

Appendices

Appendix A: A.2. Pre-application Heritage Statement

Heritage Statement

**Including a Level 3 Historic Building Recording for Grade II*
Listed Nonsuch House**

For a Proposed Boutique Hotel with Associated Buildings & Landscaping

**Including Formal Gardens, Manager's House, Hotel Leisure Buildings,
Gatehouse and Studio at :**

Nonsuch House, Westbrook Road, Bromham, Wiltshire, SN15 2ED



**Report Date: 4th April 2023
Jude Alexander Children**

Revision

(B)

This report has been prepared in good faith, with all reasonable skill, care and diligence, based on information provided or known available at the time of its preparation and within the scope of work agreement with the client.

We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above.

The report is provided for the sole use of the named client and is confidential to them and their professional advisors.
No responsibility is accepted to others.

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* Courtesy of Wiltshire Archive

[Each section should draw a mini conclusion]

0 EXECUTIVE SUMMARY

0.1 THE CHALLENGE AND THE OPPORTUNITY

The existing building is a Grade II* listed building that was severely and substantially damaged by an electrical fire in 2022. The property was subsequently put up for auction by the former owner as the only viable mechanism to enable the derelict property to be conserved. The property was sent to auction later the same year but unfortunately failed to sell. Boyce Group, the now new owner, made an offer on the property which was accepted. Prior to the completion of the sale, Boyce Group, at their own expense, constructed a temporary roof structure by way of a temporary emergency works notice to the Local Authority. This has substantially decreased the property from further degradation as it is no longer presents to the open air elements. With new ownership, comes the ability to undertake a once in a lifetime opportunity with a process of conservation, to conserve and where appropriate enhance significance, not only for Nonsuch House itself, but also for the estate in which it sits. Creating sustainable development which will be enjoyed for future generations to come. This executive summary gives a broad assessment of the proposals put forward by the applicant's design team. The heritage report gives the reader an extensive overview of Nonsuch, in terms of it's architectural, social, regional and economic history (HE Level 4 Record Standard). The report includes digital reconstructions of the morphology of the primary buildings as well the wider site in order to assess the significance of the place and its setting.

0.2 THE ESTATE MASTERPLAN

The masterplan has been sensitively designed and poses no material harm to the significance of the designated heritage assets in consideration of paragraphs 189-190 and 203 of the National Planning Policy Framework 2021. The proposals sensitively reconstruct and convert existing heritage assets whilst incorporating new vernacular and modern building typologies to enhance the setting and placemaking of the estate. The reconstruction of Nonsuch House (Grade II*) as a Hotel should be supported in order to secure its optimum viable use. The proposals offer a substantial net gain above the existing baseline condition which is a severely fire damaged modest historic country house and redundant agricultural farmstead buildings which are falling into a state of disrepair as they have no existing economic use.

The proposed masterplan sets to improve the landscape surrounding Nonsuch House and the farmstead by reimagining previous iterations of the site's morphology. This was informed by extensive analysis of cartographic and archive material. The masterplan works include the reintroduction of a grand treelined avenue, re-extending the formal lawn and re-instating the working garden within the existing walled gardens. A new reservoir located centrally in the site which will serve both the arable land and additional tree planting, will provide a much needed water reserve during the regular droughts the South West is experiencing during the summer months. These proposals each serve as an enhancement to the setting of Nonsuch House, and do not detract from its significance. When viewed as a whole, the additional buildings and landscape features do not diminish the existing group value or individual significance of the designated heritage assets. Consequently, the proposals should be fully supported by the heritage stakeholders.

0 EXECUTIVE SUMMARY

0.3 NONSUCH HOUSE : THE MAIN HOUSE + EAST WING RECONSTRUCTION

In terms of Nonsuch House + East Wing, the proposed form, scale and massing restores the most recent previously known silhouette of the property before the time of the fire, circa 2020. The external facing materials will use original craft techniques and will incorporate the traditional aesthetic appearance. The definitive structure of the attic is still unknown even after archive research. Whilst presumed timber, modern structural materials such as steel will be incorporated in the reconstruction of the attic in order to meet modern building regulations. These modern structural materials will be concealed both internally and externally to reduce their impact on the fabric. The less than significant harm in order to restore the heritage significance should be supported. The rooms which are least fire and water damaged will be restored to their previous known state whilst areas which have been completely destroyed, such as in the attic will be slightly reconfigured to suit the functional requirements of the proposed hotel use.

The changes to the internal arrangement do not affect the historic significance of the house as a diminutive hierarchy of level will be maintained by the architect; for example the hierarchy of architectural ornament and features is to be reduced at the attic level, whilst the lower levels will be more ornate. This hierarchy will and respect the historical subservience as staffing accommodation to the East and at Attic Level. Minimal evidence of previous building materials or construction techniques for the attic level are left as such a greater degree of flexibility should be given in order to meet the functional requirements of the proposed hotel use.

Modern building regulations will dictate modern internal linings and building systems in order to protect the building from fire in the future. These will cause less than significant harm as they have been discreetly integrated into the fabric. The low energy approach to super insulating the fabric where appropriate in order to conserve energy and power in accordance with 2050 climate targets should be commended.

The East Wing is less significant to Nonsuch House being a later 20th Century addition historically used as a housekeeping and servant's quarters as well as a children's nursery on the first floor. The East Wing was less damaged in the fire therefore more of the existing fabric will be retained where possible. There will be a new staircase to the roof level which is more sympathetic to the previous staircase. In conclusion the proposed reconstruction of the roof and minor internal amendments do not impact the heritage status of the East Wing.

0.4 NONSUCH HOUSE : STABLE BLOCK REFURBISHMENT

Part of the Grade XX Stable Block forms some of the oldest external fabric on site, owing to the fact that Nonsuch House itself has been periodically torn down and substantially rebuilt over the centuries. Whilst adjoined, owing to the Stable Block's offset and perpendicular orientation to the main house and east wing, luckily it has suffered minimal fire damage and remains in good condition on a habitable basis. The proposed internal changes are negligible and do not affect any of the existing building elements, its setting or its significance. As such the proposed light refurbishment to support the change of use should be permitted.

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0.5 THE FARMSTEAD CONVERSION : THE DOVECOTE, THE FARMHOUSE, THE COTTAGE & THE BARN

The Dovecote is the only named listed building within the farmstead by Historic England. Although the Dovecote has significant historic use value and aesthetic value, the dovecote has not been used for its original use for at least one hundred years and has been reduced to a folly. In most recent times it has been used informally as a garden potting shed. The lack of a current viable use for the building has left the building in a significant state of disrepair by the former owners. The building requires a new use in order to support its conservation for the enjoyment of both current and future generations. The conversion of the building into a one bedroom farmstay cottage is appropriate as this allows for the sensitive renovation of the dovecote.

The siting, form, scale and massing of a modest single storey contemporary extension adjacent has been fully considered by the team. Whilst posing a degree of less than significant harm to the original building, the glazed facade will preserve the dovecotes legibility. On balance, the proposal should be support by the heritage stakeholders.

The existing collection of Victorian barns and outbuildings on the farmstead do not meet the requirements for modern agriculture or estate management. The buildings have fallen into a state of continuing disrepair as is evidenced by the bowing rooflines, broken roof tiling, broken windows and guttering. This demonstrates that the economic upkeep and maintenance of the buildings outweighs their economic usefulness as agricultural buildings. The residential conversion of the barns will secure optimum viable use and the funds required to maintain their heritage are architectural features. The proposals respect the form scale and massing of the original buildings and the internal modern partitions will not diminish the legibility of the original use. The heritage value for most of the buildings are low and the works needed to convert them are minor therefore the change should be supported by the local authority.

0.4 NEW HOTEL FACILITIES : THE WELCOME BARN, SPA BUILDING & COLONNADE

To accommodate the proposed functional requirements of the hotel and farmstay the site requires two new primary buildings which will support the day to day operation of the hotel. The new welcome barn, which will includes new front of house areas such as hotel restaurant and hotel function space and back of house areas such as waste storage and recycling, reflects the traditional local barn vernacular; inspired by similar black painted barns found along Westbrook Road and the surrounding country lanes. Its location, sited away from Nonsuch House is a continuation of the existing farmstead eastwards, as is evidenced in the previous morphology of the site. As such its placement, form, scale massing does not harm the setting of Nonsuch House nor does it weaken the legibility of the existing farmstead.

0 EXECUTIVE SUMMARY

The spa building, dedicated to health and wellbeing as well as performing the back of house functions to support the hotel such as laundry and cleaning is more contemporary in nature. This provides a clear legible reading of the building in its heritage location adjacent to the Heritage Asset of Nonsuch House. Sited on a former tarmac tennis court, the building sits comfortably within the context creating an arrival point to the proposed Hotel Farmstay. The less than significant harm of the siting of a new building in the context of Heritage Asset, partially concealing a Victorian Stone Wall which encloses the farmstead should be support. The colonnade, which provides a covered route to Nonsuch House is subservient in form, scale and massing and so again, the less than significant harm should be support in order to achieve the aims of the reconstruction of Nonsuch House as a Hotel.

0.5 NEW ESTATE BUILDINGS : FORESTRY & AGRICULTURAL PORTAL BARNs

The new barns are required as they meet modern space standards for equipment and machinery which the existing Victorian farmstead buildings do not. The new barns are sited in a more appropriate location close to the pastureland, forest and arable land for everyday use. These modern structures cannot be seen from Nonsuch House and so do not impact the setting or historical significance.

0.6 THE COUNTRYSIDE RESIDENCE : OFSUCH HOUSE (THE MANAGER'S RESIDENCE)

The preliminary proposals for the manager's house present a novel approach to incorporating historic design ideas and values and plays on the original purpose of Nonsuch House. This is epitomised on the play on words in the naming of the Manager's House as 'Ofsuch House' which means as a consequence; a modern interpretation of the original Nonsuch House. Ofsuch House plays on the geometry of Nonsuch House and is on the opposite axis to Nonsuch House. In terms of the impact on Nonsuch House and the wider farmstead, much of its form and scale is hidden by the woodland therefore does not interrupt the views to or from the setting Nonsuch House.

0.7 CLOSING SUMMARY STATEMENT

In closing, the proposed interventions and associated works, supported by a robust and well considered masterplan are proportionate to achieving the aims of reconstructing Nonsuch House. Sensitively adapting the House and the wider Estate will secure the optimum viable use whilst conserving and enhancing the special qualities of the place for the enjoyment and understanding of future generations in a manner which is economically viable. For the reasons given above, the proposals are assessed as sustainable development in terms of its heritage impact.

1 INTRODUCTION

1.1 INSTRUCTION

Cursus Archaeology Ltd was instructed in early 2022 by Stephen Paradise of Boyce Group, to undertake this Heritage Statement and Level 3 Building Survey, prior to sharing the proposed scheme with the Local Planning Authority and Heritage Stakeholders. The project is at the pre-application stage of planning at the time of writing, (NGR) ST 96212 66039, (**'the Proposed Development'**). The developer seeks to reconstruct and conserve the special qualities of the Grade II* Nonsuch House, converting it and the neighboring buildings to a Hotel (Class C1). The main house and east wing are currently vacant, having suffered severe fire damage. The developer also wishes to develop the wider landscape with a total of 8 new structures erected for the purposes of business, agriculture and domestic use, with a range of landscaping features installed across the grounds to support the new use.

1.2 SITE LOCATION AND TOPOGRAPHY

Nonsuch House is situated in the County of Wiltshire, triangulated by Chippenham to the North, Calne to the East, Melksham to the West and Devizes to the South. Nonsuch House lies at a height of approximately 109m AOD, is situated close to the intersection of A3102 and the A342 along Westbrook Rd, approximately 200m N of Bromham village. The A3102 links Calne and Melksham East to West and the A342 links Chippenham and Devizes, North to South. The journey on the A3102 from Melksham is typified Wiltshire's open fields, passing the odd farm, scattered village and quaint hamlet. The PDA is on mainly flat ground, which steeply banks down to the south portion of the site which includes the ancient woodland.

