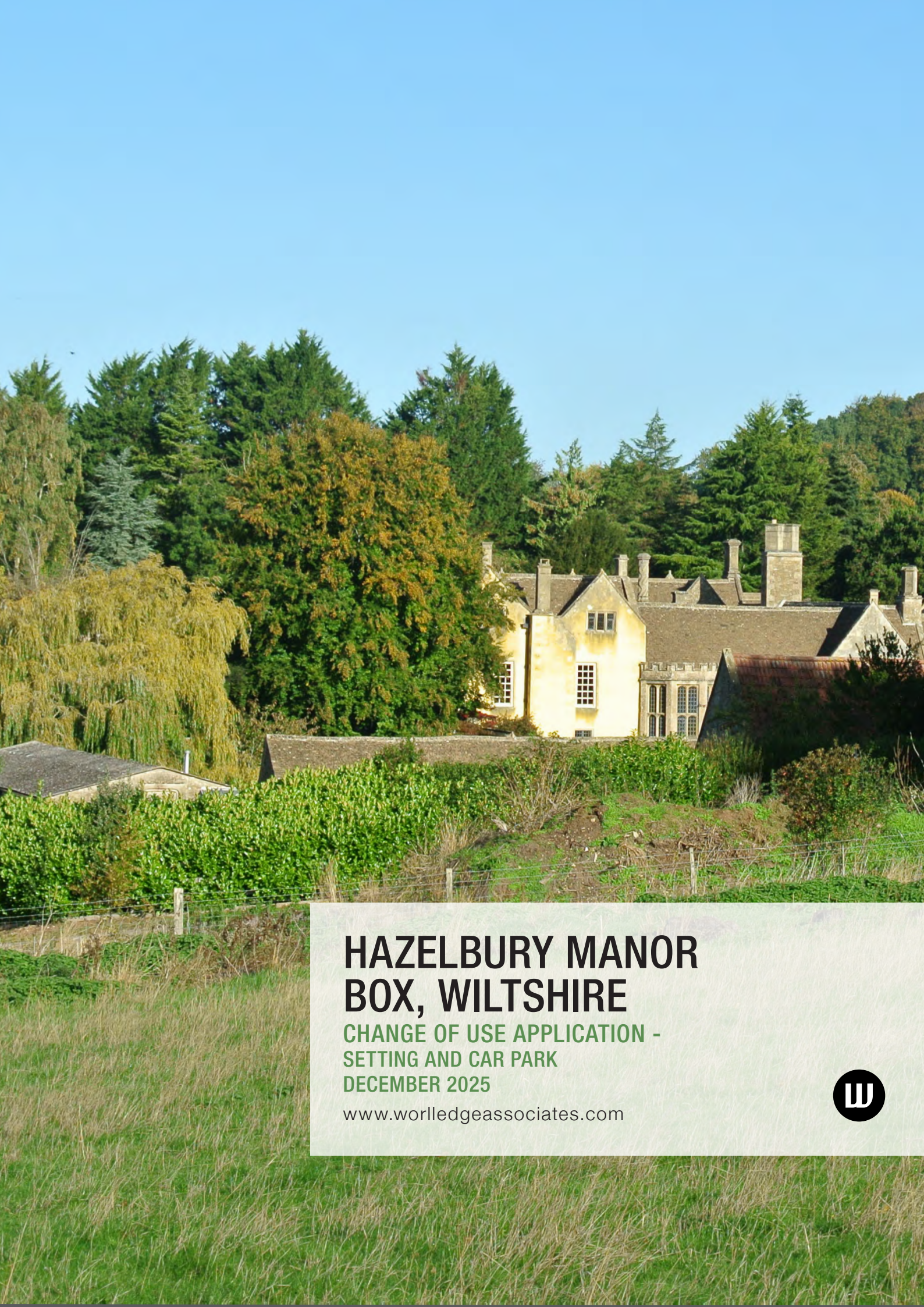




HAZELBURY MANOR BOX, WILTSHIRE

CHANGE OF USE APPLICATION -
SETTING AND CAR PARK
DECEMBER 2025

www.worlledgeassociates.com



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WORLLEDGE ASSOCIATES



Worlledge Associates is an Oxford-based heritage consultancy, committed to the effective management of the historic environment. Established in 2014 by Nicholas and Alison Worlledge, Nicholas came to private practice with over 35 years' experience working in heritage management for local authorities. This intimate knowledge and understanding of council processes, and planning policy and practice, helps us to work collaboratively with owners and decision-makers to manage change to the historic environment.

Our team of dedicated researchers and specialists believe in the capacity of the historic environment to contribute to society's collective economic, social, and cultural well-being. We aim to identify what is significant about places and spaces in order to support their effective management and sustain their heritage value. We have worked with a wide range of property-owners and developers including universities and colleges, museums and libraries, large country estates, manor houses, farmsteads, cottages, town houses and new housing sites.

INTRODUCTION



The intelligent management of change is a key principle necessary to sustain the historic environment for present and future generations to enjoy. Historic England and successive government agencies have published policy and advice that extend our understanding of the historic environment and develop our competency in making decisions about how to manage it.

Paragraphs 4-10 of Historic England's Good Practice Advice Note 2 (Managing Significance in Decision-Taking in the Historic Environment) explains that applications (for planning permission and listed building consent) have a greater likelihood of success and better decisions will be made when applicants and local planning authorities assess and understand the particular nature of the significance of an asset, the extent of the asset's fabric to which the significance relates and the level of importance of that significance.

The National Planning Policy Framework ('NPPF') provides a very similar message in paragraphs 200 and 201 expecting both applicant and local planning authority to take responsibility for understanding the significance of a heritage asset and the impact of a development proposal, seeking to avoid unacceptable conflict between the asset's conservation and any aspect of the proposal.

It has never been the intention of government to prevent change or freeze frame local communities and current policy and good practice suggests that change, if managed intelligently would not be harmful.

This Heritage Report has been written to accompany an application for the proposed change of use of Hazelbury Manor to a Hotel. The house itself is included in the National Heritage List for England ('NHLE'), grade I, while other buildings, walls, and gateways are included at grade II, as is the Registered Park and Garden. See Appendix 1 for the list descriptions.

The report provides a summary of the heritage significance the buildings and the site hold, and goes on to assess the impact of the proposed masterplan, namely the siting of the new guest car parking.

This report should be read in conjunction with the 'Hazelbury Manor Heritage Report Worlledge Associates (December 2025)' which details the history and development of the site, and provides a statement of heritage significance, in accordance with Historic England guidelines.

BRIEF DESCRIPTION OF THE SITE

Hazelbury Manor dates back to the 14th century but has undergone numerous changes over the centuries,

By the 17th century it was a quadrangle house with additions to the eastern side, a gate house and the Dower House had also been built by this date along with a dovecot, gates and a farmstead. It now stands as a courtyard house with two wings having been substantially rebuilt in the 20th century on remaining foundations from previously-lost wings. The Dower house remains to the east, but is now attached to the main house via an early-20th century connection.

The Granary Cottage (late 18th century), to the east of the house, is listed in its own right in the NHLE (grade II). It consists of a late 17th century Granary and cart-shed range, converted into garage, cottages and workshop by Brakspear c1922-5.

The coach house stables and barn (late 17th century) lie to the south west of the house, and further to the south west is a collection of 20th century agricultural buildings, as well as a disused squash court (not listed) that has been converted from the shell of a former farm building.

Part of the gardens and grounds are included in the NHLE, grade II, described as: 'Remains of an early C17 garden surrounding a manor house, restored in the early C20 by Harold Brakspear and extended in the late C20'.

A full description of all of the heritage assets and their setting is provided in the Hazelbury Manor Heritage Report Worledge Associates (December 2025).



