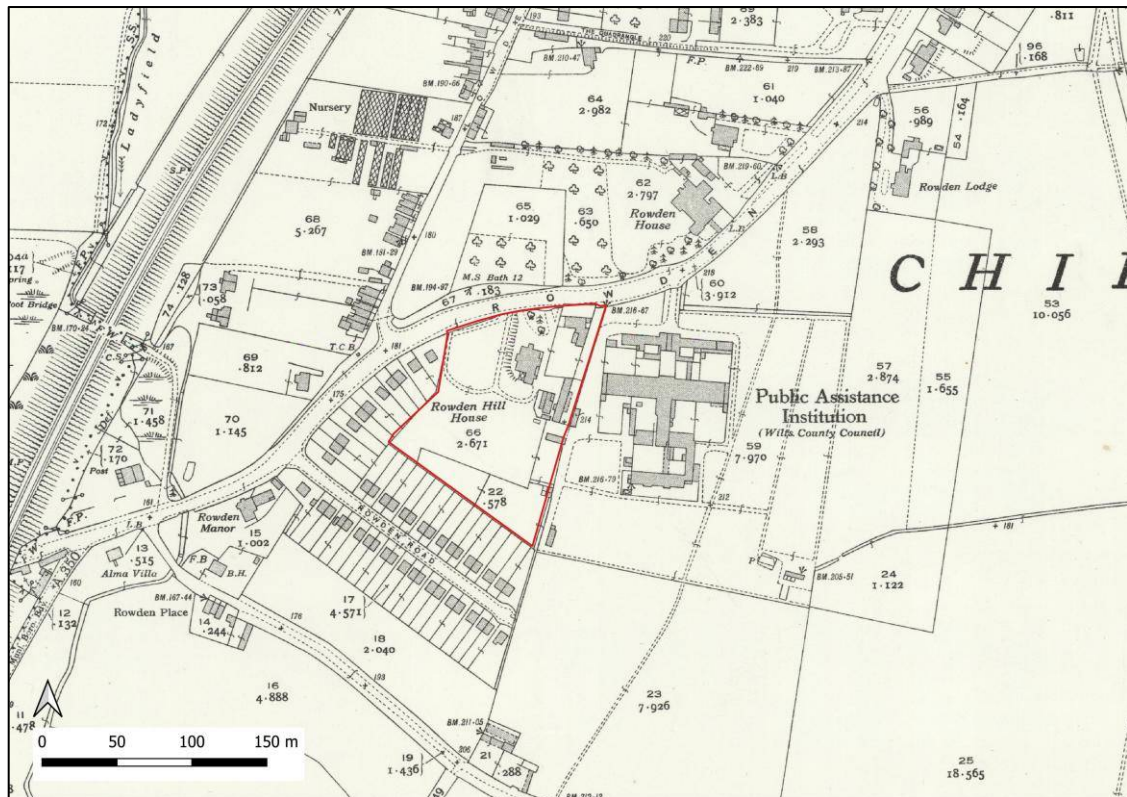


Figure 11: 1937 revised Ordnance Survey map. Project Site outlined in red.

3.64. An aerial image from 1946 shows the south of the Project Site to be divided into several plots partitioned by trees and it is possible that the garden was turned over to allotments to aid the war effort.



Figure 12: 1946 Aerial photograph. Area of Project Site outlined in red.

- 3.65. A flat roofed, two-storey extension has been added to the southern side of the Rowden Hill house linking the building to the rear of No. 49 Rowden Hill. The extension is not depicted on the 1967 map, but was presumably added prior to designation in 1978.
- 3.66. There is no indication that significant Modern archaeology is preserved on the Project Site.

4. Summary & Conclusion

- 4.1. Archaeological investigation to the south and southwest of the Project Site has shown that the wider environs were the focus of continued activity from the Prehistoric period through to the Roman Period, with evidence for occupation and funerary practices. Extensive fieldwork within the Study Area indicates that the focus of Prehistoric and Roman activity was likely to extend to the south, with evidence of significant Prehistoric activity in the form of a cremation burial occurring c. 250m south of the Project Site.