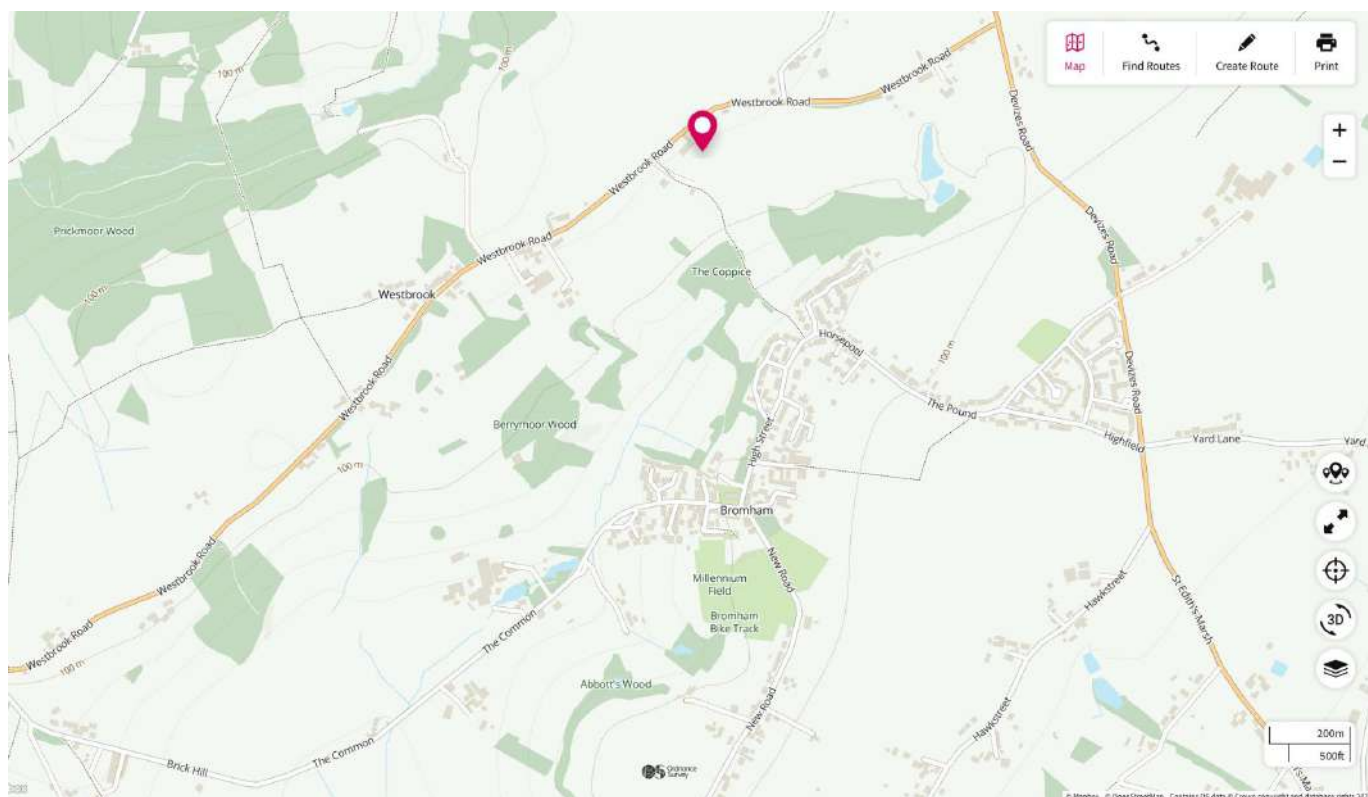


Figure 1 Contemporary OS map showing House location

1 INTRODUCTION

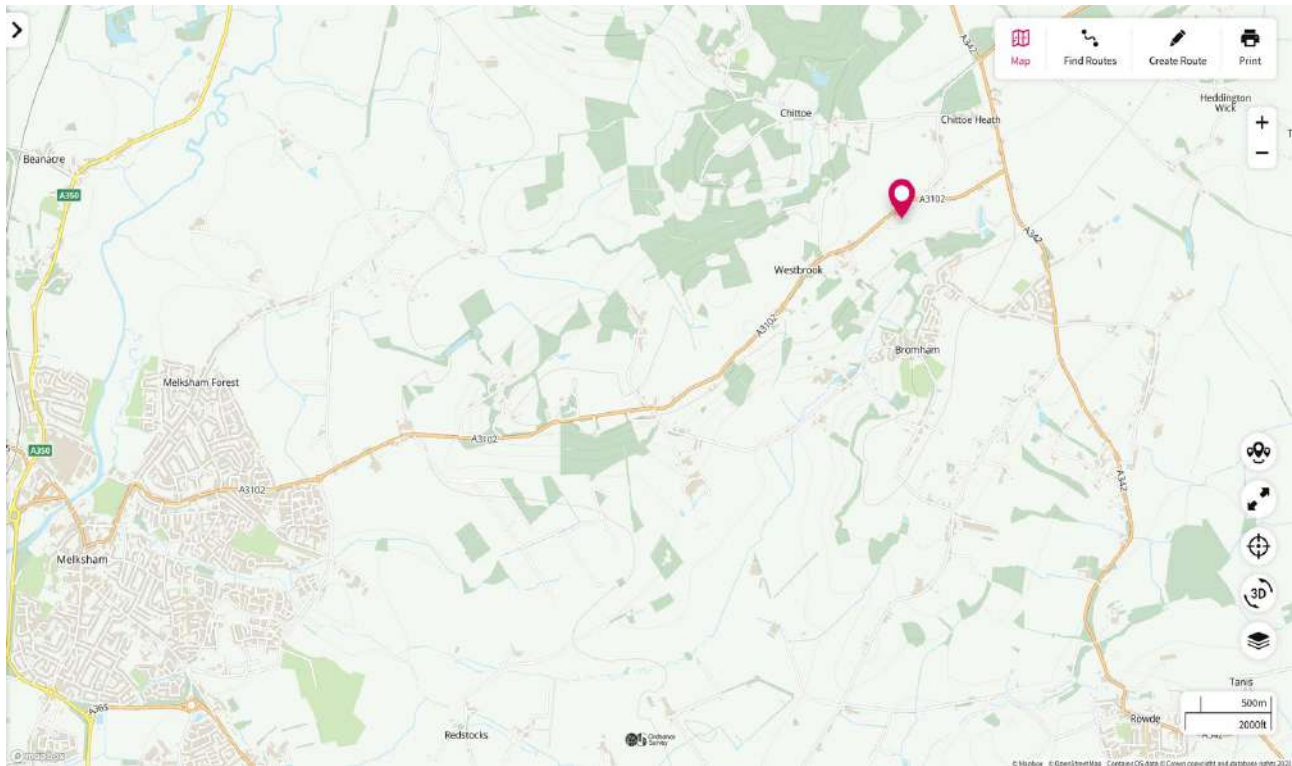


Figure 2 Contemporary OS map showing House location in context



Figure 3 : Contemporary OS map showing House and the wider site location in context

2 AIM, SCOPE & POLICY APPRAISAL

2.1 PURPOSE & SCOPE

The purpose of this desk-based study is to provide sufficient understanding for the Local Planning Authority to validate the planning application and assess the Proposed Development in relation to the likely effects on any designated and non-designated heritage assets within a 1km radius of the Site (the Study Area) including the property itself, to the extent that is proportionate to the potential magnitude of impacts and level of effects of the Proposed Development. It includes a Statement of Significance to support the application. The site is not within the Conservation Area, but is circa 400m N of Bromham Conservation Area. The Study radius of 1km was determined as proportionate based on the volume of data.

A site survey was undertaken on 01-02/02/23, in order to better understand the Site within its setting, and line of site to/from heritage assets. A level 3 historic building recording was also undertaken at this time, undertaken according to Historic England's *Understanding Historic Buildings A Guide to Good Recording practise* (HE 2016). The study has been undertaken adhering to the requirements as set out in the National Planning Policy Framework (NPPF; MCHLG 2019) and following the relevant standards and guidance issued by the Chartered Institute for Archaeologists (CIfA 2019 and 2020) and the Historic England *Historic Environment, Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets*, (HE 2017).

The aims of the assessment are to:

1. Assess the significance and settings of heritage assets identified as having the potential to be affected by the Proposed Development and the contribution of setting to each of these heritage assets;
2. Assess the potential for below ground heritage assets to survive within The Site and the importance of known or predicted heritage assets;
3. Assess based on existing evidence, the level of effect of the Proposed Development on the importance of the heritage assets and their setting; Include within a Statement of Significance

More broadly this assessment will help to :

- a. To promote the understanding and appreciation of historic buildings at this particular site within Wiltshire
- b. To secure an understanding of the buildings and their significance to inform the preparation of a scheme of conservation, repair and/or alteration
- c. To inform decisions relating to the approval or implementation of a scheme of development as part of the planning or conservation process
- d. To assess the significance of groups of buildings, settlements and landscapes, and provide a basis for strategic heritage management

2.2 LEGISLATIVE FRAMEWORK

The Ancient Monuments and Archaeological Areas Act of 1979 provide for the investigation, preservation and recording of matters of archaeological or historical interest, both designated Heritage Assets and those of sufficient significance. The Historic Buildings and Ancient Monuments Act 1953 provides for the preservation of buildings of outstanding historic or architectural interest and their contents and related property. The Listed Buildings and Conservation Areas Act 1990 provides for the protection of designated buildings and structures.

2 AIM, SCOPE & POLICY APPRAISAL

2.3 NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF), in compliance with and paragraphs 189-190 and 203 of the National Planning Policy Framework 2021, updated in 2019, replacing PPS5 in March 2012, which in turn replaced Planning Policy Guidance 15 and 16 (PPG 15 and 16) in March 2010. It sets out the governments planning policies for England and how these are expected to be applied. National heritage policy is contained within section 16. It provides national guidance on the preservation, management and investigation of those parts of the historic environment that are of historical, archaeological, architectural or artistic significance and are collectively referred to as Heritage Assets. The framework provides cover to those Heritage Assets that are of sufficient level of interest to warrant designation as well as those that are not presently designated but possess a heritage value and are therefore a material planning consideration. Where Heritage Assets of National Importance are affected by development, then there should be a presumption in favour for their conservation.

Paragraph 189 states:

'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'.

Paragraph 190 states:

'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'.

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2 AIM, SCOPE & POLICY APPRAISAL

2.4 NATIONAL AND LOCAL POLICY SITE DESIGNATIONS

The Site (and the Study Area) lies wholly within Wiltshire. The documents containing those policies relevant to this application are listed in the Local Plan and will be reviewed by the planning consultant separately. As a brief overview of both local and National Interactive Policy Maps ;

Importantly;

Part of the site is a Grade II * Listed Designated Heritage Asset

Part of the site is a Grade II Listed Designated Heritage Asset

Part of the site includes below ground monuments

Crucially;

The site is not on the Heritage at Risk Register

The site is not within a World heritage Site

The site does not contain Non-Designated Heritage Assets

The site is not a Registered Park or Garden

The site is not within a settlement boundary (the south of the site borders a built up existing settlement)

The site is not within an Article 4 Direction Area

The site is not within a Conservation Area

The site does not contain Scheduled Monuments

The site does not fall within the setting of any other Designated or Non-Designated Heritage Assets

Furthermore;

The site is not within the Greenbelt

The site is not on the Brown Field Register

The site is not a Community Asset

The site is not a Community Forest

The site is not subject to Tree Protection Orders

The site is not Registered Common Land

The site is not a Registered Battlefield

The site is not a Country Park (England)

The site is not a Millennium Green

The site is not a Door Step Green

The site is not a National Trail

The site is not part of a Agri-Enviro Scheme

The site is not part of a Woodland Scheme(s)

The site is not within a Nitrate Vulnerability Zone

The site is not classed as a Moorland

The site is not part of any land management scheme

The site is not within a National Forest

The site is not within a RSPB nature reserve

The site is not designated for Environmental Stewardship

The above list provides a broad overview of the policy and relevant legislative context. It is not definitive of all matters pertaining to the site. Matters described above which do not strictly concern heritage fabric or a heritage setting will be reviewed and appraised by a suitably qualified professional consultant outside the remit of this report.

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2.5 HISTORIC ENGLAND

The following documents have been shared and reviewed by the Heritage Consultant with the wider design team as part of the project appraisal and design process to date :

A Guide for Owners of Listed Buildings (2016)

HE GPA 1 The Historic Environment in Local Plans :

Historic Environment Good Practice Advice in Planning : 1 (2015)

HE Understanding Historic Buildings

A Guide to Good Recording Practice (2016)

HE GPA 1 The Historic Environment in Local Plans :

Historic Environment Good Practice Advice in Planning : 1 (2015)

HE GPA 2 Managing Significance in Decision-Taking in the Historic Environment :

Historic Environment Good Practice Advice in Planning : 2 (2015)

HE GPA 3 The Setting of Heritage Assets

Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) (2017)

HE GPA 4 : Enabling Development and Heritage Assets :

Historic Environment Good Practice Advice in Planning Note 4 (2020)

HE Adapting Traditional Farm Buildings:

Best practice guidelines for adaptive reuse (2017)

HE Statements of Heritage Significance :

Analysing Significance in Heritage Assets Advice Note 12 (2019)

HE Listed Buildings & Curtilage :

Historic England Advice Note 10 (2018)

HE BIM for Heritage:

Developing a Historic Building Information Model (2017)

HE BIM for Heritage:

Developing the Asset Information Model (2019)

HE HER

A Guide to Historic Environment Records (HERs) in England (2019)

HE Heritage Works

A toolkit of best practice in heritage regeneration

This list is not exhaustive but presents a good overview as to the care and attention the design team has taken to review the literature in the process of recording, analysing and preparing the proposals.

2 AIM, SCOPE & POLICY APPRAISAL

2.6 WILTSHIRE HERITAGE ASSET POLICIES

The site is situated closely on the divide between East and West Wiltshire. The below heritage policies have been appraised in the preparation of the proposals with regards to assessing the impact of the proposals upon the Heritage Assets. These policies are reproduced from the Wiltshire Core Strategy (2015) which is also the Local Plan.

Strategic Objective 5: Protecting and Enhancing the Natural, Historic and Built Environment

Wiltshire contains some outstanding built heritage which is an important asset to be safeguarded and which should be reflected in new development. Well designed developments help to provide a sense of place, add to local distinctiveness and promote community cohesiveness and social well-being. New development will need to respect and enhance Wiltshire's distinctive characteristics.

Features and areas of historical and cultural value will have been conserved and where possible enhanced, including the sensitive re-use of historical buildings where appropriate.

Wiltshire's tourism sector will have grown in a sustainable way, ensuring the protection and where possible enhancement of Wiltshire's environmental and heritage assets, including the delivery of new tourist accommodation and where appropriate the safeguarding of existing facilities.

Wiltshire's distinctive built heritage will have been used as the inspiration for new developments.

Infrastructure Priority Theme 2

Maintenance and improvement of Wiltshire's heritage assets

Core Policy 48 : Supporting Rural Life

Conversion and re-use of rural buildings

Proposals to convert and re-use rural buildings for employment, tourism, cultural and community uses will be supported where they satisfy the following criteria:

- i. The building(s) is/are structurally sound and capable of conversion without major rebuilding, and with only necessary extension or modification which preserves the character of the original building.
- ii. The use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas.
- iii. The building can be served by adequate access and infrastructure.
- iv. The site has reasonable access to local services.
- v. The conversion or re-use of a heritage asset would lead to its viable long term safeguarding.

Where there is clear evidence that the above uses are not practical propositions, residential development may be appropriate where it meets the above criteria.

2 AIM, SCOPE & POLICY APPRAISAL

Redundant Buildings (for CP48)

Rural buildings that are unused because they are no longer needed or suitable for the use they were originally intended or were last used for and not viable for alternative commercial use.

Core Policy 58 : Ensuring the Conservation of the Historic Environment : Preamble

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.

6.136 Heritage assets include

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

- historic rural structures including threshing barns, granaries, malt houses, dovecotes & stables
- archaeological monuments and landscapes
- the sensitive re-use of redundant and under-used historic buildings & areas which are consistent with their conservation especially in relation to the viable reuse of heritage assets at risk.

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.

Core Policy CP58

Ensuring the conservation of the historic environment Development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

2 AIM, SCOPE & POLICY APPRAISAL

- i. nationally significant archaeological remains
- ii. World Heritage Sites within and adjacent to Wiltshire
- iii. buildings and structures of special architectural or historic interest
- iv. the special character or appearance of conservation areas
- v. historic parks and gardens
- vi. important landscapes, including registered battlefields and townscapes.

Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping). Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications.

2.7 POLICY APPRAISAL SUMMARY

The local strategy within Wiltshire is committed to protect, conserve and where appropriate enhance Heritage Assets. In applying these policies, local and statutory stakeholders will be engaged in order to provide expertise in connection with the assessment of any developer proposals.

3 METHODOLOGY

3.1 METHODOLOGY INTRODUCTION

This section of the report outlines the methods and techniques

3.2 REPORT STRUCTURE

Section zero of the report **Executive Summary** shares the key finds of the Statement of Significance and Impact Assessment.

Section one of the report **Introduction**, introduces the proposed development, the team and sets out the aims of the report.

Section two of the report **Aim, Scope and Policy Appraisal**, sets out the requirement for undertaking the report and outlines key policy and legislature which the proposed development is subject to.

Section three **Methodology** gives an overview of the steps taken by the heritage consultant in the preparation of this report and establishes the working processes and key terminology.

Section four of the report **Assessment of Heritage Assets** outlines the commonly accepted criteria for assessing the significance of heritage assets and any proposed impact placed upon them.

Section five of the report, **Heritage Asset Identification**, identifies all Heritage Assets both within the site (within the redline ownership boundary) and crucially within the broader context of the site (outside of the redline ownership boundary).

Section six of the report **Summary of Archaeological and Heritage Background** gives an overview of the site's known Historic Environment Record to date.

Section seven of the report **Cartographic, Photographic & Drawn Evidence** provides an overview of the range and types of additional evidence which has been collated by the professional team in support of the impact assessment. This material is in order to ascertain and understand the significance of the place. This evidence is then used to assess the impact of the proposals on the heritage assets.

Section eight of the report **Statement of Significance & Impact Assessment – Site & Masterplan**, evaluates the proposals when viewed as a whole, both within and outside of the redline boundary in terms of place and setting.

Section nine of the report **Statement of Significance & Impact Assessment – House and Farmstead**, evaluates the proposals from the collective building level in relation to Nonsuch House and the associated farmstead.

Section ten of the report **Statement of Significance & Impact Assessment – Existing Buildings**, evaluates the proposals at an individual building level, providing an in-depth record of the fabric, the value associated with the place and its significance.

Section eleven of the report **Statement of Significance & Impact Assessment – New Buildings**, evaluates the proposals at an individual building level, providing an in-depth record of the fabric, the value associated with the place and its significance.

3 METHODOLOGY

Section twelve of the report presents the **Conclusion** to the Statement of Significance and Impact Assessment in balanced manner, taking on board the scope of the proposed interventions and their impact (if any) to the significance (both positive or negative) of the existing heritage assets.

Section thirteen of the report lists the References consulted in the preparation of this report.

Section fourteen of the report states the **List of Figures** found within.

Section Fifteen of the report provides the List of Plates comprising the Level 3 Building Record.

The appendices provide additional items of interest that were discovered during the research but are not central to the report.

3.3 SITE SURVEY

A Site visit was made by Cursus Archaeology on 01/02/2023 and 02/02/2023 for the purpose of understanding the visibility of the site within the landscape – the historical context and setting - including other heritage assets in the vicinity, to determine any potential issues relating to inter-visibility between the Proposed Development, and the heritage assets and their setting. The site visit was undertaken in dry and at times sunny conditions. Subsequent site visits through 2023 were undertaken by the wider design team and their recordings have been incorporated into this report.

3.3 SOURCES CONSULTED

The Wiltshire Historic Environment Record (HER) was consulted to identify documented sites and monuments, along with the recorded location (find spot) of artefacts collected whether as part of an archaeological investigation or as a chance find (Figs 1 and 4). In addition, online sources were consulted to check for further information, including Old Maps Online (<http://www.oldmapsonline.org>) and Old Maps (<http://www.old-maps.co.uk>). British history online (<https://www.british-history.ac.uk>), along with the Domesday Book online (<http://www.domesdaybook.co.uk>).

3.4 SPECIALIST ANALYSIS

Specialist analysis such as dendrochronological analysis has not been undertaken. Specialist analysis can be instructed at the request of the heritage stakeholders during the pre-application stage if it is deemed that this is required.

3.5 DESIGN TEAM CONSULTANT PROCESS

Regular design team meetings to share and assess the preliminary information have been undertaken throughout 2023. Feedback from the heritage research and subsequent analysis has guided the design team in the formulation of their proposals in order to protect and conserve the unique qualities of the heritage assets and to enhance the significance of the parkland setting.

3 METHODOLOGY

3.5 DEFINITION OF KEY HERITAGE TERMS

Key terms are described below to establish a common language and framework for the appraisal of the proposed works and their impact (positive or negative) upon designated and non designated heritage assets. These terms and their accepted meanings are those which have been adopted more broadly by the design team and heritage stakeholders.

Heritage Asset –

All inherited resources which people value for reasons beyond mere utility.

Designated Heritage Asset –

A DHA is a World Heritage Site, a Scheduled Monument, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area which has been afforded special legal protection under the relevant legislation.

Non-Designated Heritage Asset –

Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions because of their heritage interest but which do not meet the criteria for designated heritage assets (as defined in Annex 2 of the NPPF).

Conservation –

The process of maintaining and managing change to a heritage asset in a way that sustains and where appropriate enhances its significance.

Original –

The present or existing from the very beginning of its creation; the first or earliest edition of a work.

Previous state –

The last known edition without the use of conjecture (opinion based on incomplete information).

Reconstruction –

The act of rebuilding or repairing a building which is in the spirit of a former known state but is not an exact replica.

Preservation –

The act of maintain a building in its present state with minimal change, retaining the maximum amount of building fabric with minimal repairs or changes to the original building fabric.

Refurbishment –

The renovation and redecoration of something, especially a building, falling within the scope of accepted maintenance.

Repair –

Work beyond the scope of maintenance, to remedy defects caused by decay, damage or use, including minor adaptation to achieve a sustainable outcome, but not involving restoration or alteration.

3 METHODOLOGY

Renovation –

The act or process of repairing and improving something above its existing baseline condition.

Restoration –

To return a building, place or setting to an earlier known state on the basis of compelling evidence without conjecture.

Heritage Led Regeneration –

The creation of jobs, an increase of footfall to areas, a boost to a communities' well-being through heritage-inspired rigorous design processes, in a sustainable manner, demonstrating the social, environmental and particularly economic benefits of conserving historic places.

Listing Enhancement –

A detailed and clearly set out analysis of why a building has been listed and where its significance lies.

Enabling Development –

The defining characteristic of enabling development is that it would secure the future conservation of a heritage asset if other reasonable efforts have failed, and the balance articulated in NPPF paragraph 202 is met, i.e. the future conservation of the asset is secured and the disbenefits of departing from conflicting planning policies are outweighed by the benefits.

Enhancement –

A careful process of intervention in order to reveal more about the essence or significance of a heritage asset through the principles of conservation (which otherwise may remain uncommunicated without said intervention).

Setting –

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.

Optimum and Sustainable Viable Use –

if there is only one viable use, that use is the optimum viable use. If there is a range of alternative economically viable uses, the optimum viable use is the one likely to cause the least harm to the significance of the asset, not just through necessary initial changes, but also as a result of subsequent wear and tear and likely future changes.

Place –

Any part of the environment, of any scale, that has a distinctive identity perceived by people.

Significance –

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.

Sustainable Development –

Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Sympathetic –

A proposed intervention, or development to the heritage asset which embodies one or a combination of the artistic hand, architectural practices, spirit or history of the asset.

3 METHODOLOGY

Value –

An aspect of worth or importance attached by people to qualities of buildings, settings and places. Broad areas of value include;

Evidential, deriving from the potential of a place to yield evidence about past human activity.

Historical, deriving from the ways in which past people, events & aspects of life can be connected through a place to the present.

Aesthetic, deriving from the ways in which people draw sensory and intellectual stimulation from a place.

Communal, deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

Vernacular –

An aspect of worth or importance attached by people to qualities of buildings, settings and places. Broad areas of value include;

- a) A manner of building shared by the community;
- b) A recognisable local or regional character responsive to the environment;
- c) Coherence of style, form and appearance, or the use of traditionally established building types;
- d) Traditional expertise in design and construction which is transmitted informally;
- e) An effective response to functional, social and environmental constraints;
- f) The effective application of traditional construction systems and crafts."

4 ASSESSMENT OF HERITAGE ASSETS

4.1 ASSESSMENT SIGNIFICANCE CRITERIA

Factors for assessing the importance of heritage assets :

Very High	- World Heritage sites (including nominated sites). - Assets of acknowledged international importance.
High	- Scheduled Monuments (including proposed sites). - Grade I and II* Listed Buildings
Medium	- Grade II Listed Buildings. - Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations. - Conservation Areas containing buildings which contribute significantly to its historic character. - Historic Townscape or built-up areas with important historic integrity in their buildings or built settings (e.g., including street furniture and other structures).
Low	- Non-listed buildings of minor local historical importance. - Historic (unlisted) buildings of modest quality in their fabric or historical association. - Historic Townscape or built-up areas of limited historic integrity in their buildings or built settings (e.g., including street furniture and other structures).
Negligible	Buildings of no architectural or historical note; buildings of an intrusive character.
Unknown	The importance of the built heritage asset has not been ascertained.

Figure 3 : Table from XYZ

4.2 ASSESSMENT CHANGE CRITERIA

Factors for assessing the magnitude of impact on heritage assets

Major	Change to key historic building elements, such that the resource is totally altered. Comprehensive changes to the setting.
Moderate	Change to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.
Minor	Change to the key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.
Negligible	Slight changes to historic building elements or setting that hardly affect it.
No Change	No change in fabric or setting.

Figure 4 : Table from XYZ

4.3 ASSESSMENT IMPACT CRITERIA

Significance of impact = magnitude of impact + importance of heritage asset :

Magnitude + Importance	Very High	High	Medium	Low	Negligible
No Change	Neutral	Neutral	Neutral	Neutral	Neutral
Negligible	Slight	Slight	Neutral/Slight	Neutral/Slight	Neutral
Minor	Moderate/Large	Moderate/Slight	Slight	Neutral/Slight	Neutral/Slight
Moderate	Large/Very Large	Moderate/Large	Moderate	Slight	Neutral/Slight
Major	Very Large	Large/Very Large	Moderate/Large	Slight/Moderate	Slight

Figure 5 : Table from XYZ

5 HERITAGE ASSET IDENTIFICATION



Figure 4 : Diagram of monuments produced by Boyce Group

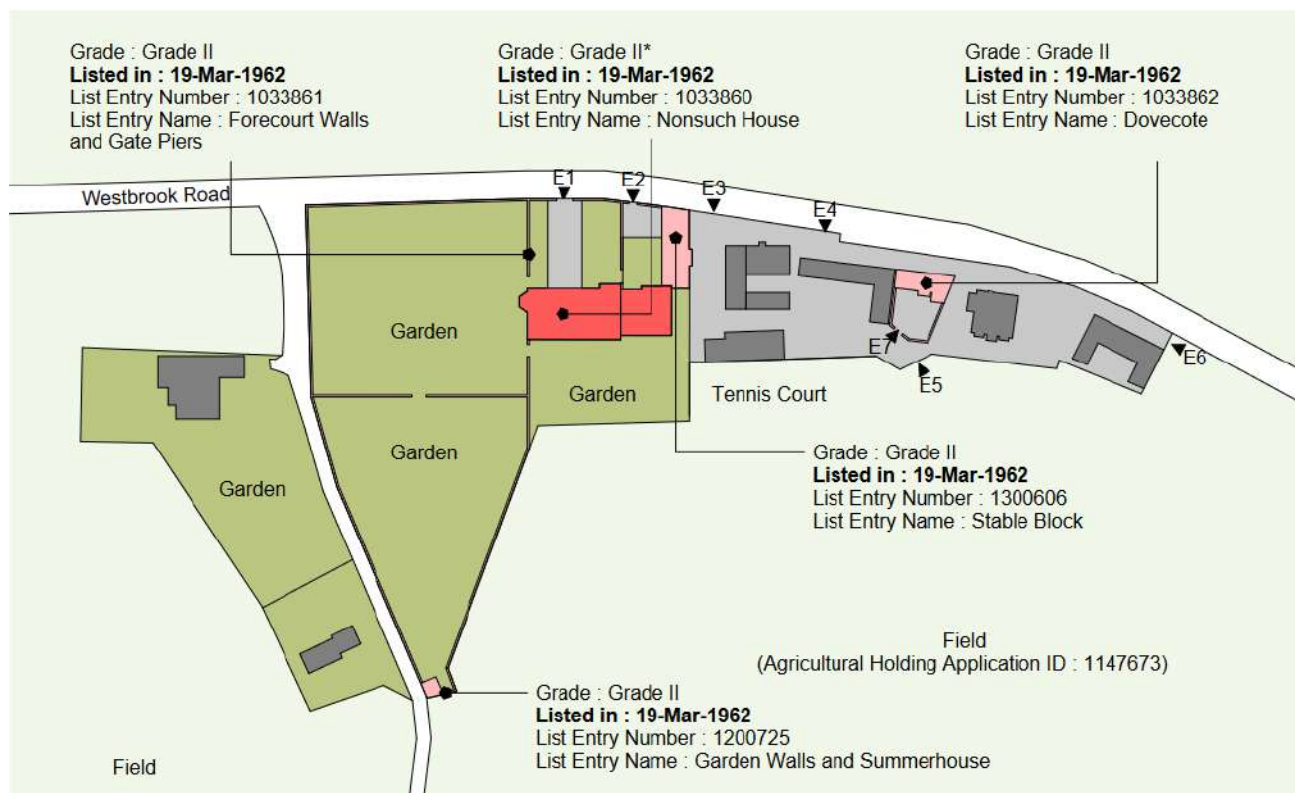


Figure 5 : Diagram of designated heritage assets produced by Boyce Group and reviewed by Cursus

5 HERITAGE ASSET IDENTIFICATION

5.3 HERITAGE ASSET SUMMARY : THE PARISH

Figure 3 shows that there are a variety of Listed buildings within the parish of Bromham. Predominantly these are individual residential buildings within the Bromham conservation area and consist of partly two storey timber framed cottages and houses with redbrick built on rubble stone plinths. Roofs are thatched or stone slated. Outside of the settlement boundary heritage assets relate to farmhouses and their farmsteads. A large proportion of the listings within the search radius relate to church yard monuments (graves) located adjacent to the Grade I Listed St Nicholas Anglican Parish Church. The former Palladian manor of Spye Park (since demolished and replaced) built by the Bayntun Family who shaped the history of Bromham over the middle ages, was the only building completed in Ashlar. St Nicholas Church, also built by the Bayntun family, known locally as the Banytun Chapel (the final resting place for many of the family) has partial neo-gothic Ashlar Façade and bell tower. The works were commissioned by the family. The only other building with a partial Ashlar Façade in the Parish is Nonsuch House. Nonsuch was substantially modified by the Norris Family to incorporate the ashlar faced which can be seen from Westbrook Road. Prior to the incorporation of the Ashlar façade, Nonsuch exhibited a William and Mary style coined façade, this was the known original facade.