SUMMARY OF HERITAGE SIGNIFICANCE



HERITAGE SIGNIFICANCE

Significance is defined by the National Planning Policy Framework as:

‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting’.

Placing the asset in its historical context and describing its characteristics and appearance is an important component

of the evidence gathering exercise. This both informs our understanding of a site’s significance and the contribution of its setting to this significance.

As Historic England explains in ‘Conservation Principles’ (2008), understanding how a place has evolved and how different phases add to or detract from its significance is a part of that exercise. Heritage significance can be defined as using Evidential, Historical, Aesthetic and Communal Values.

STATEMENT OF HERITAGE SIGNIFICANCE

- Hazelbury Manor, established by the late 15th century, was developed and added to in the 16th and 17th century by successive manorial families. Starting from the end of 17th century through to the second decade of the 20th century, it was physically and socially reduced to the function of a farmhouse, before being substantially restored and extended, between 1920-25, as a gentleman's country residence. Following a period of use as a finishing school (1943-71) it was purchased and used as a private house and HQ for a development company, (1973-93) before being restored as a farmhouse. The house with fabric spanning the 15th to 20th century, and grounds, which also retains a 17th layout, much restored, provides evidence to help understand the physical, economic and social considerations that influenced the form and development of the house, gardens and grounds.
- The nature of the development of early Manor houses is that earlier buildings are often extended, demolished, and altered to meet the changing needs and fashions of successive lords of the Manor. With the increase in the size of landholdings and development of large Agricultural Estates in the 17th through to the 19th century, the owners frequently had or built a new primary residence. As a result many former Manor houses became tenanted farmhouses, before being rediscovered in the early 20th century and restored to become desirable 'gentlemen country estates'. This was particularly the case in the Cotswolds, which was served by a number of Famous Hunts. Thus there is a continuous history that can be investigated and interpreted, which helps illustrate the social and economic life of earlier generations.
- Hazelbury Manor is a historically significant example of an early Manor house, established by the Croke family which held the manor from 1086 to 1482, with fabric surviving from the 15th century. Acquired by marriage, through the 16th century, members of the Bonham family carried out extensive additions, some of which survives, before running into financial difficulties, with the property purchased by Sir John Younge who added the west wing. Subsequently purchased by the Speke family in the early 17th century the house was altered to make it more fashionable. A Dower House built and formal gardens laid out with walls and new gate piers and gateways added bearing the initials and arms. Much of this works survives.
- From 1683 Hazelbury ceased to be occupied as a manor house being sold in the early 18th century to the Northey family, to form part of a large estate, and leased as a farm. By the 1838 Tithe Award, the house has considerably diminished in size, losing the northern and much of the western wing. The house was further diminished through the 19th century, with internal sub-division and alterations.
- Sold in 1919 between 1920-25 it was the subject of a major restoration aimed at reinstating the quadrangle form of the early 17th century, and recreating, based on archaeological evidence and fabric, the 15th century oriel, and recreate the 17th formal garden to the west, terrace to the south, and garden to the east. The house, gardens and grounds are illustrative of the rich historical, social and cyclical economic phases of development of a former Manor house spanning over 600 years of continuous occupation.
- The surviving former granary, stone stable block and coach house are historically significant as surviving evidence of the size and type service buildings constructed in the late 17th century (NHLE entries) for the use of the occupiers of Hazelbury Manor.
- The surviving form of the gardens to the west, which was first laid out as a formal garden in the 17th century, and noted on a 1777 map of Wiltshire, was recreated by (Sir) Harold Brakspear between 1920-25, and further developed by Ian Pollard after 1973. Together with the garden to the east, shown as an orchard on 17th and 18th century plans but developed as a garden, are historically significant in providing evidence of the pleasure and working gardens that once served a prosperous Manor house, but which from the early 20th century onwards have been further developed to provide attractive private garden setting to this former Manor House.
- Hazelbury Manor is historically significant for its association with the families which established and developed the house and grounds, including the Croke family (1086-1482), Bonham Family (1482-1580) Younge (1580-1602/16) Speke family (1602/16-1711). Fabric from each period to some degree survives at Hazelbury.

- Hazelbury Manor is historically significant for its strong association with George Jardine Kidston (1873-1954) who purchased Hazelbury in 1919 and between 1920-25 undertook a major restoration of the house, associated buildings, and grounds, to reinstate its original quadrangle form, based on surviving archaeological fabric, and spending an estimated £450,000 on the project.
- Hazelbury Manor is historically significant for its strong association with the architect (Sir) Harold Brakspear (1870- 1934) who over the period 1920-25 designed and supervised the extensive restoration and extension works to the house and grounds on behalf of George Jardine Kidston, it being the largest restoration project his practice undertook.
- The gardens and broader landscape setting to Hazelbury Manor has a strong historical association with Ian Pollard (1945-2019) a developer but also keen gardener, who maintained, but also developed the gardens to the east and the former 17th formal garden to west of the house. In addition, he developed the landscape in the extensive grounds beyond the house, with these works recognised in the 1990 entry of Hazelbury in the National Heritage List for England Register of Parks and Gardens.
- Hazelbury Manor is an aesthetically and architecturally significant example of a Manor house dating from the early 15th century to the early 20th century, which is reflected in its status as a grade I listed building. Constructed primarily of local Bath stone under a stone slate roof, it displays the architectural characteristics of a Manor house, which has evolved over a number of centuries, with steep pitched roofs, projecting gables, a projecting oriel bay, two-storey porch, substantial chimney stacks, and variety of fenestration, reflecting its evolution, with stone mullioned windows, with drip moulds, many of which date from the early 20th century restoration, and 18th timber sash windows, replaced to match as part of the restoration.
- The interior layout and details of Hazelbury Manor, which date from the 15th to the early 20th century are aesthetically and architecturally significant, which is reflected in its status as a grade I listed building. Notable internal features include the open hall dating back to c.1500, with its impressive roof structure of six bay double-purlin windbraced hall roof with arch-braced collar trusses.
- Re-purposed features incorporated by Brakspear include the timber screen from 'a building about to be reconstructed in Barnstaple, forming the partition between a shop and a cartway' with a gallery formed above; a 17th century staircase came from a house in Shrewsbury, as well as the 17th panelling to an upstairs room on the west side (the boudoir), and the panelling in the east side dining room was reused from a house in Shropshire.
- The dining room has an early 17th century fireplace, said to have been moved from the Dower House and in addition, fireplaces from the dower house and attics of the main house, were also said to have been reused in the north wing by Brakspear - (Country Life, 1926).
- The Dower House, constructed in the 17th century, originally detached and later linked, is an aesthetically and architecturally significant example of its type. Constructed primarily of local Bath stone under a stone slate roof, it displays the architectural characteristic reflective of the principal house, with steep gable roofs, substantial chimney stacks, stone mullion windows and hoods.
- Granary Cottages, a former agricultural building, already adapted by 1919 as ancillary facilities for the main house and living accommodation, and further adapted as a separate dwelling as part of the 1920-25 works, is by reason of its scale, traditional form and materials, of aesthetic significance in its own right, and makes a visual contribution to the setting of the manor house.
- The stone stable range and former coach house by reason of their scale, traditional forms and materials, and set within a walled courtyard, presents as an aesthetically pleasing group of former service buildings. The barn, whilst altered contributes to this grouping.
- The restoration, alterations and additions to the house, associated buildings, walls and grounds, carried out between 1920-25 are a significant example of the architectural works of (Sir) Harold Brakspear F.R.I.B.A., (1870-1934) one of the foremost architects of the late 19th early 20th century involved in the restoration and additions to Mediaeval houses, specialising in former Manor houses, and Monastic houses, and churches, particularly in the Cotswolds.