- 4.2. Activity in the Medieval period is centred on the Manors of Rowden to the southeast and Lowden to the north, with the Project Site likely to have occupied the agricultural hinterland at this time.

Impact Assessment

- 4.3. Significant development of the Project Site within the grounds and / or areas of hardstanding has potential to disturb hitherto unidentified archaeology.
- 4.4. Based on the results of this report, there is considered to be low to medium potential to encounter evidence of Prehistoric activity, potentially increasing to the south of the Project Site. Although this is likely to be of local significance, the proximity of funerary activity c. 250m south of the proposed development area raises the potential for similar activity to occur on the Project Site. Although it is noted that the main concentration of Prehistoric activity is recorded c. 430m south of the Project Site.
- 4.5. There is considered to be medium potential to encounter locally significant archaeology relating to agricultural land management in the Medieval to early Post Medieval periods on the Project Site.
- 4.6. There is considered to be medium potential to encounter archaeology relating to the landscaping of the gardens and pleasure grounds belonging to Rowden Hill House. However, a detailed record of the site is given in the 1885 Town Plan and as any surviving archaeology is considered to be of local significance, further recording of any such features may be considered unnecessary given the existing level of detail.
- 4.7. Due to the archaeological potential of the project site a further programme of intrusive archaeological investigation and recording should be undertaken in order to properly assess the extent, nature and significance potential deposits.

5. Bibliography

Cavill, P. 2018. *A New Dictionary of English Field-Names*. Nottingham: English Place-Name Society.

Ekwall, E. 1960. *The Concise Oxford Dictionary of English Place Names*. Oxford University Press.

Smith, L. 2023. Heritage Statement, Land at 49, 51 & 53 Rowden Hill, Chippenham Hospital, Wiltshire, SN15 1AJ. August 2023 – Project Ref 7997A. HCUK Group.

Websites

<https://www.british-history.ac.uk/vch/wilts/vol7/pp125-171> Accessed 13-07-2025

<https://king-alfred.com/wp/2018/06/25/chippenham> Accessed 13-07-2025

<https://www.wiltshirehistory.org/the-chippenham-story> Accessed 13-07-2025

<https://reports.cotswoldarchaeology.co.uk/content/uploads/2018/01/6349-Rowden-Park-Chippenham-Wiltshire-Eval.pdf> Accessed 13-07-2025

https://archaeologydataservice.ac.uk/archiveDS/archiveDownload?t=arch-817-1/dissemination/pdf/cotswold2-515415_211157.pdf Accessed 13-07-2025