Figure 6 : Photograph of the Grade I Listed St Nicholas Church Nearby in Bromham.

The two images on the following page show the similarities between Spye Park House and Nonsuch House in terms of the articulation of the respective Ashlar stone façades, which it is believed were built within the same time period of circa 1750. Nonsuch is a much greater diminished form than Spye Park House, regardless, both have a pediment (Spye Park is an expressed portico), a strong cornice parapet line, with the roof subsumed partially behind.

5 HERITAGE ASSET IDENTIFICATION



Figure 7 : Spye Park House circa 1749 in a Neo Palladian Style.



Figure 8 Nonsuch House before the fire in 2022, C18 façade composition, center right of the image.

The above image illustrates Spye Park House, circa 1749 as a former neo Palladian manor, possibly designed by either architect's Sir John Vanbrugh or James Gibbs who were known to the family at the time. The whole front of the house above the sunken storey was completely altered and an enlarged portico added. The alteration was carried out by Edward Bayntun Rolt, the heir to the Bayntun estate. The Bayntun family arrived from Normandy in the 12th Century and made a considerable contribution to the history of Wilthshire. Whilst it is acknowledged that the Ashlar façade amendments were of different magnitudes of architectural intent, were undertaken by different families, who would have employed different architects, there is some indication that there was a uniform consensus as to what both thought were fashionable at the period. As such it is reasonable to claim that the front façade of Nonsuch House offers a connection to the former property at Spye, since demolished.

5 HERITAGE ASSET IDENTIFICATION

5.4 HERITAGE ASSET SUMMARY : THE ESTATE

The Estate, Figure 4, shows that there are a variety of heritage assets in the form of below ground surface monuments. These monuments are neither 'designated' nor 'non-designated' Predominantly these are

[TEXT REQUIRED]

5.5 HERITAGE ASSET SUMMARY : THE HOUSE AND FARMSTEAD

The House + Figure 5 shows that there are a variety of.... Predominantly these are

5.6 HERITAGE ASSET SUMMARY : NONSUCH HOUSE

[TEXT REQUIRED]

5.6 PREVIOUS ARCHAEOLOGICAL INVESTIGATIONS

No archaeological investigations have been undertaken on the site. Events in the nearest proximity to the site are an excavation at the RB Villa at West Field Park to the E of the site, and in Bromham S of the site, where undated ditches were identified by geophysical survey, followed by an evaluation revealing RB pits.

6 HISTORIC AND ARCHAEOLOGICAL BACKGROUND

6.0 OVERVIEW AND MAP

This section of the report summaries the recorded archaeological events within 1km of the site within the Parish of Bromham. The map depicts the large Grade II listed Estate of Spye Park to the NW of Chittoe.

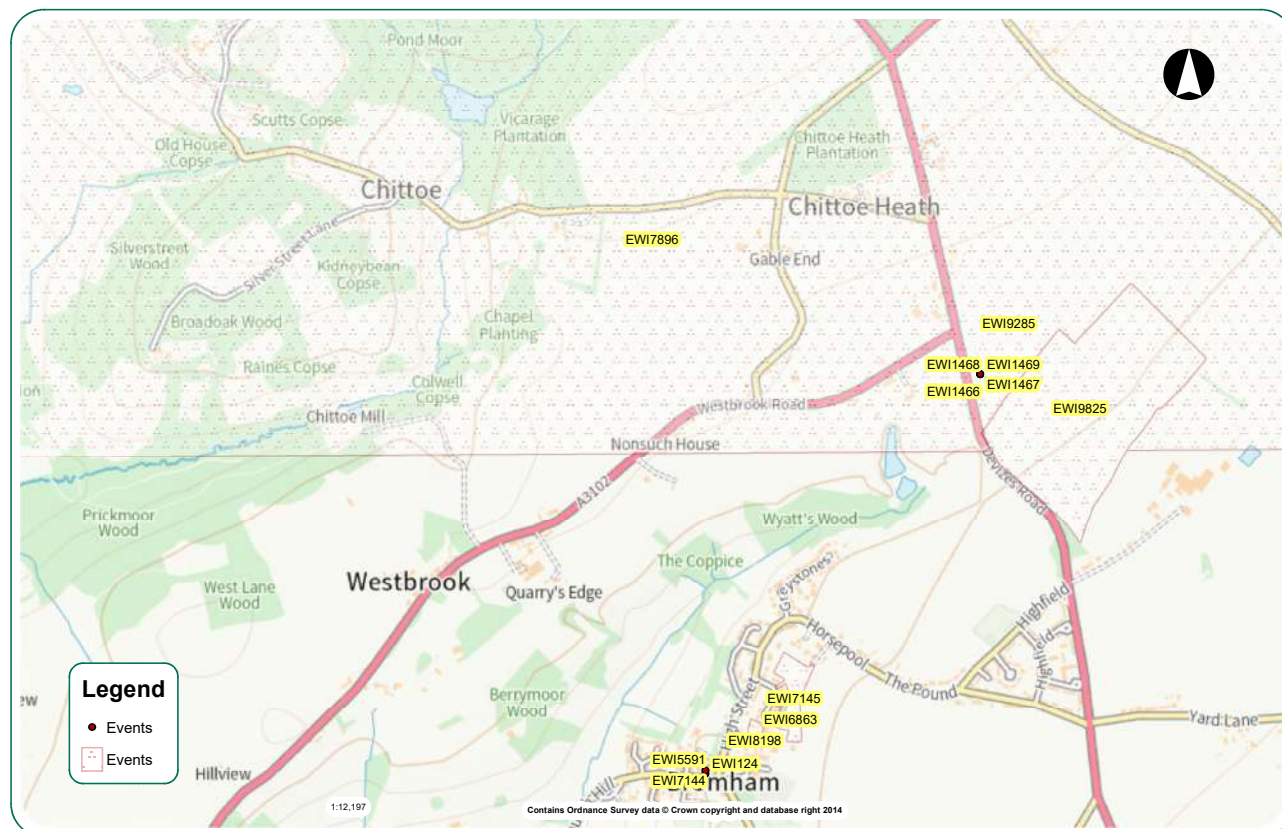


Figure 4 : Diagram of events reproduced from the Wiltshire HER

6.1 PREHISTORIC (50,000 – 43AD)

A large possibly prehistoric enclosure NW of Manor Farm; a 250m wide trapezoid in plan, with possible entrance track, a linear observed running NW to the SW of the enclosure, with other enclosures possibly over-or-underlying that, the features, observed as cropmarks, may be interpreted as landscaping for Spye Park. Two ring ditches exist within the grounds of Nonsuch to the SE of the house, the shape and size indicate potentially prehistoric in date. A Neolithic arrowhead was found at 4 Hurts Mead.

A Bronze Age flint tool was found S of Battle House.

RB pottery was found NE of Battle House, at the Rectory, totaling 8 sherds.

An Iron Age/RB, or possibly Medieval iron works was found N of Horsepool.

An Iron Age or Roman field system site exists between Manor Farm and Wyatts. Seen as cropmarks, with associated trackway, and pits. The fields are rectilinear, bounded by ditches. To the W is the location of an RB find of building material, suggesting a Roman building in proximity. Prehistoric, possibly Iron Age but undated features were identified by geophysics at Bromham House Farm.

6 HISTORIC AND ARCHAEOLOGICAL BACKGROUND

6.2 ROMAN (43AD – 410AD)

A villa site was found at Chittoe Heath, and at West Park Field

Roman coins were found N of Battle House, pottery has been found at Bromham, where pits have also been found. The possible site of ironstone mining for slag at Grove Farm Chittoe. Linear features NW of Bromham House Farm are possibly associated with the adjacent Roman Villa.

6.3 SAXON (410AD – 1066AD)

None recorded.

6.4 MEDIEVAL (1066 – 1540AD)

Domesday records Bromham as owned by the King, held by Harold, there were 20 hides, land for 10 ploughs, 10 hides in demesne, 2 ploughs, 4 slaves, 14 villans, 6 bordars, 2 mills, 40 acres of meadow, 12 acres of pasture, woodland 5x3 furlongs, and there was a priest holding a hide and a virgate of land. A Medieval settlement also exists at Westbrook, at Wyatts, at Chittoe are earthworks indicating a shrunken village. Spye Park was a Medieval deer park, and is now a registered park.

Ridge and furrow were observed at Nonsuch by Lidar, as well as embanked fields, could be post- medieval. Ridge and furrow was also seen NE of Wyatts Wood. At 13 The Pound is the site of a medieval farmstead, with L-plan courtyard, extant farmhouse, and associated with a nearby hamlet. A fragment of C11/C12 pottery was found at Chittoe. A bronze cross was found E of Chittoe Heath Plantation.

6.5 POST-MEDIEVAL (1540 – 1901AD)

Most of the standing historic setting at Nonsuch is dating from the C18. Nonsuch House is shown on the 1760 Dury Map. A C19 farmstead exists NE of Nonsuch House. The first known settlement at Spye Park was built c. 1645. A new house was built in the C17 which since burnt down. A replacement dwelling, designed by William Burn was also demolished, the stables only are extant today.

7 CARTOGRAPHIC, PHOTOGRAPHIC & DRAWN EVIDENCE

The first printed map of Wiltshire, part of Christopher Saxton's 'Atlas of the Counties of England and Wales' identified both the Estates of Spy and Bromham House (later known as 'Broham Manor' and 'Broham Hall' in the Parish of Bromham around the time of 1576. Slightly further afield, one of Britain's most impressive stately homes, The Grade I Listed Bowden Park at Lacock is clearly denoted. Saxton did not depict Nonsuch House as the house did not yet exist.



Figure 14 Excerpt from Saxton's map of Wiltshire (1576) with the Parish of Bromham depicted

The 'Map of Wilshire' of 1610 by the well regarded cartographer John Speed, an excerpt of which is reproduced on the following page also denotes Bowden Park, Spye and Bromham House yet again makes no mention of Nonsuch House. Interestingly, the intersection of a route that runs east-west and north south, highlighted in red by the cartographer, marks precisely where Nonsuch House stands today. The cobbled path at the western edge of the site is still a Public Right of Way to the Village of Bromham.

This is further evidenced in the map of 1645 surveyed by Robert Morden for Camden's Britannia of 1645 (a chorographical description of Great Britain and Ireland, together with the adjacent islands). Nonsuch House is also absent in the depiction of Nonsuch House in 1695. Of note, the map clearly depicts the east-west route (most likely for horse drawn carriages linking east to west and vice versa) more formally with a consistent solid black line, but illustrates the north-south route in dotted pen.

7 CARTOGRAPHIC, PHOTOGRAPHIC & DRAWN EVIDENCE



Figure 15 Excerpt from John Speed Map of Wilshire (1610) with the Parish of Bromham depicted



Figure 16 Excerpt from Morden's Map (1695) with the Parish of Bromham depicted

7 CARTOGRAPHIC, PHOTOGRAPHIC & DRAWN EVIDENCE

7.2 LORD DIGBY ERA

7.2.1 Nonsuch House & Buildings

The house is said to have been built in 1646 for Lord Digby, the estate passed in c1700 to William Norris (1656-1730) who rebuilt it after 1705. An estate map of 1705 shows the house Little is known regarding the original building, a hunting lodge built for Lord Digby in 1646 at the eastern edge of the Royal Forests of Melksham (Blakemore Forest) and Chippenham (Pewsham). The word lodge came to Britain with the Normans, derived from a Frankish word for shelter. It conjures up a temporary building or one that people stayed in only for a time, but the word has clung to certain types of building throughout the United Kingdom. The Normans (since the conquest of England, culminating in the Battle of Hastings 1066) brought with them the concept of forest law, in opposition to common law. Large stretches of countryside in England and Wales were declared royal forests, with hunting reserved to the Crown. Forest law sought to protect the forest deer for royal hunting. Up until this point as the land had seen centuries of deforestation during the middle ages for timber and food production, turning productive soil into farmland. Some barons and great churchmen also had forests or chases; many more created their own huge deer parks under royal license. The term forest in the ordinary modern understanding refers to an area of wooded land; however, the original medieval sense was closer to the modern idea of a "preserve".

There were nine royal forests in Wiltshire at the start of the middle ages. Melkham Forest once subsumed Bromham in its entirety. By the 1300s the Royal Forest had dramatically decreased in size and extended and bounded Bromham at Abbot's Wood, South West of the Nonsuch Estate and Sandridge Hill, West of the site along Westbrook road and Northwest of Nonsuch at Prickmore Forest, at the edge of Spye Park. The Byton Family of Bromham Hall and Spye Park were once Warden's of the Forest. The earliest royal lodges had a timber-built hall and a cluster of ancillary buildings protected by a moat. In keeping with their role as an escape from humdrum routine, lodges could provide an outlet of expression for architectural creativity.

Lord Digby lead the Royalists during the English Civil War, which comprised of 3 wars between 1642 and 1651. Wiltshire's role in the English Civil War was of prime importance for the supply of food, uniforms and munitions (Wroughton 2011), and was largely in support of Parliament. It was not until Charles I moved his headquarters to Oxford and Lord Ralph Hopton's army arrived from Cornwall that towns in Wiltshire began to be taken by the Royalists. The towns of Wiltshire were considered strategic assets whereby both the Royalist and Parliamentarian forces wanted to gain control of.