SETTING AND THE MASTERPLAN

Given that the proposed car park may be considered to be located within the setting of a number of heritage assets, it is necessary to discuss the assets that may be affected and the nature of their setting.

A full discussion regarding the setting of Hazelbury Manor has been provided in the Heritage Report (p. 59) so will not be repeated here. In summary, the description of the setting was distilled into the following paragraph:

The visual relationship of the house to the nearby farm buildings (granary, stable block, coach house and barn) illustrates its historic role as the administrative centre of a farm holding. The Manor surround by a listed park and garden (NHLE ref:1000520) consisting of the remains of an early 17th century restored and recreated by Harold Brakspear in 1920-25, and further extended by Ian Pollard after 1973. To the south, east, and west are a series of walled garden spaces, each visually separated by either the walls or high hedges, with little visual connectivity between them and giving an intimacy to the different areas.

The formal garden layout, together with the garden to the east, shown as an orchard on 17th and 18th century plans but developed as a garden, are historically significant in providing evidence of the pleasure and working gardens that once served a prosperous Manor house, but which from the early 20th century onwards have been further developed to provide attractive private garden setting to this former Manor House. These late 20th century works were recognised in the 1990 entry of Hazelbury in the National Heritage List for England Register of Parks and Gardens.

It should be noted that the setting of the heritage assets, at least in part, are a 20th century iteration. Firstly the gardens and grounds were a re-imagining of the 17th century layout restored by Brakspear, and following this, Ian Pollard extended and developed this further. Therefore the original intent and designed views from the Manor if any, have been masked by subsequent changes.

It should also be noted that the list description for the Park and Garden includes the statement: 'The field to the south-west of the Manor (outside the area here registered)

includes the remains of a Roman villa'. This warrants further investigation as this pertains to the field where the proposed parking will be located.

Location of Roman Villa (possible)

The Historic Environment Record lists 'possible Roman Villa', with artefacts as 'tesselated floor, curvilinear enclosure, rectangular enclosure, square enclosure, Roman (43 to 409)' and cites an article entitled 'Excavations at Box Roman Villa, 1967-8' (Wiltshire Archaeological and Natural History Magazine [WANHM] vol. 81 (1987), pp 19-510).

The subject of the article 'Box Roman Villa' is at Valens Terrace, Box on a 1/4 acre site situated immediately to the northeast of the known remains of the Box Roman Villa, adjacent to the church. This site is some 1.5km to the north of Hazelbury Manor.

It therefore appears that the artefacts listed in the NHLE list description relate to another site in the Box area, at Selwyn Hall. The WANHM article discussed the possible 'continuity' between late Roman and early Medieval settlements, and states

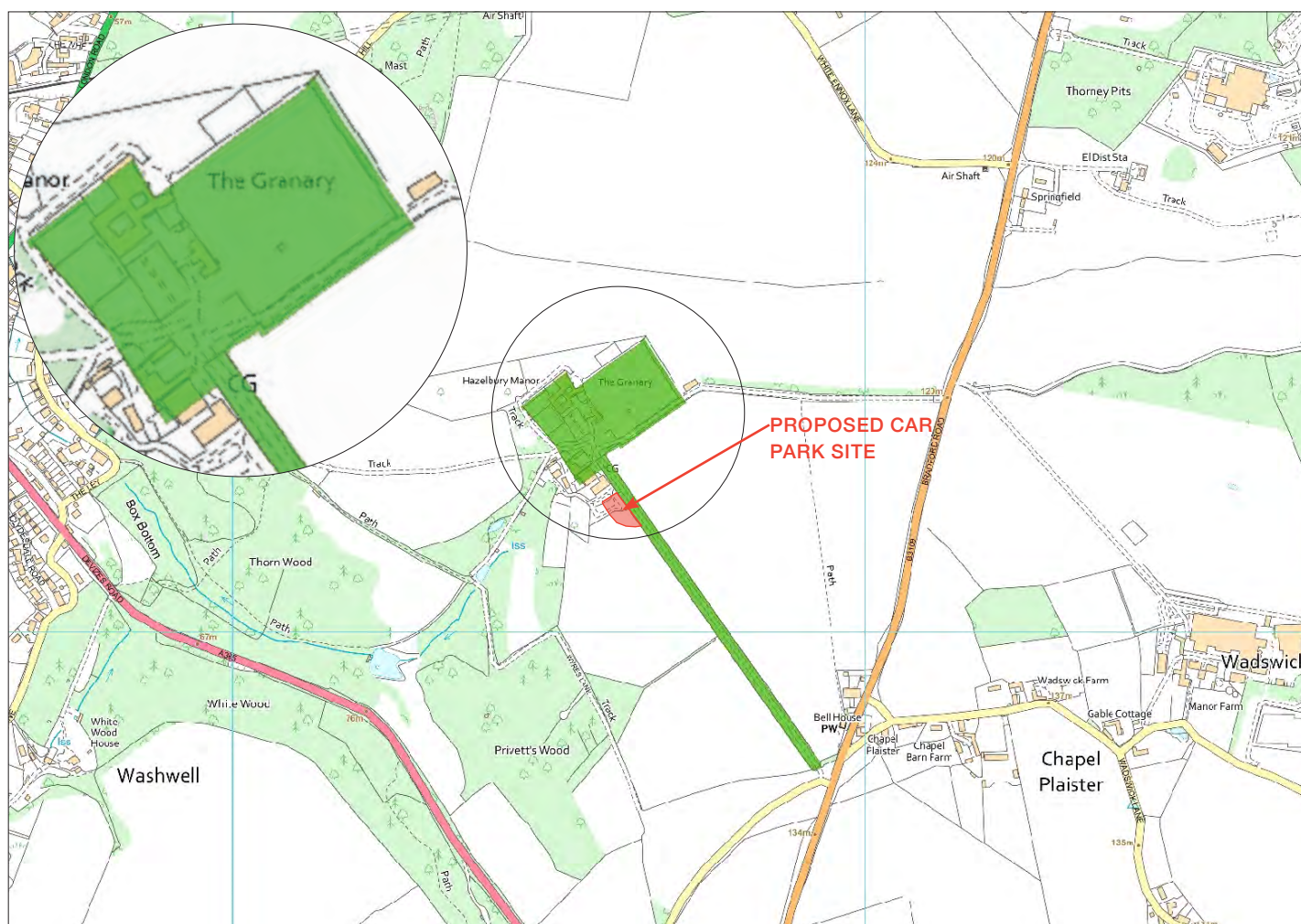
'...all that we have learnt over the last decades in archaeology tends to stress the break between Roman and post-Roman [...] the correlation between Roman and post-Roman settlement patterns is not impressive.' where survey work has been done.'

In relation to the Hazelbury site the article concludes: '...a DMV* has been located by field survey on the slopes of the combe below the Manor House**, but no further Roman evidence has been found.'

[notes: *DMV - Deserted Medieval Village). ** Manor House refers to Hazelbury Manor].

The relevant pages from the Wiltshire Archaeology Magazine, are included in Appendix 2 of this document. The whole article can be accessed via this link:

<https://www.biodiversitylibrary.org/item/136047>



Extent of the NHLE Park and Garden in relation to the house and outbuildings, with inset enlarged (Source: NHLE).

Description of the Location

The site of Hazelbury Manor encompasses the main Manor House itself, the closely-related Dower House and Granary, and the farmstead buildings all set within a listed park and garden.