6. Appendices

Appendix 1: Listed Buildings Gazetteer

NHLE Ref.	Name	Grade		
1022194	ROWDEN FARMHOUSE WITH BARN, OUTBUILDINGS AND GATEPIERS ATTACHED	II*	https://historicengland.org.uk/listing/the-list/list-entry/	1022194
1198642	STABLE AT ROWDEN FARM	II	https://historicengland.org.uk/listing/the-list/list-entry/	1198642
1363912	BARN AT ROWDEN FARM	II	https://historicengland.org.uk/listing/the-list/list-entry/	1363912
1268166	AVON BRIDGE HOUSE	II	https://historicengland.org.uk/listing/the-list/list-entry/	1268166
1268170	RAILWAY BRIDGE OVER BATH ROAD	II	https://historicengland.org.uk/listing/the-list/list-entry/	1268170
1268171	THE IVY AND THE IVY WEST WING	I	https://historicengland.org.uk/listing/the-list/list-entry/	1268171
1268174	THE IVY LONGHOUSE AND THE IVY STABLES	II*	https://historicengland.org.uk/listing/the-list/list-entry/	1268174
1268176	GARDEN WALL ATTACHED TO THE WEST OF IVY STABLES AND EXTENDING TO SOUTH	II	https://historicengland.org.uk/listing/the-list/list-entry/	1268176
1268140	THE PHEASANT PUBLIC HOUSE	II	https://historicengland.org.uk/listing/the-list/list-entry/	1268140
1268074	5 AND 6 IVY LANE	II	https://historicengland.org.uk/listing/the-list/list-entry/	1268074
1268075	IVY COTTAGES	II	https://historicengland.org.uk/listing/the-list/list-entry/	1268075
1268057	81,82 AND 83 LOWDEN	II	https://historicengland.org.uk/listing/the-list/list-entry/	1268057
1268058	LOWDEN MANOR	II	https://historicengland.org.uk/listing/the-list/list-entry/	1268058
1268059	GATE PIERS AND WALLS TO LOWDEN MANOR	II	https://historicengland.org.uk/listing/the-list/list-entry/	1268059
1267965	NUMBER 51 AND ATTACHED WALLS AND GATE PIERS	II	https://historicengland.org.uk/listing/the-list/list-entry/	1267965
1267966	ST MARGARETS CONVENT AND ATTACHED WALLS	II	https://historicengland.org.uk/listing/the-list/list-entry/	1267966
1267928	WILTSHIRE AREA HEALTH AUTHORITY HEADQUARTERS	II	https://historicengland.org.uk/listing/the-list/list-entry/	1267928
1267929	FRONT AND MAIN REAR RANGE OF ST ANDREWS HOSPITAL AND ATTACHED WALLS	II	https://historicengland.org.uk/listing/the-list/list-entry/	1267929
1267828	26 WESTMEAD LANE	II	https://historicengland.org.uk/listing/the-list/list-entry/	1267828
1267829	WESTMEAD HOUSE AND ATTACHED WALL	II	https://historicengland.org.uk/listing/the-list/list-entry/	1267829
1013876	Moated Site and Fishponds east of Rowden Manor	Sched	https://historicengland.org.uk/listing/the-list/list-entry/	1013876

Appendix 2: Archaeological Events Gazetteer

Reference	Name	Date
EWI3217	Evaluation at Rowden Manor	1996
EWI3230	Hassal Homes Development, Audley Road, Chippenham	1997
EWI5850	Archaeological Evaluation at Flowers Yard	2003

EWI6543	Archaeological Evaluation at Milford Farm and Showell Nurseries	1991
EWI7192	Evaluation on Land at Hunters Moon, Easton Lane	2012
EWI7730	Geophysical Survey on Land at Rowden Park	2014
EWI7873	Evaluation on Land at Rowden Park	2014
EWI7915	Watching Brief at former Hygrade Factory	2014
EWI8685	Evaluation at Patterdown Road	2017
EWI8969	Evaluation of Land at Rowden Park, Redcliffe Site	2017
EWI9117	Post-Excavation Assessment of Land at Rowden Park (Crest Site)	2017
EWI9117	Post-Excavation Assessment of Land at Rowden Park (Crest Site)	2017
EWI8523	Evaluation at Wood Lane Police Station	2014
EWI9273	Geophysical Survey at Westmead Playing Fields	2018
EWI9527	Geophysical Survey at Hunters Moon, Easton Lane	2012
EWI7896	NAIS: Aerial Investigation and Mapping Across West Wiltshire	2014
EWI9597	Evaluation on Land at Westmead	2020
EWI9858	Excavation on Land at Rowden Park	2020
EWI10342	Watching Brief at Rowden Park	2014
EWI10360	Evaluation at Saltersford Lane (Phase 2)	2023
EWI10371	Watching Brief at The Stable House, Rowden Lane	2022
EWI10391	Geophysical Survey at Saltersford Lane	2022
EWI10391	Geophysical Survey at Saltersford Lane	2022
EWI10392	Evaluation of Land at Saltersford Lane (Phase 1)	2023
EWI10162	Evaluation on Land between 19 Gladstone Road and 30 Westmead Lane, Chippenham	2022
EWI6653	Southern Rivers Palaeolithic Project 1991-1992	1991-1992