The lodge came into existence at a time when the

7 CARTOGRAPHIC, PHOTOGRAPHIC & DRAWN EVIDENCE

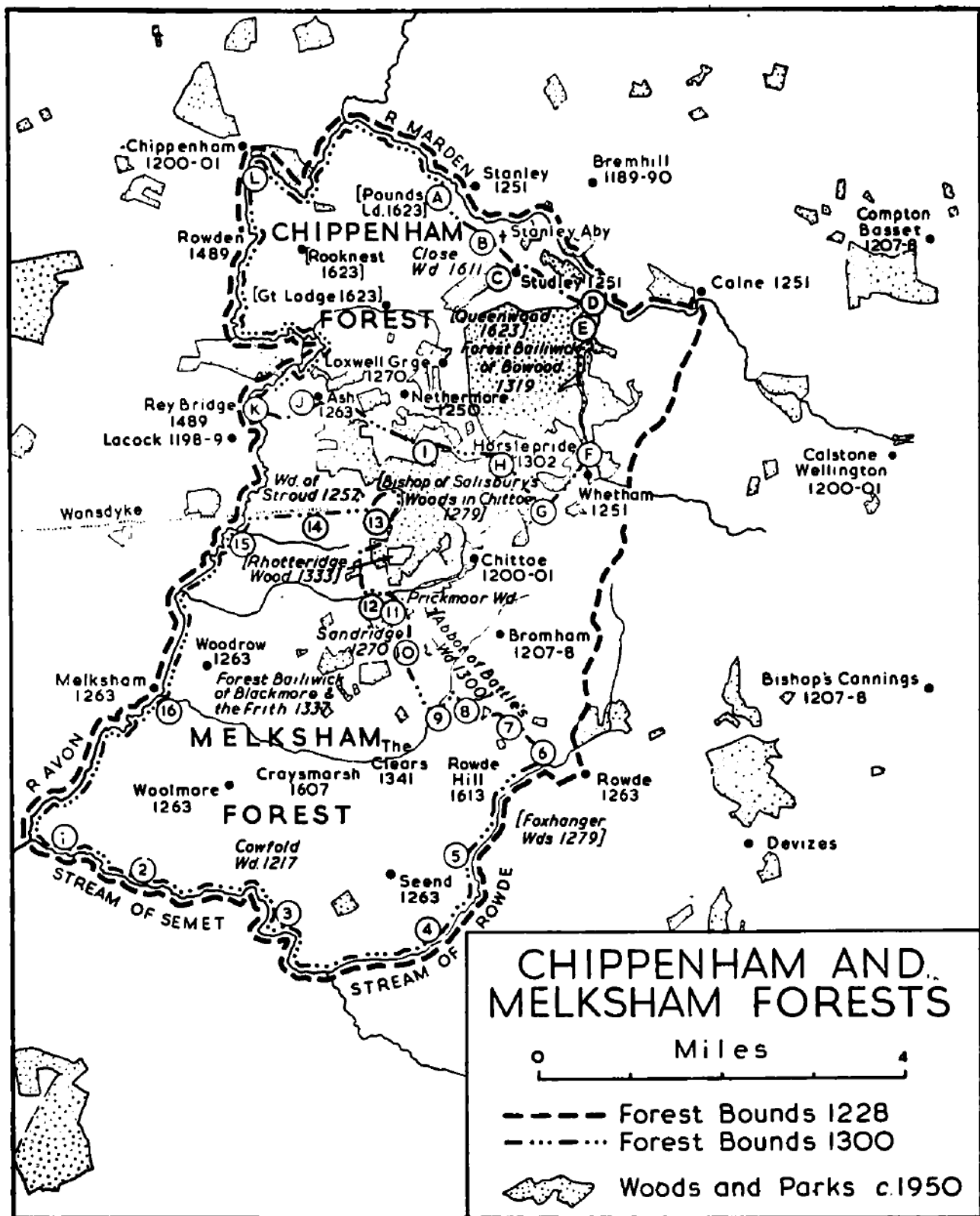


Figure X A History of the County of Wiltshire: Volume 4, by Victoria County History, London, (1959)

7 CARTOGRAPHIC, PHOTOGRAPHIC & DRAWN EVIDENCE

7.2 WILLIAM NORRIS Esq. ERA

7.2.1 Nonsuch House & Buildings

The drawing below is the first known depiction of Nonsuch House which was at the time under the ownership of William Norris Esq. The house in the form depicted is no longer standing and was either rebuilt, or substantially extended and adapted at some point after 1705 by the Norris family who owned the estate until 1835. The elevation below before building was rebuilt. The house is shown as the original symmetrical William & Mary style house. The front façade of the house was most likely built out of pennant stone with sandstone quoins to the corners. The roof has a different form, being pitched on all sides and the center has a central hipped end over the front entrance. The roof also has pitched dormers on the East and West elevations. The Stable Block (1.1.3 & 1.1.4) is present in the drawing below although the building wraps around where the East Wing (1.1.2) currently stands to connect to Nonsuch House (1.1.1).



Figure 14 1705 William Norris Esq Parchment . John Overton

7 CARTOGRAPHIC, PHOTOGRAPHIC & DRAWN EVIDENCE

7.3 ANDREWS AND DURY MAP (1760)

7.3.1 Nonsuch House & Buildings

The Andrews and Durys map of shows that the property of Nonsuch (named 'None Such' at this time), may have existed at both sides of the road, although it's not clear where the precise boundaries were, Nonsuch House was occupied by John Norris Esquire, and at the N was Stubbs (perhaps the name of the farmer/worker at the property), but is no longer connected to the site or the PDA as it was at the time.

7.3.2 The Site

It shows formal gardens to the S and W of the house, with a rectilinear, geometric layout, with pathways between lawns or beds, and at the periphery of this was lawn, with avenues, two at the S and one at the E approach. There is also evidence of a tree line avenue to the entrance from Westbrook Road to the Nonsuch House. There is also evidence of the early stages of Wyatts Woods.

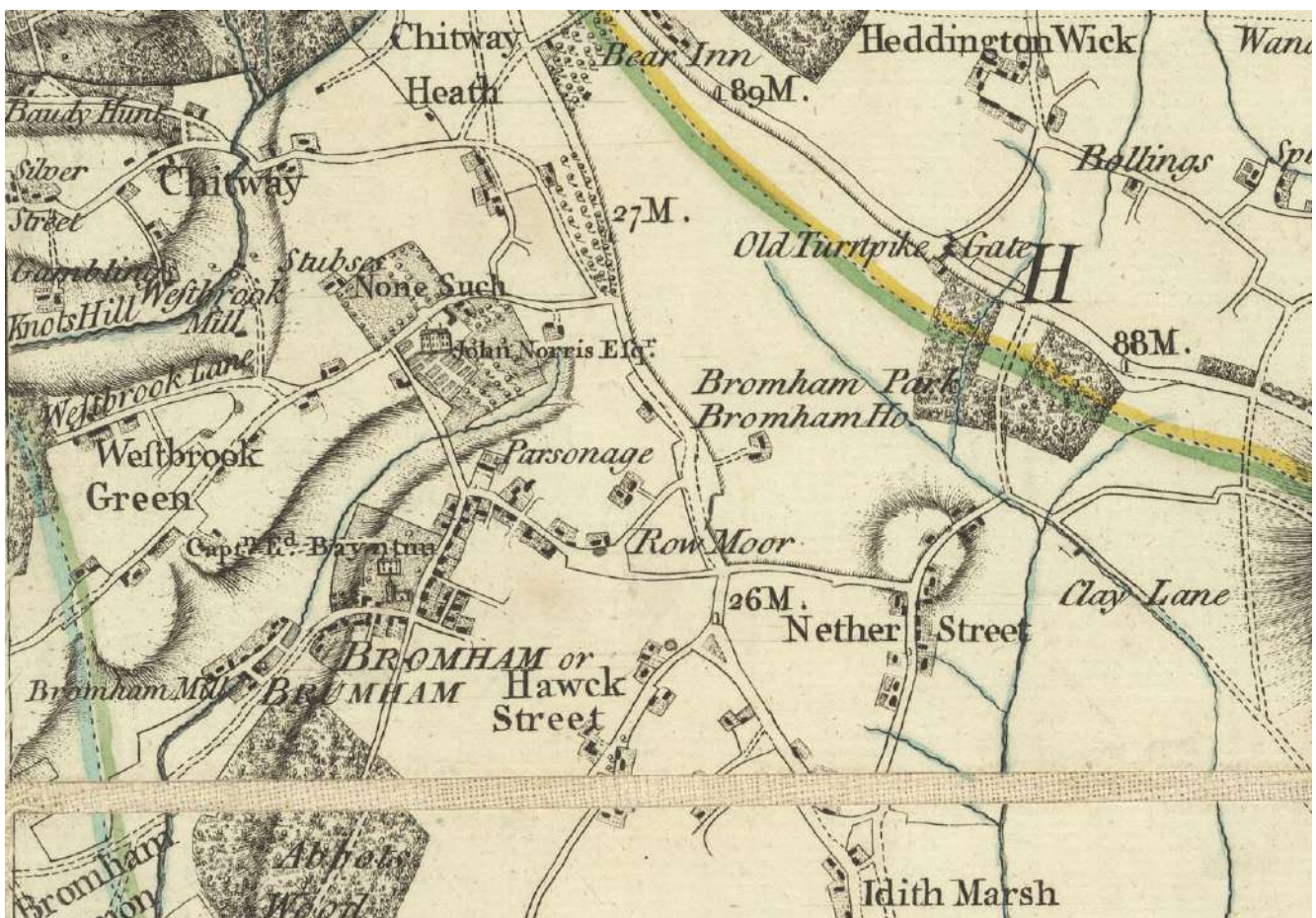


Figure 15 1760 Andrews and Dury Map

7 CARTOGRAPHIC, PHOTOGRAPHIC & DRAWN EVIDENCE

7.4 TITHE MAP (1840)

7.4.1 Nonsuch House & Buildings

The tithe map is from the 1840's which is shortly after the Norris family sold the site in 1835. The map shows the house is separated; the W side of the house is detached from the E, with the stable block extending further to the S with a section at right angles forming a T-shape plan. Other structures are present including a building to the NE facing side of the stable block. The building looks to be in the same location as the Gate Cottage - Farmhouse (1.2.1) without the Gate Cottage – Office (1.2.2) & Store (1.2.3) although it is hard to say if it is the same building which is there today. Another building directly to the S facing side of Nonsuch House side, no longer extant. This building is about the size of a out building, also within the garden of Nonsuch House. The Bay window overlooking the West Lawn is not present in the plan form on the map.

7.4.2 The site

The working house garden is clearly enclosed to the NE of the house by what looks like a wall denoted by the double lines on the plan. The garden to the S of Nonsuch House is enclosed by what looks like a fence. There are two paths shown on the map, one is a public right of way which still exists and the other one looks like a formal avenue leading from Nonsuch House to the Public Right of Way. Wyatt's Wood is clearly delineated on the map to the S of the sight. Vegetation is not shown on this map as it concerns itself with plot boundaries for taxation purposes. There was also a large manor house to the east (since demolished) on the site near Wyatt's Barn.

James Wyatt, (b.1714 d.18.13) a renowned architect and rival of Robert Adam in the Neoclassical style, built the Grade I Listed Estate of Bowden Park in 1796 which is only 8km to the East. Unfortunately there are no records to indicate that the naming of the woods and barns is linked to James Wyatt, architect.



Figure 16 1840 Tithe Map

7 CARTOGRAPHIC, PHOTOGRAPHIC & DRAWN EVIDENCE

7.5 PICTURE FROM WILTSHIRE ARCHIVES FROM FORMAL LAWN

7.5.3 Image of Nonsuch House Before Extended

The 1843 Tithe map is the first evidence of the new rebuilt Nonsuch House with the addition of the extension to the east shown on **figure 16**. The building has a boot lobby to the rear of the building which no longer exists today. The house shown is 6 window bays across in a symmetrical elevational treatment before the main form of Nonsuch House meets the stepped extension. The stepped extension is shown overgrown with creeping ivy in the image below. Today the house is 7 bays across which creates an unbalanced and irregular composition, and the articulation between the successive extensions has been lost, resulting in a loss of architectural significance. The garden walls leading to the West Lawn are different to the existing ones. There is significant change in the garden walls between the Tithe map, the 1st and the 2nd edition OS maps. There is a large larch tree to the right which no longer exists today. It is possible that this was removed in order to facilitate the larger East Wing extension which now sits in its place. The formal lawn is used as a tennis court in this which is later moved further to the east and made into a concrete tennis court instead.



Figure 17 1840 Tithe Map

7 CARTOGRAPHIC, PHOTOGRAPHIC & DRAWN EVIDENCE

7.6 TITHE APPORTIONMENT

7.6.4 Tithe Apportionment Description

The 'Tithe Map 1843 – Apportionment' describes 529a where Nonsuch House is situated as 'House & Gardens (no cultivation)' and 529 as 'Homeground (Pasture)'. It also describes the 573 as 'arable' land. Both 538 and 563 are describes as 'coppice' but 538 state of cultivation is 'wood' and 563 is 'no cultivation'. The rest of the sites state of cultivation was known as pasture at the time of the Tithe map.