The key heritage assets within the vicinity of the proposals are:

- Hazelbury Manor (Grade I)
- Forecourt Walls, Terrace and Gates to South of Hazelbury Manor (Grade II)
- Enclosing walls to north and west of Hazelbury Manor and Terrace in west garden (Grade II)

- Entrance Gates and Coach House at Hazelbury Manor (Grade II)
- Granary (Grade II)
- Stables at Hazelbury Manor (Grade II)
- Park and Garden at Hazelbury Manor (Grade II)

All are located within the Cotswolds National Landscape (formerly Cotswolds AONB) and in the Greenbelt.

The proposed location for the car parking within the site is discussed in the next section.

THE PROPOSAL - SITE PLAN

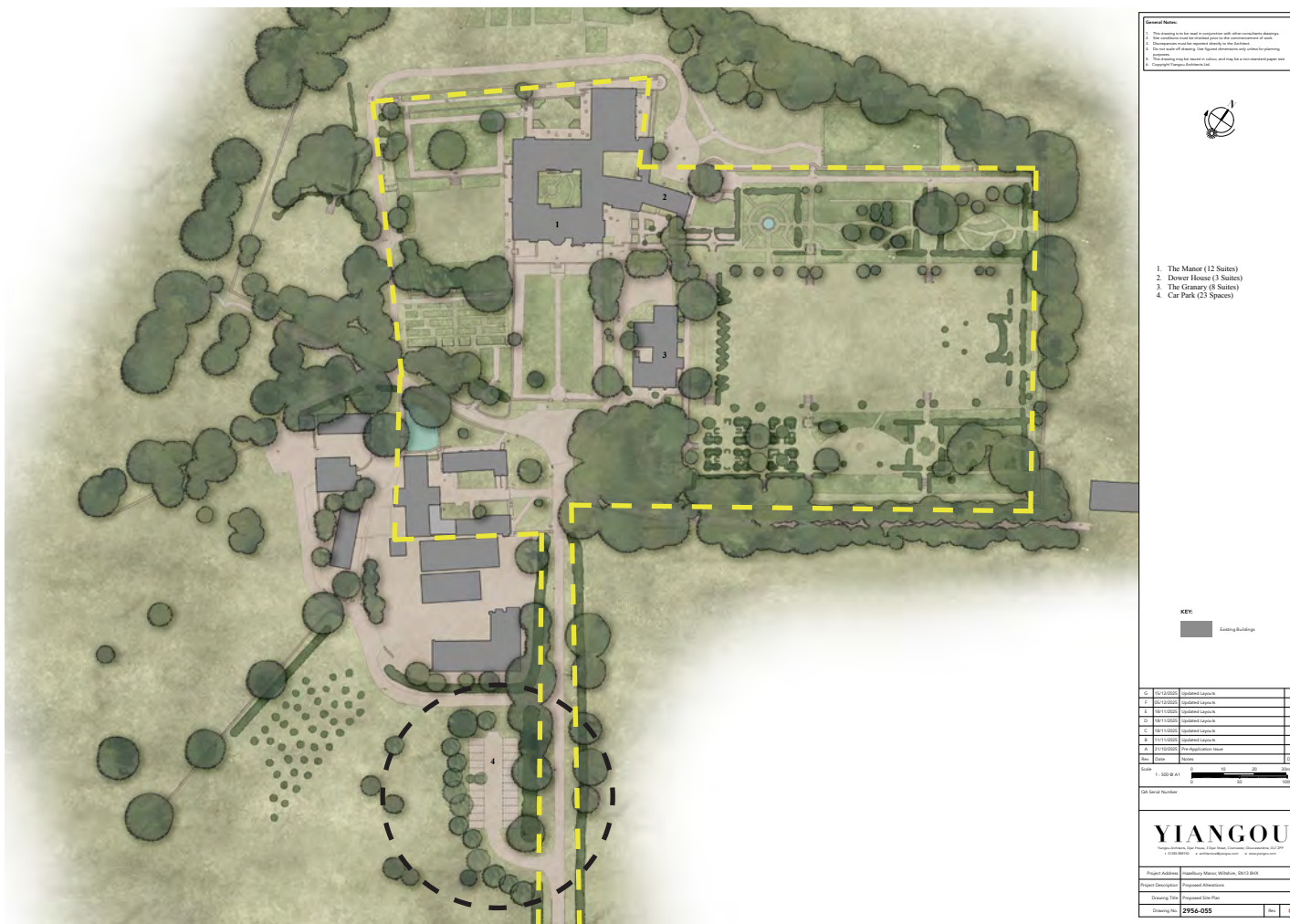
The proposal for the Change of Use is summarised in the site plan drawing issued by Yiangou Architects (pictured below). This forms the basis of a 'living draft' in order to be more responsive to changing circumstances, opportunities and constraints. The use as a hotel necessitates the provision of car parking spaces to meet the hotel's needs. The proposed location for these is circled on the plan below and is set some distance from the house, accessed off the main drive. This location is looked at in closer detail on the following pages in order to consider the impact of this on the setting of the house, the listed agricultural buildings and the registered park and garden.

The approximate boundary for the registered park and garden is indicated on the plan below. As can be seen, the proposed car park location is well away from the formal areas of the garden, but adjacent to the access drive which is also included in the listing for the Park and Garden (NHLE ref: 1000520).

The main drive off the road from Chapel Plaister (B3109 Bradford Road) runs in a straight line, axial to, and centred on, the canted bay of the house. Hedgerow and trees to either side of the drive give a sense of enclosure with mature trees framing the focussed view. The drive is identified as forming part of the registered park and garden as shown on the NHLE plan and is the primary arrival route to the house and estate.

This enclosed route is punctuated by a number of field gates in the hedgerow, and at these points offer glimpsed views to the countryside beyond. One such gate exists, offering access to the modern agricultural sheds to the south of the house, and access to the proposed car park will be approximately 50m to the south of this. The intermittent spacing of the mature trees allows for accessing through without interruption to their rhythm.

Once through to the other side of the hedge line, the open
 filed and undulating nature of the landscape is apparent.



Site plan for Hazelbury Manor site, by Yiangou Architects. Car parking area (4) circled, approx. boundary of registered park and garden outlined in yellow.



The main drive towards the entrance gates of Hazelbury Manor with grass verge, lined with hedges and punctuated by trees.



The main drive is axial to the canted bay of Hazelbury Manor.



View towards the drive from B3109 (right) to the Manor (left). The hedge line is punctuated by field gates; the approximate location of proposed car park entrance is indicated.



The ground level falls gradually along the length of the drive towards the Manor, as can be seen in the photograph above.



Hazelbury Manor viewed from the field to the south. Car parking is proposed to the right of the photograph, and will be screened by the mature conifers and mid to lower level planting. Note the modern agricultural buildings are largely screened by the dip in the landscape. The Manor house is completely encircled by vegetation, offering screening both to and from the house and the formal gardens.



Area immediately to the south of the existing access route. Note roof top and chimney stacks of Hazelbury Manor just visible above dense planting. Whilst that in the foreground will be re-landscaped, the screening will remain.

Approx. Location for Proposed
Car Park



Corresponding views back from the Manor house towards the proposed car parking site, in this case screened behind the mature trees behind the farmstead buildings. Approximate location marked with arrow.

Approx. Location for
Proposed Car Park (behind
trees)



View from the Manor house (east second floor window) towards the proposed car parking site, screened behind the mature trees behind the farmstead buildings. Approximate location marked with arrow.



The viewing mound, installed by Ian Pollard in the 1990s, allegedly to dispose of spoil from the swimming pool excavation. This is located in the same field but remote from any proposed works. The whole area is well outside the defined boundary of the listed park and garden.



View from the mound back towards Hazelbury Manor. In addition to the elevation the mound gives, the land falls away steeply to the north west (left in photograph). The proposed car park would be to the extreme right of the photo (circled), adjacent to the fenced orchard.

