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APPENDICIES

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- Appendix C: Areas of Structural and Conservation Repairs

1.00 INTRODUCTION

1.01 The following Design and Access Statement has been prepared to support an application for Listed Building Consent to carry out essential repairs to the existing Moat Bridge on the Devizes Castle site.

1.02 The Moat Bridge lies within the Scheduled Monument site, but the bridge, like most of the other structures within the scheduled monument, is excluded from the scheduling, but is a Listed structure.

1.03 The proposal is to carry out essential repairs to the bridge which is in a poor structural condition and requires a complete overhaul.

The opportunity to carry out further conservation repairs will also be taken, with the removal of the prejudicial hard cementitious mortar pointing from the stone facings and replacing defective or missing masonry from the bridge structure and facings generally.

This application addresses the repairs works, with the resurfacing of the driveway and landscaping generally, being subject of a further application following Pre-Application consultations with the Local Planning Authority.

1.04 This statement briefly describes the proposed extent and the nature of the works in support of an application for Listed Building Consent.

Whilst not separately listed, the Moat Bridge falls within the curtilage of the site and forms part of the Devizes Castle Scheduled Monument (List Entry No. 1021375). Refer Appendix B.

1.05 This Design & Access Statement should be read in conjunction with the following architects' drawings:

- Site Location Plan No. 2256-02/LOC B
- As Existing Drawing Nos. 2256-02/006, 007, 015, 021 + 022.
- As Proposed Drawing Nos. 2256-02/106B, 107B, 215B, 321B + 322B.

1.06 A structural survey report of the bridge was prepared by Frank W. Hayward & Associates in April 2023 and should be referred to for further detail on the existing condition and recommendations for the structural repairs which are indicated on the application drawings.

1.07 Further information prepared in support of this application is contained in the appendices.

2.00 THE SITE AND BACKGROUND

- 2.01 Devizes Castle is located on the south-western edge of the town of Devizes and was the site of a significant Norman castle located on a motte, with a surrounding moat (now dry and partly infilled).

The castle was 'slighted' on the orders of Cromwell after a siege in the English Civil War and was progressively dismantled, its stone used for building material in the town and surrounding areas over the subsequent centuries.

- 2.02 The current castle and the majority of the structures within the grounds of the castle are largely from the early Victorian era with the works of Valentine and Robert Leach and their vision for the recreation of Devizes Castle, essentially a Victorian folly.

This includes not only the castle, but also its battlement walls, gateways, the Moat Bridge and the Castle Gatehouse that sits astride the curtain wall that forms the boundary of the Scheduled Monument.

- 2.03 Devizes Castle is currently divided into two residential properties under separate ownership, while the Castle Gatehouse is a separate dwelling consisting of the partly modern north and south lodges (which are under the same ownership as the main body of the castle), and a further property (Coach House) occupying the north west segment of the castle grounds between the castle mound and the outer curtain wall - Refer to Site Location plan.

- 2.04 A Heritage Appraisal for the site was prepared by Justin Ayton (August 2023) to support the main application for restoration of the castle (Ref: PL/2023/07677 + 07957), while a Heritage Impact Assessment specific to the Moat Bridge has been prepared by Heritage Planning Services (HPS) dated January 2026, which should be read in conjunction with this Design and Access Statement.

3.00 THE MOAT BRIDGE

- 3.01 Like most of the current buildings and structures on the site, the Moat Bridge is a Victorian structure, originally built in the 1840s by Valentine Leach and is indicated on the 1843 sales particulars, as a narrower pedestrian bridge.

It appears to have been widened on its eastern side at some point before 1885 (the 1st edition 25" Ordnance Survey map) to accommodate the current driveway width and provide vehicular access to the castle from the south side.

Description

- 3.02 The bridge consists of a central arch (2 joined arches) and a number of brick arched chambers off to the north and south sides. There are essentially two bridges abutting each other side by side.

The original bridge would appear to have been refaced at some stage with a Tufa stone facing on its west side, while the later addition widening the bridge on the east side is faced in roughly coursed limestone facings, characteristic of much of the later work on the castle and its grounds by Robert Leach.

The masonry parapet walls on the east side are topped with a domed coping formed in bedded stone slips, with stone end blocks, a number of which have been replaced with concrete, while others are missing altogether.

The parapet on the west side is much lower, with a basic metal 'Key Clamp' barrier set at a relatively low level on the bridge driveway surface inside the parapet wall.

The surface is a tarmac finish, with a reasonable depth of compacted fill over the arches, with the driveway falling from north to south across the bridge. The driveway surface has been repaired recently to reduce the damage from the surface run-off penetrating into the bridge structure.