Tithe Map - 1843 - Apportionment Comparison of Farms in Bromham, Wiltshire

Farm Name	Address	Tithe Map Date	Apportionment Plot Number	Name and Description of Land and Premises	State of Cultivation
Nonsuch					
	192 Westbrook Bromham, Chippenham, SN15 2ED	1843	529	Homeground	Pasture
	192 Westbrook Bromham, Chippenham, SN15 2ED	1843	529a	House and Garden	No Cultivation
	192 Westbrook Bromham, Chippenham, SN15 2ED	1843	531	Stockwell Allotment	Pasture
	192 Westbrook Bromham, Chippenham, SN15 2ED	1843	532	Part of Bawker Hill	Pasture
	192 Westbrook Bromham, Chippenham, SN15 2ED	1843	533	Part of Bawker Hill Close	Pasture
	192 Westbrook Bromham, Chippenham, SN15 2ED	1843	538	Coppice	Wood
	192 Westbrook Bromham, Chippenham, SN15 2ED	1843	563	Coppice	No Cultivation
	192 Westbrook Bromham, Chippenham, SN15 2ED	1843	573	The Eleven Acres	Arable
Sloperton Farm					
	146 Westbrook Bromham, Chippenham, SN15 2ED	1843	491	Ground	Arable
	146 Westbrook Bromham, Chippenham, SN15 2ED	1843	492	House and Garden	No Cultivation
	146 Westbrook Bromham, Chippenham, SN15 2ED	1843	493	Homeground	Arable
	146 Westbrook Bromham, Chippenham, SN15 2ED	1843	494	House and Garden	No Cultivation
	146 Westbrook Bromham, Chippenham, SN15 2ED	1843	495	Home Ground	Arable
Stillis Farm					
	113 Hawk Street, Bromham, Chippenham, SN15 2HU	1843	284	The Hows	Arable
	113 Hawk Street, Bromham, Chippenham, SN15 2HU	1843	285	Homestead and Homeground, house and shop	Pasture
	113 Hawk Street, Bromham, Chippenham, SN15 2HU	1843	286	Shiller Mead	Arable
	113 Hawk Street, Bromham, Chippenham, SN15 2HU	1843	303	Lower Townsend	Arable
	113 Hawk Street, Bromham, Chippenham, SN15 2HU	1843	304	Upper Townsend	Arable
Woodlands Farm					
	Westbrook, Bromham, Chippenham, SN15 2EG	1843	440	House garden and buildings	No Cultivation
	Westbrook, Bromham, Chippenham, SN15 2EG	1843	442	Futcher Ground	Pasture
	Westbrook, Bromham, Chippenham, SN15 2EG	1843	443	Homeground	Pasture
	Westbrook, Bromham, Chippenham, SN15 2EG	1843	444	Long Close	Pasture

Source Information

Tithe Apportionments, 1836-1929 [database online]. TheGenealogist.co.uk 2023
Original data: "IR29 Tithe Commission and successors: Tithe Apportionments" The National Archives

Figure 18 1840 Tithe Map

7 CARTOGRAPHIC, PHOTOGRAPHIC & DRAWN EVIDENCE

7.7 FIRST EDITION ORDNANCE SURVEY MAP (1844-1888)

7.7.1 Nonsuch House & Buildings

The 1884 map shows Nonsuch House a different shape in plan, it's more rectangular, and longer to the NE. This shows the extension of the additional dormer in 'figure 12' to the rear and bay to the front. with the T-shape plan of the stable block gone, it has its current form, there was a later extension to the NE to join the two buildings, which is not seen on historic maps. There is also a small grey building in the West Lawn area. The Gate Cottage buildings (1.2.1, 1.2.2, 1.2.3) are all present on the map. The map also shows Barn A (1.2.6) & Barn C (1.2.8). There are 4 other block buildings within the farmyard area which are no longer present today. There are several lines to denote the separation of parts of the farmyard.

7.7.2 The Site

There is a farm track along the back of the farmstead all the way along the north of the site. The garden wall and summerhouse do not appear to be present. There are trees along the edge of west Lawn, three of which are shaped as the Douglas fir trees which are present today. There is evidence of the remaining tree line avenue leading towards Westbrook Road. To the south The Rectory of Bromham is clearly shown



Figure 19 1st Ed OS

7 CARTOGRAPHIC, PHOTOGRAPHIC & DRAWN EVIDENCE

7.8 PICTURE FROM WINTSHIRE ARCHIVE FROM WEST LAWN

7.8.2 Stable Wing Extension

The picture below was taken prior to the East Wing (1.1.2) being built. The picture shows the Stable Block – House 1 (1.1.3) prior to being extended to the boundary wall with the addition of Stable Block - House 2 (1.1.4). Nonsuch House is shown with 6x6 sash windows where as the current house has 9x9 formation. The bay window also has a different layout. The ground floor is shown as 3 windows where as the windows currently show two, the same as above, which shows there was a change of stone mullion arrangement. The window is also not shown to the master bedroom (room 1.5), although this could be covered by the climbing ivy vegetation. The vegetation is also not present today. In the typological context of R.W. Brunskill's Vernacular Architecture, Nonsuch house can be read in the following manner; the two piles, the parallel row of rooms and the parallel hipped roofs that site above them are crucially of differing widths. The southern rear pile (a consecutive row of rooms) is much wider than the northern front pile. This signifies that there is a high probability that the piles were built during different periods as a rational builder would construct roof trusses to the same dimensions of the piles were built at the same time. In terms of the setting, the formal lawn has a path going down the middle which is also shown in 'Figure 11' and along the front of the west elevation of the building. The forecourt and boundary walls are the same as shown today. The edge of the lawn and the overall height of the edge to the left of the images, seems to indicate that it does not look like it has been raised at this point in time, although it is hard to distinguish from this angle for certain.



Figure 20 West Lawn & Nonsuch House (Date unknown)

7 CARTOGRAPHIC, PHOTOGRAPHIC & DRAWN EVIDENCE

7.9 SECOND EDITION ORDNANCE SURVEY MAP (1904)

7.9.3 Nonsuch House & Buildings

The 1904 2nd Ed the E side of the house as seen today was not present, the other outbuildings are similar as today, though the plan shapes of some do not match exactly.

7.9.2 The Site

The garden walls and summerhouse are present by this time, with an additional L-shape building at the NE corner no longer extant. There are no sign of formal gardens.

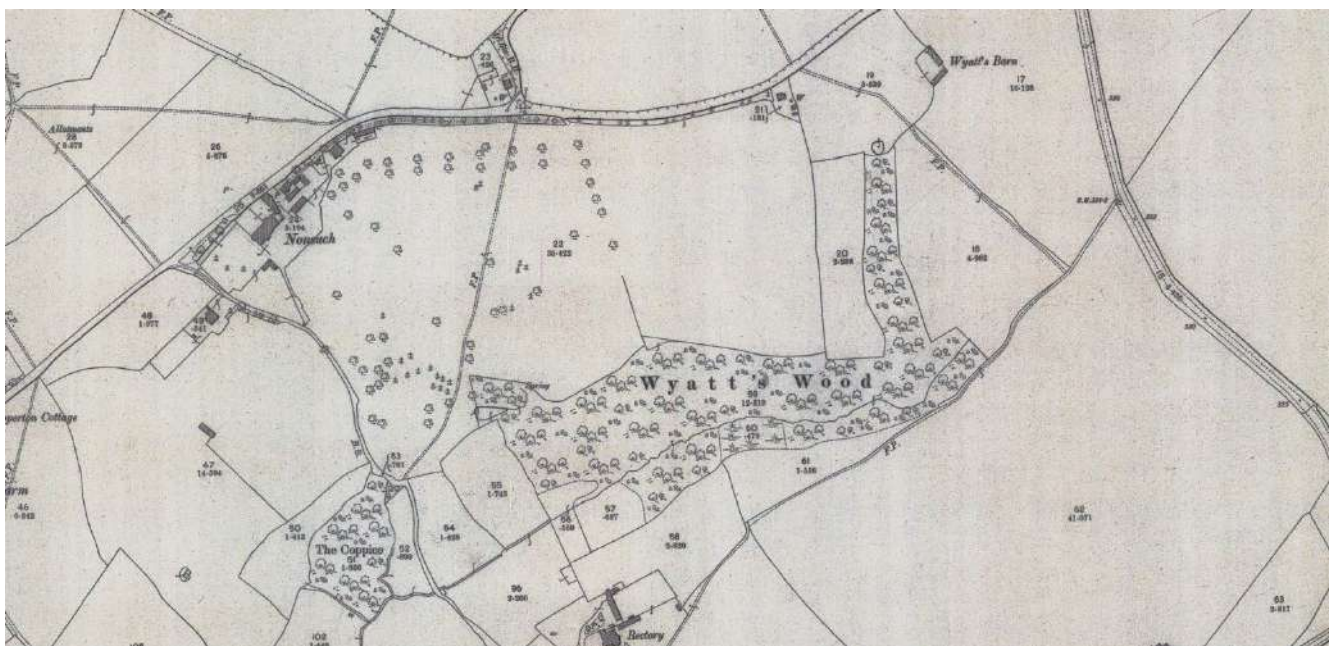


Figure 21 2nd Ed OS

7 CARTOGRAPHIC, PHOTOGRAPHIC & DRAWN EVIDENCE

7.10 PHOTOGRAPHS OF THE ADDITION OF THE EAST WING (1923)

7.10.3 Nonsuch House & Buildings

Evidence of the roof prior to the fire damage, extension to the East, , The windows of Nonsuch House are 6x6 where as the current windows are 9x9, mv Larch tree still present, Portico boot lobby has been removed



Figure 22

7 CARTOGRAPHIC, PHOTOGRAPHIC & DRAWN EVIDENCE

7.11 (2019) OS Base Map Q2

7.11.1 Nonsuch House & Buildings

The 2019 base map Q2 is how the site is seen today.

7.11.2 Site & Surrounding Sites

The addition of commercial greenhouse buildings north of Nonsuch House north of Westbrook Road. Greystones Road was extended from Bromham village.



Figure 23

7 CARTOGRAPHIC, PHOTOGRAPHIC & DRAWN EVIDENCE : SUMMARY ANALYSIS

7.1 SITE MORPHOLOGY DRAWINGS : SEVENTEETH AND EIGHTEENTH CENTURY

7.1.1 Overview of the Site and Surrounding Areas Morphology

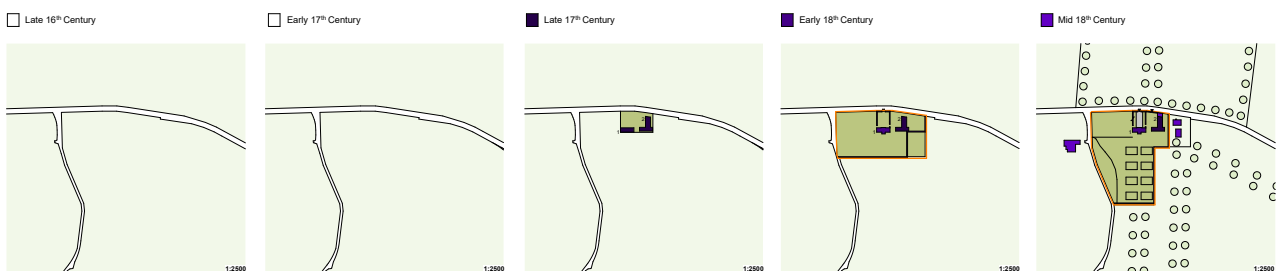
The morphology of the site and surrounding area has changed gradually since the 17th Century.



[TEXT : SITE]

7.1.2 Overview of the Building Morphology

[TEXT : BUILDING]



7 CARTOGRAPHIC, PHOTOGRAPHIC & DRAWN EVIDENCE : SUMMARY ANALYSIS

7.1.3 Early 17th Century of the Site and Surrounding Areas Morphology

☐ Early 17th Century



[TEXT REQUIRED]

1610 Excerpt from John Speed Map of Wilshire

7.1.4 Early 17th Century of the Buildings Morphology

☐ Early 17th Century



[TEXT REQUIRED]

Figure 6 : 19th Century Morphology Diagram of the site produced by Boyce Design

7 CARTOGRAPHIC, PHOTOGRAPHIC & DRAWN EVIDENCE : SUMMARY ANALYSIS

7.1.3 Late 17th Century of the Site and Surrounding Areas Morphology

■ Late 17th Century

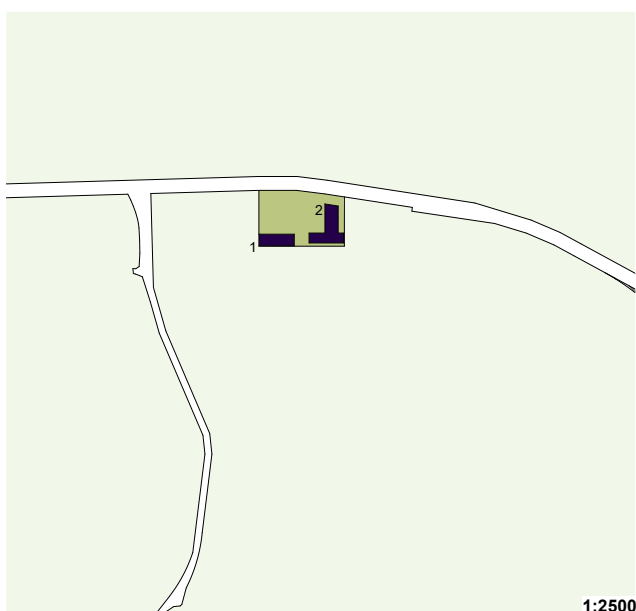


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1695 Excerpt from Morden's Map

7.1.4 Late 17th Century of the Buildings Morphology

■ Late 17th Century



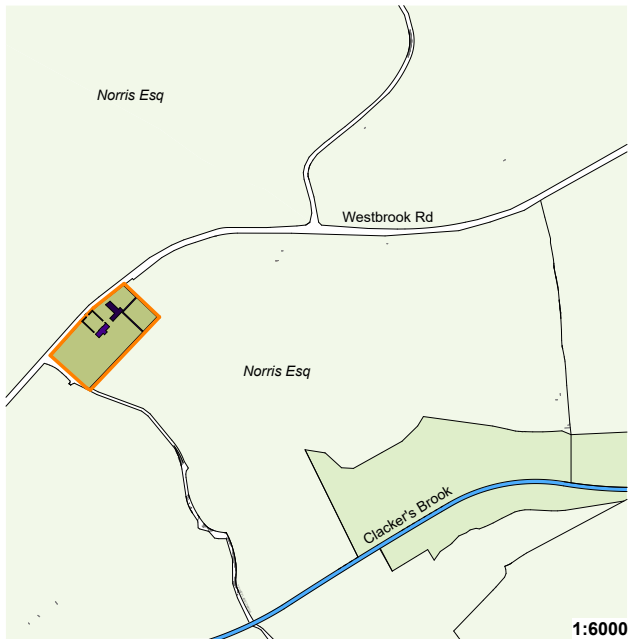
[TEXT REQUIRED]