IMPACT ON HERITAGE SIGNIFICANCE

In relation to the setting of a heritage asset the National Planning Policy Framework Glossary 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. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Historic England's advice in Historic England's Good Practice Advice Note 3 – The Setting of Heritage Assets, December 2017 (GPA3) para 9) is similar stating:

Setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated [...] Its importance lies in what it contributes to the significance of the heritage asset or the ability to appreciate the significance.

It explains (GPA3 para 10) that the contribution of setting to the significance of a heritage asset is often expressed by reference to views – a visual impression of an asset. It comments (page 6) that:

Some views may contribute more to understanding the heritage significance than others. This may be because the relationships between the asset and other historic assets or places or natural features are particularly relevant.

And furthermore, (GPA 3 para 9) explains that the setting of heritage assets will change over time and that this can be a positive element in our understanding of places and how we experience the historic environment and heritage assets. It cautions that where unsympathetic change has affected the setting of a heritage asset further cumulative negative changes could sever the last link between an asset and its original setting but pointing out that sympathetic new development has the potential to enhance setting, successfully illustrating the cycle of change that shape our towns and countryside.

GPA3 Part 1- Settings and Views, discusses the issue of setting stating:

Setting is the surroundings in which an asset is experienced and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.

Amongst the government's planning objectives for the historic environment is that conservation decisions are properly informed. GPA3 Part 2: Setting and Views – A Staged Approach to Proportionate Decision Taking, explains the broad approach to be followed.

It explains that matters such as the asset's physical surroundings, the history and degree of change and how the asset is experienced will define its setting.

The Manor sits as a part of a group of buildings in a wider agricultural landscape. The visual relationship of the house to the nearby farm buildings illustrates its historic role as the administrative centre of a farm holding. The more recently constructed 20th century agricultural buildings illustrate its role in the continued management of the land.

The more formal gardens immediately surrounding the house are contained and screened from views both out and in. The extent of the registered Park and Garden, includes the axial main drive, and this too is enclosed either side to provide a focussed axial view of the Manor on approach.

The location for the proposed new guest car park has been informed by analysis of the setting, and yet still convenient to serve the hotel's needs. Further information is provided in the accompanying Planning Statement prepared by Rural Solutions. It is located outside the boundary of the designated Park and Garden, on a site adjacent to the main drive, to the south west of the Manor house.

The existing trees and vegetation cover will completely screen the development from all of the designated heritage assets within the park and garden at Hazelbury. The field in which it is proposed to be located was not intended to be part of any historic view from the designated heritage assets, either in the near or far ground, and as such there will be no impact on either the physical fabric of the listed buildings (designated heritage assets) or on their setting, nor on the designated park and garden. The openness of the field beyond the farmstead buildings and the surrounding vegetation is maintained.

The proposed car park location does not impact on designed historic views across the formal gardens which lie to the east of the house, the terraces and croquet lawn to the west, and along the axial drive framed by the pairs of entrance piers.

In terms of the wider landscape, the impact of the car park is likely to be minimal when viewed from surrounding public receptors (public roads or footpaths). There may be some slight impact on the distant views from across the valley, given that the open field to the west falls away and therefore loses any beneficial screening by the mature vegetation. The equivalent view out from the proposed car park site across the valley (below) demonstrates the scale of visible landscape, which reduces the built fabric in the distant view to a small element in the overall panorama.

In order to eliminate any harmful impact to views from public roads and access routes to the north and west, it is proposed that the car park will be enclosed by screen planting. In addition, the existing orchard to the west will assist with further layered screening of the cars and activity associated with this function.

The existing hedgerow and mature trees along the main drive, forming the boundary of the designated Park and Garden, remain and will continue to provide screening from the main drive. This will maintain the axial view both to and from the canted bay of the front elevation of the Manor.



View from proposed area of car park with fenced orchard in foreground. The scale of this panorama renders the substantial buildings in the distance minute in relation to the extent of vegetation and rolling fields.

SUMMARY OF IMPACT ON THE CONTRIBUTION OF SETTING TO SIGNIFICANCE:

- The evidence which aids the understanding of the physical, social and economic influences that informed the development of the house, gardens and ground will be preserved;
- People's appreciation and visiting experience whilst moving along the drive will remain;
- The relationship between house, formal gardens, farmstead buildings and service yards will remain;
- The private garden setting to the Manor House, consisting of both pleasure and working garden areas will remain unaffected;
- The strong historical association of the gardens and broader landscape setting to Hazelbury Manor with Ian Pollard (1945-2019) as a developer and keen gardener will remain;
- the sense of the isolated rural location will be preserved;
- people's views from other locations will be unaffected (given the existing activity on the site of the house with farming operations);
- as with access to other historic houses, providing for the needs for visitors, to be able to experience and enjoy the site's rich history, car parking that is carefully located and managed is a sensible and responsible approach.



CONCLUSION



This report has considered the impacts of the proposed development at Hazelbury Manor.

The Gardens Trust 'Historic Landscape Project' identifies that

The careful management of change within the setting of a heritage asset makes an important contribution to the quality of that asset. We therefore need to pay attention to and protect not only the parts of historic designed landscapes which are within clearly the physical boundaries of the site, but also the views and surrounding area which provide the site's character and context and can be so essential to the way in which we experience the heritage asset.

Such is the case at Hazelbury Manor. Whilst the proposed location of the necessary parking is well outside the boundary

of the registered Park and Garden, the siting has been carefully considered to minimise the impact on the setting of the heritage assets.

The chosen location has the benefit of mature screening, however design strategies employed to enhance this screening will help mitigate any visual impact and retain the significance of the site and its listed buildings.

It is acknowledged that Setting is a quality that will change over time, however consideration has been given here to ensure that this latest proposed change will not result in a negative impact but rather, contribute to the overall setting as well as the beneficial use of the site.

APPENDIX 1: ENTRIES IN THE NATIONAL HERITAGE LIST FOR ENGLAND

1. OFFICIAL LIST ENTRY

Heritage Category: Listed Building

Grade: I

List Entry Number: 1363618

Date first listed: 20-Dec-1960

List Entry Name: HAZELBURY MANOR

Statutory Address: HAZELBURY MANOR

LOCATION

Statutory Address: HAZELBURY MANOR

District: Wiltshire (Unitary Authority)

Parish: Box

National Grid Reference: ST8352668357

DETAILS

ST 86 NW 2/143 20.12.60

BOX HAZELBURY Hazelbury Manor (formerly listed as Hazelbury Manor and Barn)

GV I

Manor House, C15 to C17, restored and enlarged 1920-25, rubble stone and ashlar, part roughcast, with coped gables and ashlar stacks. Two and a half storeys, courtyard plan. Great hall of Croke family, owners from C13 to C15, probably incorporated in present hall, c1500 for J. Bonham, wing to east probably early C16 as also wing to west but this probably raised after 1580. The west side of the court, almost all of 1920-25 was probably of c1550 completed after 1580 for Sir J. Yonge, together with south-west stair tower. North side of court wholly of 1920-25 is on C16 foundations. The restoration and enlargement were by Sir H. Brakspear for G.J. Kidston. South front has C15 Great Hall marked by a large battlemented canted bay and a 2-storey battlemented porch tower, both of 1920-25, reconstructed from evidence of foundations and carved fragments. To right, ashlar gable, early C16, with 2 large 15-pane thick glazing bar sashes to each floor, buttress between lower sashes and hoodmould over upper pair. Thick glazing bars here and elsewhere are of 1920-25 replacing later C18 or C19 sashes. East end wall stack with paired diagonal shafts. Range running back has some c1500 Tudor-arched lights to courtyard. Before 1919, range ended at very large ridge stack. East side has wall-face stack, 3 upper windows, cyma-moulded, 2 lower c1920 Tudor-arched lights, original 2-light window and plank door with pair of Tudor-arched window heads over lintel. West end of south front has tall paired-gabled range with large central outside stack, 2 late C16 recessed chamfered 3-light attic windows,