Masonry may have come from a number of sources, but is principally of an Oolitic limestone, similar to Bathstone in its appearance.

- 3.03 The west elevation of the bridge presents itself with a Tufa stone facing.

The ivy growth on this façade has been removed as part of maintenance works and to facilitate closer inspection of the condition of the Tufa stone facing, much of which is loose inadequately bedded.

- 3.04 The interior of the bridge main arch and the chambers flanking either side are littered with stored items and rubble – some from local collapses of the brickwork and stone from the bridge.

Other items of fabric from the castle and surrounding grounds are currently stored in these chambers and will need to be moved to alternative locations to facilitate any repair work foreseen.

The Setting

- 3.05 The Moat Bridge crosses the moat on the southern edge of the castle motte in the position of a pathway that crossed the moat via the original Victorian bridge indicated on the 1843 sales particulars.

This approach, originally through the Victorian pleasure grounds, is now part of the castle approach from the Gatehouse, with significant views across the moat towards the Moat Bridge and the castle rising above it.

- 3.06 The Moat Bridge still has the grassed 'dry moat' on both sides of the bridge, albeit in separate ownership (South Tower grounds to the west side, and the bridge itself and moat on the east side under ownership of the applicant).

- 3.07 The existing landscaping adjacent to the Moat Bridge consists of planting (much self-seeded) trees and shrub cover to the castle motte and along the south side of the drive, where a number of significant trees are located.

4.00 PROPOSALS AND DESIGN PRINCIPLES

- 4.01 This application addresses the proposals to carry out remedial structural repairs and strengthening of the existing bridge structure, together with conservation repairs to the existing fabric to address a period of neglect and ad-hoc, largely unsympathetic repairs to the fabric of the bridge.

Coupled with these structural remedial repairs, it is intended to undertake conservation repairs and overdue maintenance works to the bridge, removing prejudicial cementitious pointing from facings and rebedding loose or missing brickwork and stonework throughout the bridge structure.

Structural Repairs

- 4.02 The structure is in poor condition and has suffered minor collapses historically.

The principal area of concern is the cracking and displacement on the western side of the bridge and the need to tie the bridge back together where the different phases of work have separated, and where structural collapse has left voids of unbonded sections of masonry.

- 4.03 The structural repairs are indicated on the application drawings and include the following:

- A grid in Cintec anchors on the west face to tie back the outer walls and facings to the arches and bridge internal structure.
- Removal of debris and vegetation for gaps in structures, with subsequent grouting in conjunction with the Cintec anchors.
- Replacement of missing/collapsed areas of brickwork and stonework to ensure structural integrity of structure.
- Rebuilding of individual merlons and cappings where in poor condition or where displaced due to impact damage.
- Removal of modern block and steel beam structure from below main arch following Cintec Anchor repairs.
- Rebuilding of internal windows where fractured and collapsed – or consider propping via infilling with masonry 'plug'.

Conservation Repairs

- 4.04 Aside from the necessary structural repairs and remedial works to the bridge, it is intended to undertake a comprehensive scope of conservation repairs, the purpose of which is to remove elements of previous unsympathetic repairs which are prejudicial to the historic fabric and to carry out essential maintenance works to the bridge to preserve and enhance the fabric and its overall contribution to the castle and its grounds.

- 4.05 The work is to be undertaken by skilled masons and specialists (Cintec Anchors), with the benefit of mortar analysis and trial pits having been carried out.

Replacement stone (generally coursed rubble facing stone) is the same Oolitic limestone as used on the Castle and will be a mix of Syreford and Doultong stone, as agreed for use on the castle repairs in June 2024.

Mortar analysis has indicated that the mortar type used is generally the same type as used on the castle, with the more recent shallow, hard cement-based surface pointing being removed wherever possible.

The replacement pointing mix will be 1 lime putty, 1.5 Moretan sand, 1 Westerhay sand, 0.5 Shaftesbury sand and micro ashe*.

*Refers to very small measures of coal ashe.

Samples of replacement brick for the bridge arch structures are to be sourced to match existing in terms of size, colour and composition and will be submitted for approval on site, together with repointing trial areas and mortar pointing sample panels.

- 4.06 The conservation repairs are indicated on the application drawings and include the following:

- Remove debris and stored items in chambers below bridge.
- Removal of hard cementitious pointing from stone facings where prejudicial to stonework.
- Resetting of dislodged, loose or missing stones/bricks.
- Repointing of areas of missing or eroded mortar pointing to adequate depth to support masonry.
- Replacement of missing and/or concrete substitute end blocks to merlons.
- Repointing and resetting stones to merlon cappings.
- Repair or replacement of existing timber gate/grilles and frames to Chambers 3 + 4.