Figure 6 : 19th Century Morphology Diagram of the site produced by Boyce Design

7 CARTOGRAPHIC, PHOTOGRAPHIC & DRAWN EVIDENCE : SUMMARY ANALYSIS

7.1.3 Early 18th Century of the Site and Surrounding Areas Morphology

■ Early 18th Century

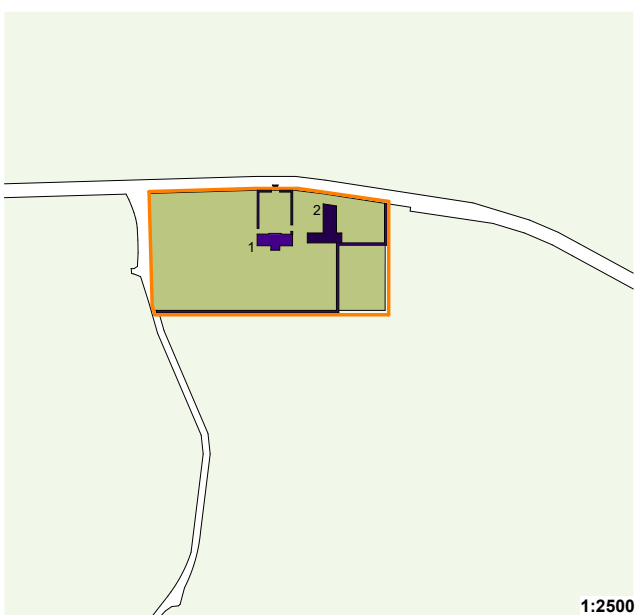


[TEXT REQUIRED]

1705 William Norris Esq Parchment Deed

7.1.4 Early 18th Century of the Buildings Morphology

■ Early 18th Century



[TEXT REQUIRED]

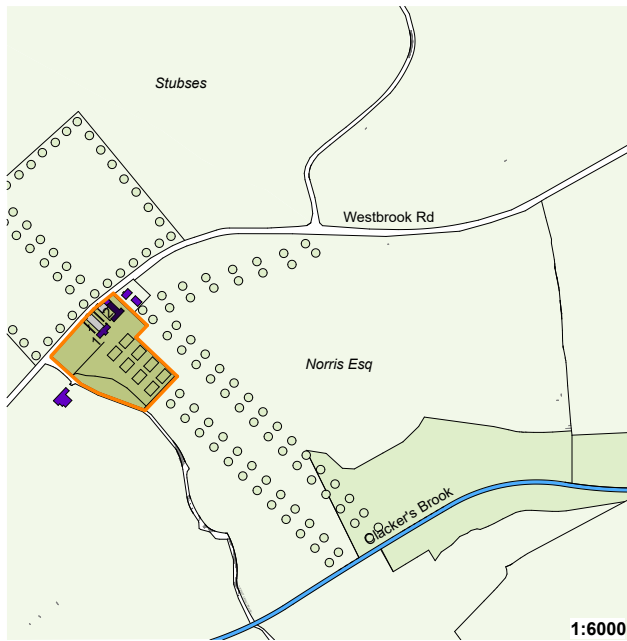
Figure 6 : Earl 18th Century Morphology Diagram of the site produced by Boyce Design

7 CARTOGRAPHIC, PHOTOGRAPHIC & DRAWN EVIDENCE : SUMMARY ANALYSIS

7.1.3 Mid 18th Century of the Site and Surrounding Areas Morphology

Mid 18th Century

[TEXT REQUIRED]



1760 Andrews and Dury Map

7.1.4 Mid 18th Century of the Buildings Morphology

Mid 18th Century

[TEXT REQUIRED]

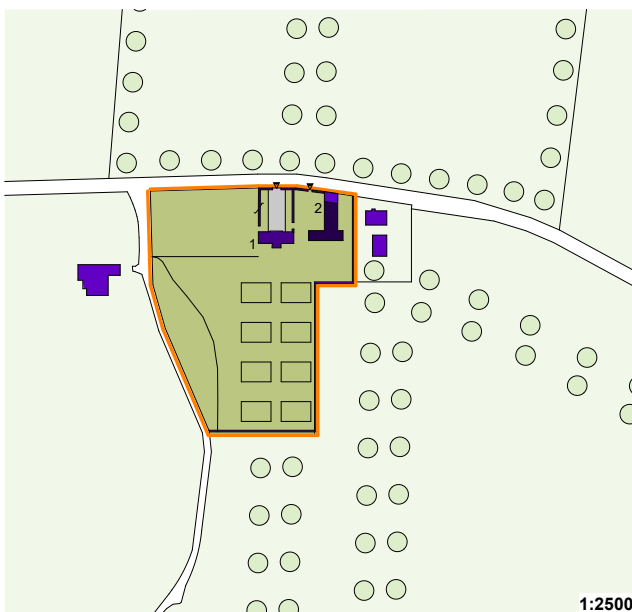


Figure 6 : Earl 18th Century Morphology Diagram of the site produced by Boyce Design

7 CARTOGRAPHIC, PHOTOGRAPHIC & DRAWN EVIDENCE : SUMMARY ANALYSIS

7.2 SITE MORPHOLOGY DRAWINGS : NINETEENTH AND TWENTIETH CENTURY

7.1.1 Overview of the Site and Surrounding Areas Morphology

The morphology of the site and surrounding area has changed rapidly during the 19th Century. The site started as a small collection of buildings in the northwest corner of the site. The northeast part of the site with its parkland-esque setting hasn't changed much throughout documented history, nor has the ancient woodland to the south. The woodland area was infilled with additional treeplanting to the southwest corner of the site in the late 19th century. To the south of the site, Bromham village was extended towards the south of the site, with the suburban development known as Greystones Road. Nonsuch Nurseries to the northeast was once connected to the ownership of the wider Nonsuch Estate but has been its own separate entity for quite some time. The gradual advancement eastwards of the farmstead ceased around the time of industrial farming, and it seems that a decision was made to locate the more industrial buildings to the north, outside of the parkland-esque setting. The most recent mapping shows the expansion of the farming operation north of Westbrook Road, outside of the, consisting of multiple industrial green house buildings.

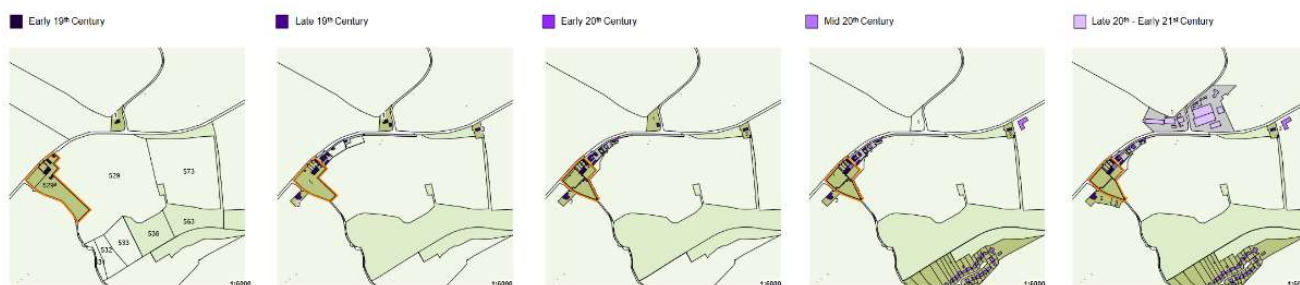


Figure 4 : Morphology Diagram of the site produced by Boyce Design

7.1.2 Overview of the Building Morphology

The northwest of the site has always been populated by several buildings. The house and gardens are enclosed by a garden wall and separated from the farmstead. Over time the domestic gardens have reduced in size creating the triangular shaped wall that is present around much of the West hand corner of the site today. The collection of buildings and farmstead expanded to the east of the site over time. At some point during the twentieth century the agricultural business expanded North of Westbrook Road into a more commercial, fully mechanised endeavor, leaving many of the former farmstead buildings on the site completely redundant, or under-utilised.



Figure 5 : Morphology Diagram of the buildings produced by Boyce Design

7 CARTOGRAPHIC, PHOTOGRAPHIC & DRAWN EVIDENCE : SUMMARY ANALYSIS

7.1.3 Early 19th Century of the site and surrounding areas morphology

Early 19th Century



1040's Wiltshire Tithes

The site was separated into 8 different reference numbers. 529 and 529a were under the same landowner but under different 'name and descriptions of land' and 'state of cultivation'. 529 was described as 'Gardens and Home Ground' and the state of cultivation was described as 'pasture'. 529a was described as 'Home & Gardens' and 'N/A' under state of cultivation. Neighboring site 1, which is north of Westbrook Road has erected a new building. Neighboring site 2 which is West of Nonsuch House has erected a new dwelling. Neighboring site 3, which is North East of the site has also erected a new dwelling.

7.1.4 Early 19th Century of the Buildings morphology

Early 19th Century



1840's Wiltshire Tithes

The original dwelling of the neighboring site 1, which is North of Westbrook Road was demolished. The North portion of Bromham Village was erected at some point between 1939 and 2019. Neighboring site 1 which is north of Westbrook Road Only has the outbuilding remaining. Another building was erected on the neighboring site 3 which is northeast of the site.

Figure 6 : 19th Century Morphology Diagram of the site produced by Boyce Design

7 CARTOGRAPHIC, PHOTOGRAPHIC & DRAWN EVIDENCE : SUMMARY ANALYSIS

7.1.3 Early 19th Century of the site and surrounding areas morphology

■ Late 19th Century



1844 - 1888 OS 25" 1st Edition

During the 19th century agricultural fossil fueled machinery became widespread. Buildings were created on site to house said machinery, as evidenced by Barn A. As the farm and the estate continued to as an economic entity the pattern of development advanced eastwards along Westbrook Road from the locus of Nonsuch House in the West hand corner. The large area of woodland bordering the south of the site continued to be managed as part of the wider agricultural and forestry holding.

7.1.4 Early 19th Century of the Buildings morphology

■ Late 19th Century



1844 - 1888 OS 25" 1st Edition

A series of new buildings were built to help to support the economic running of the estate and the wider agricultural holding. A new farm house (gate cottage), a pair of semi detached workers cottages (the bungalows) a Dovecote (situated within its own walled garden) a new equestrian tack barn and a piggery were all created within a short period of time. The piggery is the final barn and enclosure built to the east. As the mechanisation of agricultural practices continued throughout the late 19th century, the intensity of the agricultural holding outgrew the confines of the site to the south of Westbrook Road and exoanded northwards. Today this undertaking is known as Nonsuch Nurseries and is within entirely separate holdings.

Figure 6 : 19th Century Morphology Diagram of the site produced by Boyce Design

7 CARTOGRAPHIC, PHOTOGRAPHIC & DRAWN EVIDENCE : SUMMARY ANALYSIS

7.1.5 Early 20th Century of the site and surrounding areas morphology

Early 20th Century

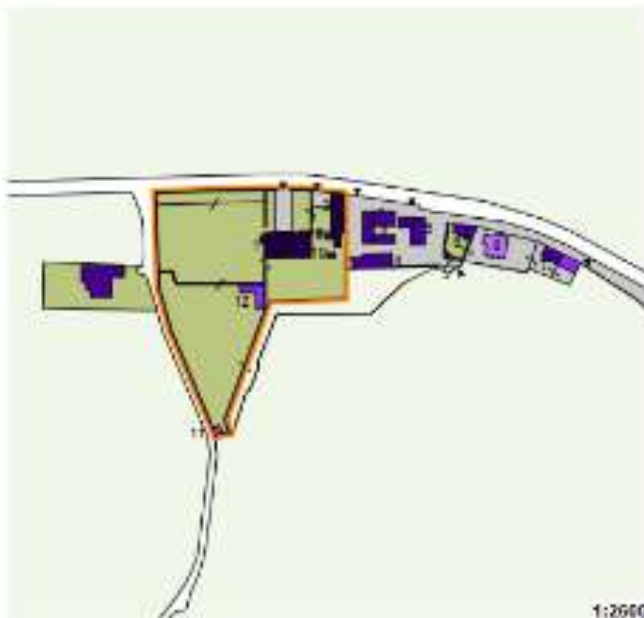


1894-1903 OS 26" 2nd Edition

The original dwelling of the neighboring site 1, which is North of Westbrook Road was demolished. Neighboring site 1 which is north of Westbrook Road only has the outbuilding remaining in the 3rd addition. The North portion of Bromham Village was erected at some point between 1939 and 2019. Another building was erected on the neighboring site 3 which is northeast of the site.

7.1.6 Early 20th Century of the Buildings morphology

Early 20th Century



1894-1903 OS 25" 2nd Edition

The Garden walls were erected in the triangle shape which is the same layout which exists today. Within the garden walls two new buildings were erected. Building 11 is still present today and building 12 was erected within the garden walls which is no longer on site. The fencing around building 6 was removed and a walled garden replaced the fence to enclose the building. The wall of building 4 was extended along the edge of the farmyard enclosing the yard.

Figure 6 : 19th Century Morphology Diagram of the site produced by Boyce Design

7 CARTOGRAPHIC, PHOTOGRAPHIC & DRAWN EVIDENCE : SUMMARY ANALYSIS

7.1.5 Mid 20th Century of the site and surrounding areas morphology

Mid 20th Century



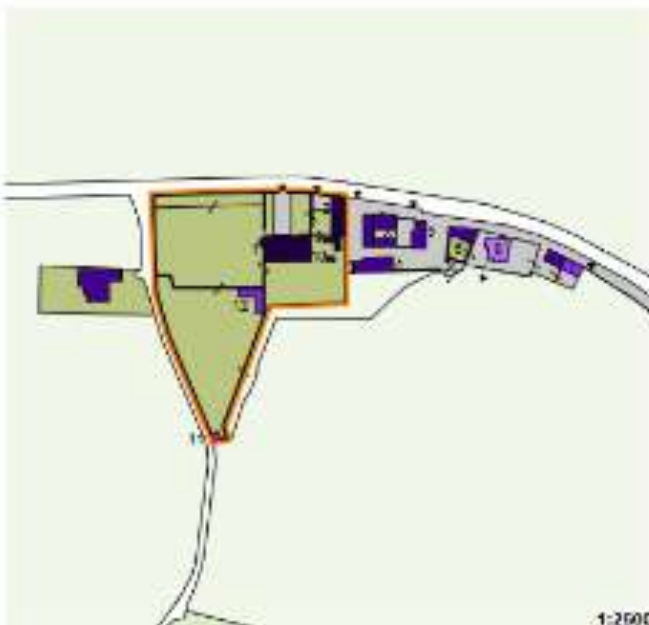
1898-1939 OS 25' 3rd Edition

The domestic buildings to the north of Westbrook Road at the intersection of the lane were demolished. Presumably this was in preparation of the expansion of the agricultural business.