two 18-pane thick glazing bar sashes, and 2 ground floor leaded lights in moulded frames. Coped east gable and east end stack. West garden front has 5 gable range, 2 original, with paired corniced stack on rear roof slope, 3, with large ridge stack, added 1920-25. Original gables have 3-light attic windows as on south front, each over a pair of large 18-pane sashes restored 1920 and left side sash added, and ground floor 2 single lights to right and two 2-light windows to left. Circa 1920 stepped buttress at end of old work. Circa 1920 range has recessed chamfered mullion windows throughout and is roughcast to match original section. North front of 4 gables, one and a half storeys, wholly 1920-25, also with recessed chamfered mullion windows. In north-east corner late C20 swimming pool addition. Inner court has south side reconstructed half stack, original c1500 Tudor-arched 4-light hall bay and c1580 flat-parapet stair tower with double-transom 2-light windows. To left of stack restored later C16 upper 3-light mullion and transom window with c1500 Tudor-arched light to right. Ground floor passage is c1920-25. On west side, original only left end bay of 6-bay open segmental-pointed arcade and one of the 3-light mullion and transom windows, but the rest includes carved fragments found and follows foundations. East side is original as far as ridge stack. East of main house, short original range with upper 2-light window and hoodmould over open porch with long hood on carved C18 brackets. A service range of c1920 links this section to formerly detached 'Dower House', C17 house built for the Speke family. Symmetrical double-fronted range with end wall stacks, parapet and 2 coped gables to each side. Recessed chamfered mullion windows with hoodmoulds, 2-light to attic, 3-light to main floors. Central moulded Tudor-arched doorcase with hoodmould. Relieving arches over ground and first floor openings. Rear is similar, but 2 central stair lights over door and ground floor casements. Parapet front and rear has 3 projecting stone rainwater spouts. Interior: Original 6-bay double-purlin wind-braced hall roof with arch-braced collar trusses. Original Perpendicular style panelling to arches to north and south hall bays. Timber screen and gallery reused from house in Barnstaple. C17 staircase reused from house in Shrewsbury, as also C17 panelling to upstairs room on west side. East side dining room has fine early C17 stone fireplace, said to 'have been moved from the 'dower house' but possibly in situ, and panelling reused from house in Shropshire. Upstairs, south-west drawing-room has c1920 panelling and plaster, but reused shell niche from former north-east kitchen. Fireplaces from the 'dower house' and attics of main house reused in north wing. Hazelbury Manor was visited by Queen Elizabeth I, 23 August 1575 and four

Somerset gentlemen were knighted there. The manor of Hazelbury passed from the Croke family to the Bonham family c1500, was sold in 1580 to Sir J. Yonge of Bristol and c1602 to Hugh Speke of Ditteridge and c1725 to W. Northey. (Country Life 20 and 27 February 1926. G. J. Kidston: A History of the Manor of Hazelbury 1936.)

Listing NGR: ST8352668357

2. OFFICIAL LIST ENTRY

Heritage Category: Listed Building

Grade: II

List Entry Number: 1181185

Date first listed: 24-Jul-1985

List Entry Name: FORECOURT WALLS, TERRACE AND GATES TO SOUTH OF HAZELBURY MANOR

Statutory Address 1: FORECOURT WALLS, TERRACE AND GATES TO SOUTH OF HAZELBURY MANOR

LOCATION

Statutory Address: FORECOURT WALLS, TERRACE AND GATES TO SOUTH OF HAZELBURY MANOR

District: Wiltshire (Unitary Authority)

Parish: Box

National Grid Reference: ST8355668310

DETAILS

ST 86 NW 2/146

BOX HAZELBURY Forecourt walls, terrace and gates to south of Hazelbury Manor

II

Enclosing walls, gates and terrace, later C17, and 1920-25 by Sir H. Brakspear rubble stone and ashlar. Two fine south gate piers, banded ashlar with moulded cornices and pulvinated friezes carrying ornate urns with attached shields to front and rear. Carved arms of Sir H. Speke (died 1661) with emblem of baronetcy awarded 1660. Inner face of piers breaks forward with C20 wooden gates. Rear of each pier has recessed shell-headed niche low down. Enclosing garden are rubble stone walls with ridged ashlar coping, side walls stepped up twice towards north ends. At each end of terrace along south front of house are gateways, to west pair of C18 panelled ashlar piers with cornices, ball finials and C20 iron gates, to east Tudor-arched chamfered doorway with plank door. South terrace has ashlar balustrade in 6 sections each side with moulded rail, square piers with strap work panelling,

turned balusters, apparently all of c1920-25 but based on C17 fragments.

3. OFFICIAL LIST ENTRY

Heritage Category: Listed Building

Grade: II

List Entry Number: 1022780

Date first listed: 24-Jul-1985

List Entry Name: ENCLOSING WALLS TO NORTH AND WEST OF HAZELBURY MANOR AND TERRACE IN WEST GARDEN

Statutory Address 1: ENCLOSING WALLS TO NORTH AND WEST OF HAZELBURY MANOR AND TERRACE IN WEST GARDEN

LOCATION

Statutory Address: ENCLOSING WALLS TO NORTH AND WEST OF HAZELBURY MANOR AND TERRACE IN WEST GARDEN

The building or site itself may lie within the boundary of more than one authority.

District: Wiltshire (Unitary Authority)

Parish: Box

National Grid Reference: ST8345668357

DETAILS

ST 86 NW 2/147

BOX HAZELBURY Enclosing walls to north and west of Hazelbury Manor and terrace in west garden

GV II

Walls and terrace, C17 restored, rubble stone and ashlar. High rubble stone north wall with ashlar ridged coping and battlemented curved towers at north-west and north-east angles. North-west tower has inner steps up to stone seat on curved balcony on carved brackets, acting as canopy to curved seat below. Corbelled stone seat on north wall outer face. Centre of north wall has moulded Tudor-arched gateway with strapwork cresting and carved Speke arms. On east side wall returns to rear of the Dower House. On west side wall steps down at terrace and has 2 external buttresses at south end. Terrace attached in west garden, rubble stone base with 8 stone steps up in centre and length of ashlar balustrading each side, turned balusters, panelled piers, moulded rail and some stone urns. Eight sections to left, 7 to right with small return at east end. Terrace is of c1925-26 by Sir H. Brakspear when the rest of the walls were restored.

Listing NGR: ST8345668357

4. OFFICIAL ENTRY

Heritage Category: Listed Building

Grade: II

List Entry Number: 1181170

Date first listed: 24-Jul-1985

List Entry Name: ENTRANCE GATES AND COACH HOUSE AT HAZELBURY MANOR

Statutory Address: ENTRANCE GATES AND COACH HOUSE AT HAZELBURY MANOR

LOCATION

Statutory Address: ENTRANCE GATES AND COACH HOUSE AT HAZELBURY MANOR

District: Wiltshire (Unitary Authority)

Parish: Box

National Grid Reference: ST 83564 68265

DETAILS

ST 86 NW BOX HAZELBURY

2/144 Entrance Gates and Coach house at Hazelbury Manor

GV II

Entrance gate piers, later C17, banded ashlar with moulded cornices pulvinated friezes and ball finials. Attached to west, short length of rubble stone coped wall links to the coach house, a rubble stone outbuilding with Bridgwater tile roof and coped gables. West end has timber-lintel cart entry, apparently a later alteration as above are paired arched drip moulds probably originally for 2 arched entries. Three bay tie-beam-and-angle-strut trussed roof with triple purlins and remains of thatch.