- 4.07 In order to ensure the proper dismantling, safe keeping and subsequent reinstatement of rebuilt elements on the bridge the following methodology is proposed:
1. Record existing sections of the bridge to be dismantled and adjoining area photographically.
 2. Record any missing or damaged stones that may not be capable of reinstatement and require replacement.
 3. Utilising suitably qualified crafts people, carefully dismantling the masonry, numbering all significant stones and storing on pallets for safe keeping on site pending rebuilding at the earliest opportunity.
 4. Allow to rebuild the masonry element to its former layout and disposition of stones (reference to record photos), utilising lime mortars and pointing to match approved samples.
- 4.08 There is no intention to remove any walling below ground level or to excavate to form new footings when rebuilding any section of bridge repairs.
- 4.09 Proposals to resurface the bridge driveway are not part of this application and will be subject to a separate application on the wider landscaping proposals for the castle grounds.

5.00 DESIGN AND ACCESS

- 5.01 The following outlines the specific design and access considerations associated with the proposals to repair the existing Moat Bridge and allow it to continue to provide a vehicular access route to both parts of Devizes Castle.

It sets out the design process and considerations taken into account to ensure that the proposals have been sensitively considered and designed having due regard to the existing structure and its setting on the Devizes Castle site.

Use

- 5.02 The proposal to carry out remedial structural repairs to the bridge is to facilitate the continued safe use of the bridge for vehicular traffic, including service access e.g. refuse collections, etc.

No changes to the access arrangements to Devizes Castle are proposed.

Amount and Scale

- 5.03 These proposals do not involve any changes to the extent or layout of the existing Moat Bridge.

No below ground works (foundations, etc.) are considered necessary and will therefore not impact on the Scheduled Monument or trigger the requirements for further trial pit excavations additional to those carried out under SMC (Ref: S00244456) during 2023.

Layout

- 5.04 The Moat Bridge layout is not being altered from its current layout.

Appearance

- 5.05 The external appearance of the Moat Bridge is expected to match the existing in terms of appearance and layout (matching stone/brickwork, coursing and reinstating of significant stones in their former positions).

Replacement mortar pointing is to match agreed section of existing pointing (established by sample mortar analysis) and be of a composition in accordance with good conservation practices and preservation of the historic masonry.

Landscaping

- 5.06 No landscaping proposals are envisaged as part of this application.

Access

- 5.07 The existing access arrangements to the Devizes Castle site are to remain as currently configured with access via the existing driveway from either the north or south sides.

Note: there are no areas to facilitate easy turning on the existing driveway routes, so the circuit of the driveway is necessary to be maintained.

All other entry points to the Devizes Castle site are unaffected by these proposals.

6.00 CONCLUSION

- 6.01 To maintain the Moat Bridge for vehicular access to the Castle, structural repairs and strengthening are required to address the cracking and displacement occurring between the different phases of the bridge construction in order to 'bond' them together again and allow the bridge to function properly.

These structural repairs will allow the removal of the more recent unsympathetic repairs/support (blockwork piers and steel beams) from within the central arch and allow the structure to return to its original configuration.

- 6.02 The removal of hard cementitious pointing (relatively shallow surface pointing) will allow the raking out of existing joints to a depth of at least 40mm and will provide an adequate bedding for the stonework, much of which has minimal bedding. Informed by mortar analysis, suitable repointing can be carried out in lime-based mortars which will relate more closely to the original mortar mixes used and reduce the aggressive decay and spalling occurring in the masonry.

Conservation repairs, including some rebuilding of parapet walls (principally merlons and their cappings) will allow the bridge structure to weather correctly.

- 6.03 Timber gates/grilles will be repaired or replaced to match existing as necessary on the west elevation.
- 6.04 The sensitive restoration of the Moat Bridge will allow for any existing defects to be remedied and for the bridge to function properly, while improving its long-term weathering and enabling it to continue to contribute to the setting and use of the castle grounds, without detracting from its historic character and appearance.

APPENDIX A: As Existing Photographs



Fig 1: Moat Bridge East Elevation



Fig 2: Left side of Arch 1



Fig 3: Arch 1 with doorway to Chamber 1



Fig 4: Window between Chamber 1+4



Fig 5: Moat Bridge West Elevation.



Fig 6: Brickwork to south side of Arch 2.