Appendix 3: Archaeological Sites Gazetteer

Reference	Name	Period
MWI31518	Pillbox, West of the River Avon	Second World War
MWI33902	51 Rowden Hill	Mid C19
MWI33904	Wiltshire Area Health Authority Headquarters	Late C19
MWI33905	Chippenham Union Workhouse	Mid C19 to Mid 20th Century
MWI34167	Rowden Farmhouse or Rowden House or Rowden Manor	Medieval to Modern
MWI34168	Stable or Stables at Rowden Farm or The Stable House at Rowden Manor	Early C18 to Modern
MWI34169	Barn or Tythe Barn at Rowden Farm or The Tythe Barn at Rowden Manor	Medieval to Modern
MWI35958	Avon Bridge House (Nestle's Warehouses)	Late C19 to C20
MWI5239	Rowden Manor	Medieval
MWI5260	Post Medieval Banks, North and West of Rowden Farm	C17
MWI53337	Stable or Workshop and Store at Milbourne Farm	Early C19 to C21

MWI72501	Dovecote at Rowden Farm or Rowden Manor	Medieval to Late C19
MWI72503	Cowshed or Skilling at Rowden Farm or Rowden Manor	Post Medieval
MWI72504	The Lodge or Coach House or Barn at Rowden Farm	Post Medieval to Modern
MWI72505	Cowshed at Rowden Farm or The Coach House or Old Coach House at Rowden Manor	Post Medieval to Modern
MWI73943	Second World War Military Camp, Fairfoot Close	Second World War
MWI74018	Medieval Ridge and Furrow, Milbourne Farm	Medieval
MWI74018	Medieval Ridge and Furrow, Milbourne Farm	Medieval
MWI74029	Post Medieval Enclosure, Rowden Manor	Medieval to Late C17
MWI74033	Medieval/Post Medieval Pillow Mounds, East of Burleaze	Medieval to Late C19
MWI74034	Pillow Mounds, East of St Lukes Drive	Medieval to Late C19
MWI74037	Field Boundaries, East of Burleaze	Medieval to Late C19
MWI74038	Drains, Royal Close	Post Medieval
MWI74656	Cart Shed at Milbourne Farm	C19
MWI74657	Cow Shed at Milbourne Farm	C19
MWI74658	Implement Shed at Milbourne Farm	Post Medieval
MWI74660	Pig Sties at Milbourne Farm	C19
MWI74661	Coal Store at Milbourne Farm	C19
MWI75165	Tannery, Westmead Lane	C19
MWI77287	Chippenham Sanitary Laundry, Ivy Road	C20
MWI77289	Westmead Water Pumping Station	C20
MWI78191	Chippenham Gas Works	Mid C19 to Early 20th Century
MWI78314	Post Medieval Clay Extraction Pit on Land between 19 Gladstone Road and 30 Westmead Lane	Post Medieval
MWI74085	Medieval/Post Medieval Ridge and Furrow, Patterdown Farm	Medieval to Late C19
MWI74085	Medieval/Post Medieval Ridge and Furrow, Patterdown Farm	Medieval to Late C19
MWI74085	Medieval/Post Medieval Ridge and Furrow, Patterdown Farm	Medieval to Late C19
MWI3651	Neolithic Axe, North Side of Orchard Crescent	Neolithic
MWI3658	Beaker Arrowhead, North of Camp Cottages	Unknown
MWI5222	Romano-British Pottery, Lowden Hill Brickyard Claypits	Roman
MWI5223	Roman Coin, Lowden	Roman
MWI5232	Medieval Pottery, Lowden Manor Driveway	Medieval
MWI5249	Medieval Seal Matrix, The Ivy	Medieval
MWI5254	Medieval Features, Flowers Yard	Medieval
MWI5261	Flowers Yard	Early C18 to Late C19
MWI66072	Site of Outfarm, East of Derriads	C19
MWI66143	Lowden Manor (Lowden Farm)	Medieval
MWI66144	Rowden Farm	Medieval
MWI66145	Site of Outfarm, North West of Rowden Farm	C19
MWI66148	Millbourne Farm	C19
MWI66149	Site of Outfarm, West of Langley Burrell Within	C19
MWI68853	Site of Outfarm, Rowden Lane	C19
MWI72502	Privy at Rowden Farm or Rowden Manor	Unknown
MWI77292	Waterford Cloth Mill, Westmead Lane	Early C18 to C20