5. OFFICIAL LIST ENTRY

Heritage Category: Listed Building

Grade: II

List Entry Number: 1363619

Date first listed: 24-Jul-1985

List Entry Name: GRANARY SOUTH EAST OF HAZELBURY

Statutory Address 1: GRANARY SOUTH EAST OF HAZELBURY

LOCATION

Statutory Address: GRANARY SOUTH EAST OF HAZELBURY

District: Wiltshire (Unitary Authority)

Parish: Box

National Grid Reference: ST8357968341

DETAILS

ST 86 NW BOX HAZELBURY

2/148 The Granary, south-east of Hazelbury

GV II

Granary and cart-shed range, later C17, converted c1922-5 into garage, cottages and workshop by Sir H. Brakspear. Rubble stone, part roughcast with stone tiled roofs, coped gables and c1922 corniced ashlar stacks and hipped dormers. One and a half storeys.

Open courtyard plan. Small scale court entered through low wall between wings. Chamfered basket-arched doorway with drips tone and oak plank door to left of main range with recessed chamfered single light above, 2-light recessed mullion window with hood to ground floor right. Doorcase has John Pritchard 1766 inscribed. North wing has plank door on inner face, south wing has outside stairs to loft door under dormer gable to right, 2-light renewed ground floor centre window with hood and single light to left. Gable ends of both wings have renewed 2-light windows with hoodmoulds to upper floors. Ground floors formerly had open 2-bay cart-sheds. Original 2-light windows with hoodmoulds to outer side of each wing. North gable end of main range has original attic light and inserted garage. Three rear dormer gables are of c1922, one reusing original window.

Listing NGR: ST8357968341

6. OFFICIAL LIST ENTRY

Heritage Category: Listed Building

Grade: II

List Entry Number: 1022779

Date first listed: 24-Jul-1985

List Entry Name: STABLES AT HAZELBURY MANOR

Statutory Address 1: STABLES AT HAZELBURY MANOR

LOCATION

Statutory Address: STABLES AT HAZELBURY MANOR

District: Wiltshire (Unitary Authority)

Parish: Box

National Grid Reference: ST 83546 68280

DETAILS

ST 86 NW BOX HAZELBURY

2/145 Stables at Hazelbury Manor

GV II

Stable range, later C17, squared rubble stone with stone tiled roof, coped east gable and one central loft dormer on north front. Ground floor range of window, door, window, door and 2 windows, doors in flush chamfered surrounds and windows of 2 small square lights in recessed cyma-moulded mullioned frames. Mounting block between doors. West end outside stairs to loft. Rear has four C20 windows similar to those on front. Six-bay double purlin roof with collar-trusses and later sling braces.

Listing NGR: ST8354668280

7. OFFICIAL LIST ENTRY

Heritage Category: Park and Garden

Grade: II

List Entry Number: 1000520

Date first listed: 01-Jul-1990

LOCATION

District: Wiltshire (Unitary Authority)

Parish: Box

National Grid Reference: ST 83691 68116

DETAILS

Remains of an early C17 garden surrounding a manor house, restored in the early C20 by Harold Brakspear and extended in the late C20.

HISTORIC DEVELOPMENT

Hazelbury Manor, formerly Hazelbury House, dates from the C14 when it belonged to the Croke family. The main phases of its development took place in the late C15, late C16, and mid C17. This last period of building was carried out by the Speke family who owned the estate from 1613 to 1682. A survey of Hazelbury Manor of 1626 by Francis Allen shows the manor and its outbuildings situated within an enclosed area, surrounded by 'The Northe Ground', 'The Bott Gro', 'The Uppa Grownd' and 'Ortcha'.

Having been used as a farm for around two centuries, the estate was bought in 1919 by George J Kidston. From 1920 to 1925 he extensively restored and extended the estate, including the garden, using Harold Brakspear as architect.

From 1943 to 1971 Hazelbury Manor served as a girls' school, and then in 1973 returned to private ownership. In the late C20 various new features were introduced in the garden, which was further extended to the north and south-west by the then owner (CL 1991).

Hazelbury Manor remains (2000) in private ownership.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING

Hazelbury Manor, a site of c 2.75ha, occupies a shallow depression to the east of the village of Box and is surrounded by farmland.

ENTRANCES AND APPROACHES The main approach to the site is from the south-east, via a 600m long straight drive, lined on either side by a hedge of mainly mixed species, from the village of Chapel Plaister. The drive leads down to a pair of C17 gate piers with attached coach house (listed grade II) situated c 90m south-east of the Manor. The site can also be approached via a drive to the east of the site (outside the area here registered) leading off Bradford Road (the old London to Bath Road). To the south-west the site can be approached by a small track (outside the area here registered) leading off Wyres Lane on to the West Drive (late C20), which approaches the site from the direction of Box village.

PRINCIPAL BUILDING Hazelbury Manor (listed grade I) has a courtyard plan and is situated in the north-west corner of the site. The south front contains a C15 Great Hall, marked by a large, canted bay and a two-storey entrance porch, both reconstructed by Brakspear in 1920-5. They are flanked to the east by an early C16 two-storey ashlar gable and to the west by a paired gable range with a large external chimney stack. The west front, mostly reconstructed in 1920-5 by Brakspear, has five gables with windows overlooking the garden. The north front dates entirely from 1920-5 and has four gables; in the north-east corner is a late C20 extension housing an indoor swimming pool. The east front, mainly early C16 in date, has an attached service range of 1920-5 which gives access to an early C17 Dower House built for the Speke family.

To the south-west of the Manor is a late C17 stable range (listed grade II), and to its south-east a granary and cartshed range of similar date (listed grade II).

GARDENS AND PLEASURE GROUNDS The Manor is surrounded to the south, east, and west by a series of walled garden spaces, initially laid out as part of the early C17 alterations carried out under the ownership of the Speke family (Allen, 1626).

Immediately to the south of the house is a rectangular area enclosed by a C17 wall (listed grade II) with, on its south side, a pair of gate piers aligned with the set of entrance piers attached to the coach house further south. The area is laid to lawn, with borders on either side and a central walk. At its north end central steps lead up to a balustraded terrace situated along the south front of the Manor.

To the east, beyond the C17 granary and a rockery introduced in the late C20, is a rectangular enclosure surrounded by a drystone wall. It is gently terraced, with low earth banks along the north and south sides sloping down to the central level lawn with a formal pond in the eastern part. The lawn is surrounded by yew-hedged garden rooms (late C20) including a Rose Garden, an Orchard, a Wide Borders Garden, a Foliage Garden, a Long Rose Garden, and a small parterre garden planted with box and yew called the Chess Set. The garden rooms are surrounded to the north and south by a Beech Walk, to the west by a Lime Walk, and to the east by a Rose Walk, all of which are ornamented throughout with statuary and seats. The area covering the east garden was previously used as an orchard (Allen, 1626)

To the west of the Manor the ground is terraced to give a series of levelled spaces laid out as walks, gardens, and lawns, encompassed by a C17 stone wall (listed grade II) with openings onto the West Drive (late C20). South of the top terrace, called Archery Walk, are two walled areas on a lower level called Mulberry Lawn and Croquet Lawn (laid out in the late C20). A formal pond and the swimming pool extension (late C20) have been built over the eastern end of the Archery Walk. The wall along its north side terminates in two

semicircular crenellated bastions at its east and west corners. Set into this wall is a seat, and it has been suggested that the top terrace may therefore have been used for crossbow tournaments in the medieval period (CL 1991). To the north of Archery Walk is a pinetum planted in the early 1990s to shelter the gardens. The field to the south-west of the Manor (outside the area here registered) includes the remains of a Roman villa. The series of walled gardens described above are first shown on Andrews and Drury's map of 1773. On Francis Allen's survey of 1626, the area west of the Manor is called 'The Bott Gro'. The series of walled gardens was restored by Brakspear in 1920-5.