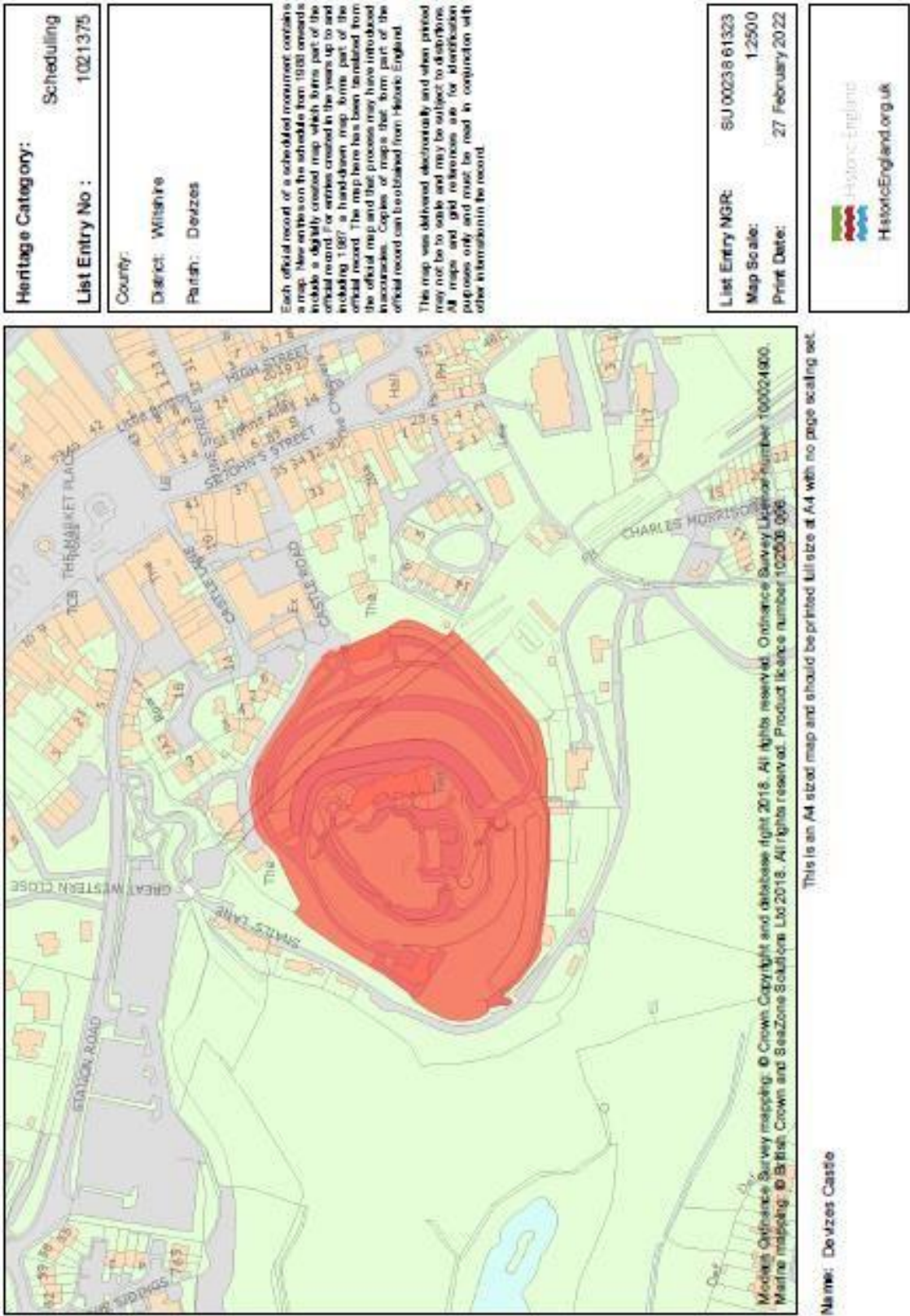


Fig 7: Tufa stone facing bedding mortar.



Fig 8: Hard Cement parapet pointing.

APPENDIX B: Devizes Castle Scheduled Monument (Historic England)



APPENDIX C: Areas of Structural and Conservation repairs



Fig 9: West Elevation outer facings to be tied back to internal structure; vegetation to be removed and gaps grouted following anchors installation.



Fig 10: Collapsed brickwork at Western arch.



Fig 11: Fractured/collapsed stonework to internal windows.



Fig 12: Merlon cappings to be rebuilt.



Fig 13: Merlon cappings to be rebuilt



Fig 14: Block and steel beam support to be removed.



Fig 15: Dislodged merlon end cappings to be reinstated.



Fig 16: Areas of cement mortar pointing on East Elevation to be raked out and repointed using lime-based mortar.



Fig 17: Areas of cement mortar pointing on East Elevation to be raked out and repointed using lime-based mortar.