MWI77922	TYPE FW3/22 Pillbox, East of Royal Close, Chippenham	Second World War
MWI5229	Chippenham	Saxon
MWI5239	Rowden Manor	Medieval
MWI5260	Post Medieval Banks, North and West of Rowden Farm	C17
MWI73943	Second World War Military Camp, Fairfoot Close	Second World War
MWI74002	WWII Allotment Gardens, Chippenham	Second World War
MWI74006	Allotment Gardens, Gypsy Lane	Second World War
MWI74018	Medieval Ridge and Furrow, Milbourne Farm	Medieval
MWI74029	Post Medieval Enclosure, Rowden Manor	Medieval to Late C17
MWI74030	Medieval Trackway, Rowden Manor	Post Medieval
MWI74031	Medieval/Post Medieval Ridge and Furrow, East of Burleaze	Medieval to Late C19
MWI74032	Ridge and Furrow, East of St Lukes Drive	Medieval to Late C19
MWI74036	Post Medieval Drains, East of Burleaze	Post Medieval
MWI74037	Field Boundaries, East of Burleaze	Medieval to Late C19
MWI74038	Drains, Royal Close	Post Medieval
MWI74085	Medieval/Post Medieval Ridge and Furrow, Patterdown Farm	Medieval to Late C19
MWI74353	Undated Pits, Rowden Park	Unknown
MWI75648	Bronze Age/Iron Age Cremation Burial, Rowden Park	Early Bronze Age to Late Iron Age
MWI75649	Undated Pits, Rowden Park	Unknown
MWI76404	Bronze Age Ring Ditch and Pits, Rowden Park	Bronze Age
MWI76405	Bronze Age Ring Ditch, Rowden Park	Bronze Age
MWI76406	Bronze Age Pits, Rowden Park	Bronze Age
MWI76406	Bronze Age Pits, Rowden Park	Bronze Age
MWI76407	Iron Age Ditches, Rowden Park	Late Iron Age
MWI76409	Roman Pit, Rowden Park	Roman
MWI76403	Bronze Age Burial, Rowden Park	Early Bronze Age
MWI76408	Roman Ditches, Rowden Park	Roman
MWI76410	Undated Pits, Rowden Park	Unknown
MWI76411	Undated Ditches, Rowden Park	Unknown
MWI72506	Malthouse at Rowden Farm or Part of Rowden Manor	Medieval to Modern
MWI75649	Undated Pits, Rowden Park	Unknown
MWI77551	Roman Enclosure and Posthole, Rowden Park	Roman
MWI77551	Roman Enclosure and Posthole, Rowden Park	Roman
MWI77552	Late Prehistoric Postholes, Rowden Park	Late Prehistoric
MWI77552	Late Prehistoric Postholes, Rowden Park	Late Prehistoric
MWI77552	Late Prehistoric Postholes, Rowden Park	Late Prehistoric
MWI77552	Late Prehistoric Postholes, Rowden Park	Late Prehistoric
MWI77552	Late Prehistoric Postholes, Rowden Park	Late Prehistoric
MWI78516	Post Medieval Ditch, Saltersford Lane	Post Medieval
MWI78874	Great Western Railway	Mid C19
MWI78515	Possible Neolithic Ditches, Saltersford Lane	Neolithic
MWI78515	Possible Neolithic Ditches, Saltersford Lane	Neolithic
MWI78515	Possible Neolithic Ditches, Saltersford Lane	Neolithic

MWI78515	Possible Neolithic Ditches, Saltersford Lane	Neolithic
MWI78568	Undated Enclosures, Saltersford Lane	Unknown



Heritage Planning Services Ltd
35 Dallas Road, Chippenham, SN15 1LE
M: 07825 550271 E: info@heritageplan.co.uk www.heritageplan.co.uk

Registered in England No: 09583997

VAT Registration No: 216388107