KITCHEN GARDEN The walled garden situated below the Croquet Lawn and Mulberry Lawn is laid out as a vegetable garden (early 1990s), lined to the north by mature beech trees.

REFERENCES

Country Life, 20 (20 February 1926), pp 274-81; (27 February 1926), pp 306-12; no 10 (7 March 1991), pp 58-61 Hazelbury Manor: Inspector's Report, (English Heritage 1990) Grant application to EU for support for a pilot project to conserve the European Architectural Heritage, with supporting material compiled by the then owner of Hazelbury Manor (1993) [copy on EH file]

Maps Leland, Itinerary of England and Wales, c 1541 (quoted in CL 1926) Francis Allen, A survey of Hazelbury Manor, 1626 (Wiltshire and Swindon Record Office) Andrews and Drury, Map of Wiltshire, 1773

OS 6" to 1 mile: 1st edition published 1889 2nd edition published 1919 OS 25" to 1 mile: 1st edition published 1886 2nd edition published 1900 3rd edition published 1921

Description written: October 2000 Amended: November 2003 Register Inspector: FDM Edited: November 2004

APPENDIX 2: WILTSHIRE ARCHAEOLOGICAL AND NATURAL HISTORY MAGAZINE VOL. 81 (1987) [EXTRACT]

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THE WILTSHIRE ARCHAEOLOGICAL AND NATURAL HISTORY MAGAZINE

in a number of cases, notably the Dominus Julius mosaic (Figure 7), a deliberate effort has been made to represent one particularly large room, shown more or less as a separate building, in order to convey the status of the villa and its owner as a man of public importance (Sarnowski 1978, 76–9, 113–5).

Here, then, is a potentially useful tool for studying villas in general, enabling us to distinguish those with a 'status' role on the more or less objective ground of whether a certain room – or suite of rooms (as suggested for the largest villas) – is present. The whole question deserves further research, since it may provide a more significant and precise criterion for the classification of top-rank villas than the ill-defined ones of general size and degree of luxury that have been used in Britain up to now (eg. Rivet's 'A' and 'B' villas: Rivet 1969, 211–3). It is also hoped that by stressing the way British villas reflect changes occurring elsewhere in the Roman world this discussion will work as an antidote to the insular nature of some recent villa studies.

[Note: A comment may be added on one detail of the Box apsidal room, the rectangular foundation on its east side beside the start of the apse (Wall 4B, H21, Figure 15). This may have been no more than an external buttress or might be the base for steps to an entrance just south of the apse. Such an entrance would be suitable for a *dominus* to hold audience, with his petitioners approaching from the far end of the room (cf. the Palace of the Dux at Apollonia and Figure 8a, b), or would equally well suit diners using the apse and those who served them]

Box as the centre of an estate; post-Roman 'continuity' (Figure 9): with Richard Hodges

Apart from the considerations just set out, two other approaches to Box as the centre of a landholding deserve discussion. Branigan (1976, 90–2) suggested that it belongs with other rich villas at the top of a hierarchy of rural sites, with lesser villas tending to occur in clusters around them, as if they were subordinate elements in large landholdings. Bonney (1973, 484) had previously drawn attention to the similar pattern of villas and Domesday manors in Box parish and speculated on the possibilities of continuity between the late Roman and medieval settlement.

The nearest known or possible villa sites to Box are Ditteridge, c. 2 km. to the north, and Hazelbury, c. 1.5 km to the south, both in Box parish, and Atworth, Colerne and Bradford-on-Avon in neighbouring parishes, c. 5–10 km away. The site at Ditteridge has not been securely located, while that at Hazelbury is known from an eighteenth-century illustration of a mosaic and an air photograph taken in 1975 (Figure 9)

showing curvilinear and rectangular enclosures (the latter looks typically Roman, although field-walking has revealed a twelfth- to fourteenth-century deserted medieval village in this area; see notes below).

Atworth is a luxury villa in its own right, while Colerne is of the more modest 'intra-mural yard' type (in Branigan's terminology, *op. cit.*), but these sites and Bradford-on-Avon are probably too far from Box to have direct links with it. In any case, detailed survey is required to say any more about settlement in the area. Where this has been done, as for example the aerial work by Agache (1978) in the Somme valley, or the work by Leech (1982) in Somerset or the Oxfordshire Unit's work in the Upper Thames valley (Miles 1982), a wide range of sites is seen to occur in the villa-dominated landscape and there appears to have been a varying, and evidently complex, relationship between the large villas and lesser sites. Through these and other surveys now being done we may soon be able to compare patterns of Roman rural settlement over environmentally comparable landscapes and from that make more solidly-based deductions about their social organisation.

The 'continuity' discussion would also, it is hoped, now be seen in a different perspective. A distinction has to be made between continuity of physical elements in the landscape, both natural and man-made, which may influence settlement patterns (for example, a geographically favourable setting such as that of Box, reflected in the multi-period settlement on the site, or an earlier man-made feature such as a Roman road influencing later manor or parish boundaries) and continuity of economic and social organisation. Bonney argued persuasively for the former in northwest Wiltshire, by demonstrating the relationship between parish boundaries and Roman features, but this tells us nothing about the second element. Without labouring the point, all that we have learnt over the last decades in archaeology tends to stress the break between Roman and post-Roman (which might anyway be expected from the general differences in the economy of these two periods): where survey work has been done, as Leech's work in Somerset, the correlation between Roman and post-Roman settlement patterns is not impressive. Grinsell has shown that while 70% of the villas in Wiltshire were also the foci of Domesday manors, only 30% of the Domesday sites as a whole have known Roman antecedents, a pattern which could best be explained by both villas and manors occupying favourable locations and there being otherwise no significant link between the two patterns of settlement.



Figure 9. Cropmarks in field S. of Hazelbury Manor, looking N.E.: end of Box village in background. (West Air Photography)

Notes on Ditteridge and Hazelbury

Ditteridge: Scarth (1864, 119) suggested there was a villa and reports the finding of 'several imperial coins' in July 1813 in the orchard at Cheney Court (cf. also *W.A.M.* xlv, 186). Field walking in recent years has failed to locate any villa, although abraded Romano-British sherds have been found in the fields above the small Norman-period church.

Hazelbury: Musgrave (1719, 150–3) reported a villa and illustrated a mosaic: aerial photograph, Figure 9, taken in 1975 by West Air Photography. Mr T. Webster told Richard Hodges' father that when he worked on the Hazelbury estate in the 1930s he broke up a Roman tessellated pavement that was kept in one of the farm buildings and used it for aggregate when making a new concrete floor.

Hazelbury manor was renowned in medieval times as a centre for the 'Bath stone' quarries. As noted above, a DMV has been located by field survey on the slopes of the combe below the manor house, but no further Roman evidence has been found.

STRATIGRAPHIC REPORT: SELWYN HALL SITE AND NE CORNER OF THE WILDERNESS GARDEN (figures 10–19) While a sequence of building phases can be defined for the area re-excavated at the northeast corner of the villa, the evidence is too fragmented to allow the construction of a convincing site-wide sequence. So instead smaller stratigraphic groupings, here called 'horizons', have been used. These define particular activities or episodes of activity in the two main excavation areas (their chronological relationships are shown in Figure 10, based on the 'Harris matrix', Harris 1975). All excavated layers or 'contexts' are combined into twenty-eight horizons. They are here listed summarily under their appropriate horizon, noting those illustrated in section, and an index at the end of the report refers from trench and layer to