[TEXT REQUIRED]

7.1.6 Mid 20th Century of the Buildings morphology

Mid 20th Century



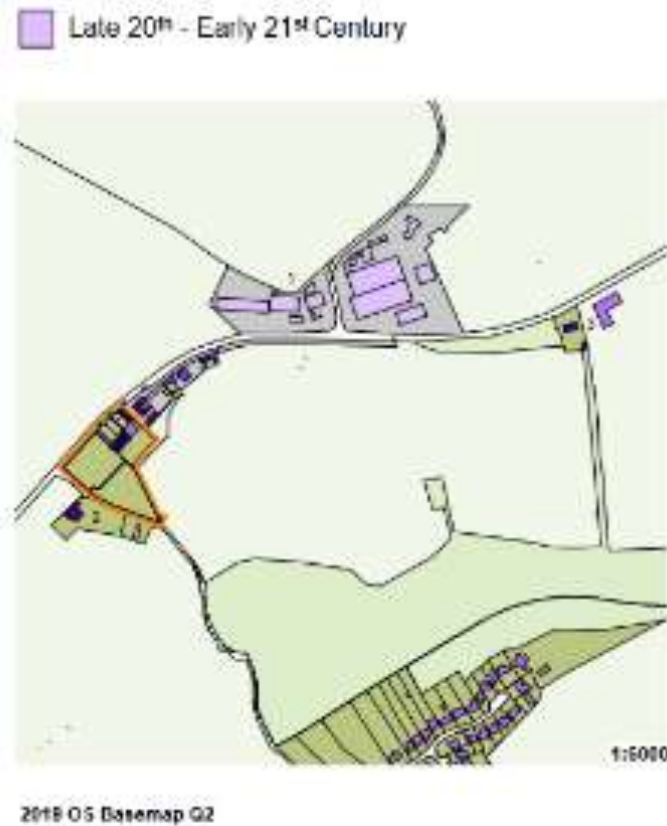
1898-1939 OS 25' 3rd Edition

[TEXT REQUIRED]

Figure 9 : 20th Century Morphology Diagram of the buildings produced by Boyce Design

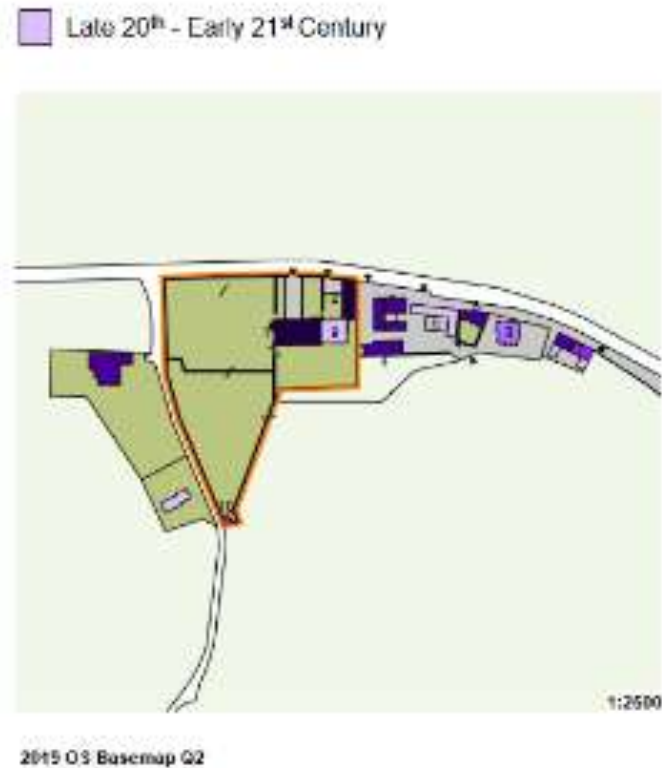
7 CARTOGRAPHIC, PHOTOGRAPHIC & DRAWN EVIDENCE : SUMMARY ANALYSIS

7.1.5 Late 20th Century of the site and surrounding areas morphology



Neighboring site 1 is an agricultural farm which was erected north of the site. As the farm grew and diversified, the new buildings north became commercial farms and the smaller buildings on the site were let out to smaller farmers. The smaller farmstead as a recognized planning unit was never abandoned nor extinguished by the creation of the much more industrial farm to the north of Westbrook Road.

7.1.6 Late 20th Century of the Buildings morphology



Buildings 9 & 10 of the '3rd Edition OS map' were demolished and replaced with number 9 on the '2019 OS Basemap Q2'. Building 12 from the '3rd Edition OS map' was also demolished. Building 5 of the '3rd Edition OS map' was demolished and replaced with building 5 in the '2019 OS Basemap Q2'. The farmyard was opened up by removing a two fences and gates separating the areas.

Figure 10 : 20th Century Morphology Diagram of the site produced by Boyce Design

8 STATEMENT OF SIGNIFICANCE & IMPACT ASSESMENT : ESTATE HOUSES

8.1 INTRODUCTION

This section outlines the significance on Nonsuch House in relation to the history of the Parish of Bromham. The significance of the house is placed within the wider historic context of the impressive collection of impressive estates and notable country houses within this region of Wiltshire.

8.1.1 THE DEFINITION AND CONTEXT OF 'NONE SUCH' OR 'NONSUCH' WITHIN THE PARISH OF BROMHAM

The term 'None Such' means 'without exception' or 'having no equal' communicating the very highest of regard for the place. The Oxford English Dictionary's earliest evidence for *nonsuch* is from 1589, in the writing of Robert Greene, writer and playwright.

This is rather interesting in consideration of the following context. There are two, historically three, very large and impressive estates and stately homes which border Nonsuch, that of Spy Park (less than 2km away) that of The Bowood Estate (4km away) and Bromham Manor which was destroyed in the civil war of 1645. By all intents and purposes these three stately homes were and are truly without exception in comparison to the much more modest Nonsuch House.

8.1.2 EXPECTATIONAL STATELY HOMES WITHIN THE VICINITY OF NONSUCH HOUSE, BROMHAM :

Bromham House (Bromham Parish) [Razed]

The Parish of Bromham was purchased In 1538 from the Crown by the Battle Abbey steward, Sir Edward Baynton. Baynton was one of the great Wiltshire landowners and built Bromham House. Records indicate that this was nearly as big as the Royal Palace of Whitehall and contained materials salvaged from Devizes Castle and a royal manor house at Corsham. In it Sir Edward entertained Henry VIII in 1535 and later James I visited on three occasions. The House was razed to the ground in the Civil War of 1645.

Spye Park – The Bayntun Family (Bromham Parish) [Grade II Listed]

Spye Park, located 2km north-west of Nonsuch House is also within the Parish of Bromham. It became the seat of the Baynton family after Bromham House was destroyed in the Civil War. There have been several country houses at the estate over the centuries due to two catastrophic fires which took hold of first a Neo-Palladian Villa and later a

Bowden Park – The Dickinson Family (Lacock Parish) [Grade I Listed]

Bowden Park, originally designed by designed in 1796 by Architect James Wyatt is located 4km north-west of Nonsuch House set within the Parish of Lacock. The architectural historian Pevsner remarked of Bowden as 'an exceptionally perfect example of its date'. The house was built from proceeds of the wealth amassed from the Jamaican plantation slave trade. Francis Dickinson was rewarded 2000 acres by King Charles II for his part in the taking of the island from the Spanish.

8 STATEMENT OF SIGNIFICANCE & IMPACT ASSESMENT : ESTATE HOUSES

Bowood House & Gardens – The Fitzmaurice / Lansdowne Family (Calne Without) [Grade I Listed]

The beautiful Georgian house, located 5km from Nonsuch House has interiors designed by Robert Adams and is set in 2,000 acres of Lancelot 'Capability' Brown parkland and Bowood has been home to the Lansdowne family since 1754. Notably, the chemical oxygen was discovered at a laboratory room at Bowood House in 1770. The 'large' house was demolished in 1954 as it had fallen into a state of disrepair, leaving the 'little' house which remains in its present state to date. The demolition of large sections of or entire country houses during the twentieth century due to heavy tax burdens is well documented in the United Kingdom, and at its peak reached one house a week.

Mortgagee of 'slave-property' on Nevis, having lent £7000 to William Johnson secured on his unnamed estate believed by LBS to have been Zetland. William Norris was connected by marriage with Rev. Richard Neate (q.v.): in 1834 Mary Ann Norris described Charles [Robert] Neate, son of Rev. Richard Neate, as her cousin.

Will of William Norris gentleman of [Nonsuch] Bromham Wiltshire with 5 codicils proved 12/05/1794. In the will the mortgage he held loomed large, accounting for about half of his monetary legacies to his children, and he was at pains to detail the payment mechanisms, by bills of exchange or consignments of sugar through Neave & Co. in London (and apparently Dennistouns of Glasgow) of the interest payments, which he specified at £550 p.a. In a codicil made in 1792 he specified the estate as late Mr Johnson's now Dr Archibald's. He left real estate in the West Country and in Carey Street in London among his sons.

Bromham – brom – broom – stalks – hamlet

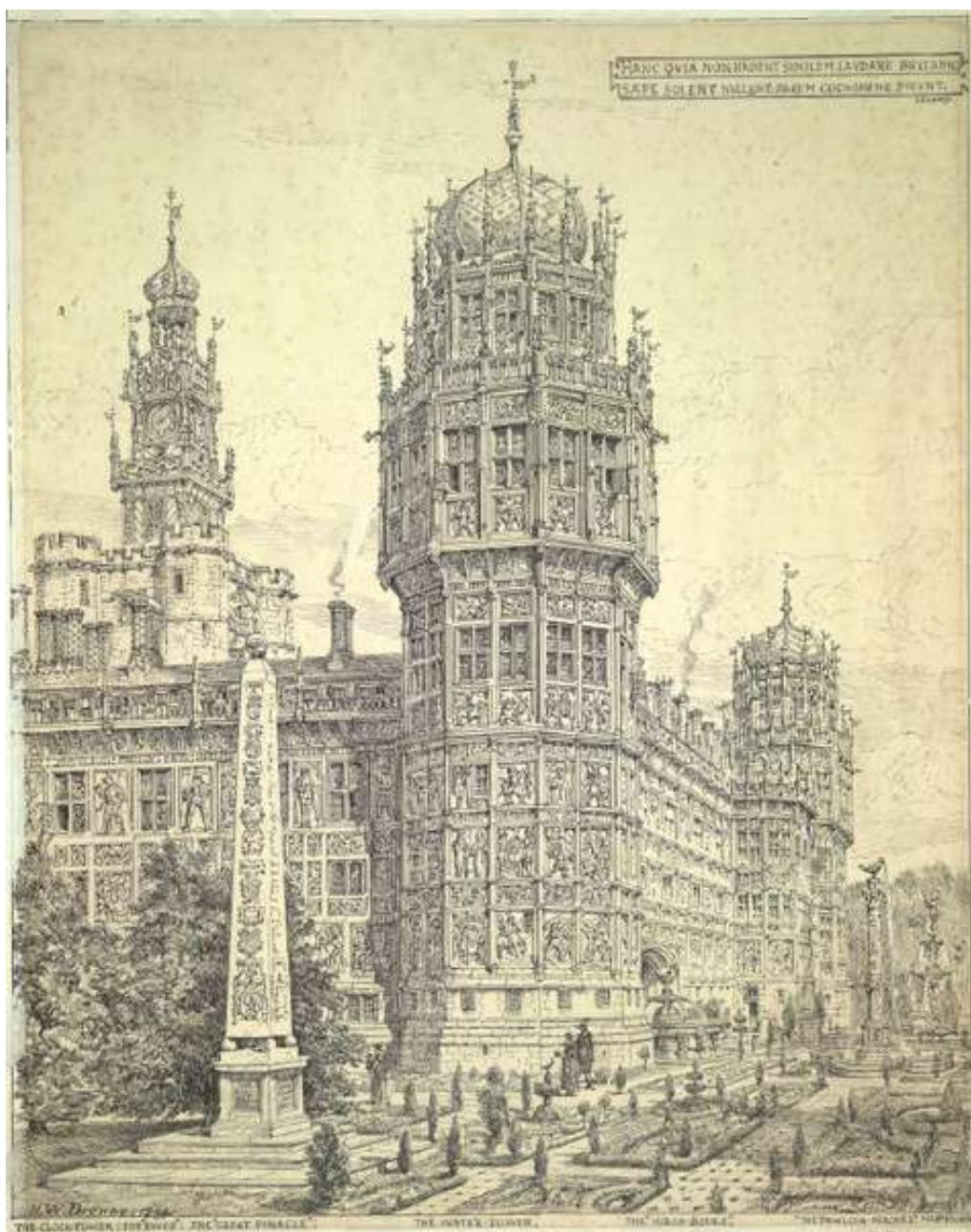
8 STATEMENT OF SIGNIFICANCE & IMPACT ASSESMENT : NONSUCH HOUSES

8.2.1 NOTABLE BUILDINGS WHICH SHARE THE NAME 'NON SUCH' :

The term Nonsuch, 'without exception', was given to several notable palaces, buildings stately homes and buildings within England over the centuries with a vivid connection to King Henry VIII during the 1500s. The first documented building given the name Nonsuch, was Nonsuch Palace, the second, Nonsuch House on Tower Bridge, the third, the manor at Nonsuch Park which sits within the grounds of the former Palace of the same name, and fourth, Nonsuch House in Bromham Wiltshire.

Nonsuch Palace

Nonsuch Palace was a royal palace built during the Tudor period by Henry VIII in Surrey, just south of London. It was built in 1538 and stood until the late 17th century. Today what little remains of it can be found in Nonsuch Park between the towns of Epsom and Ewell.

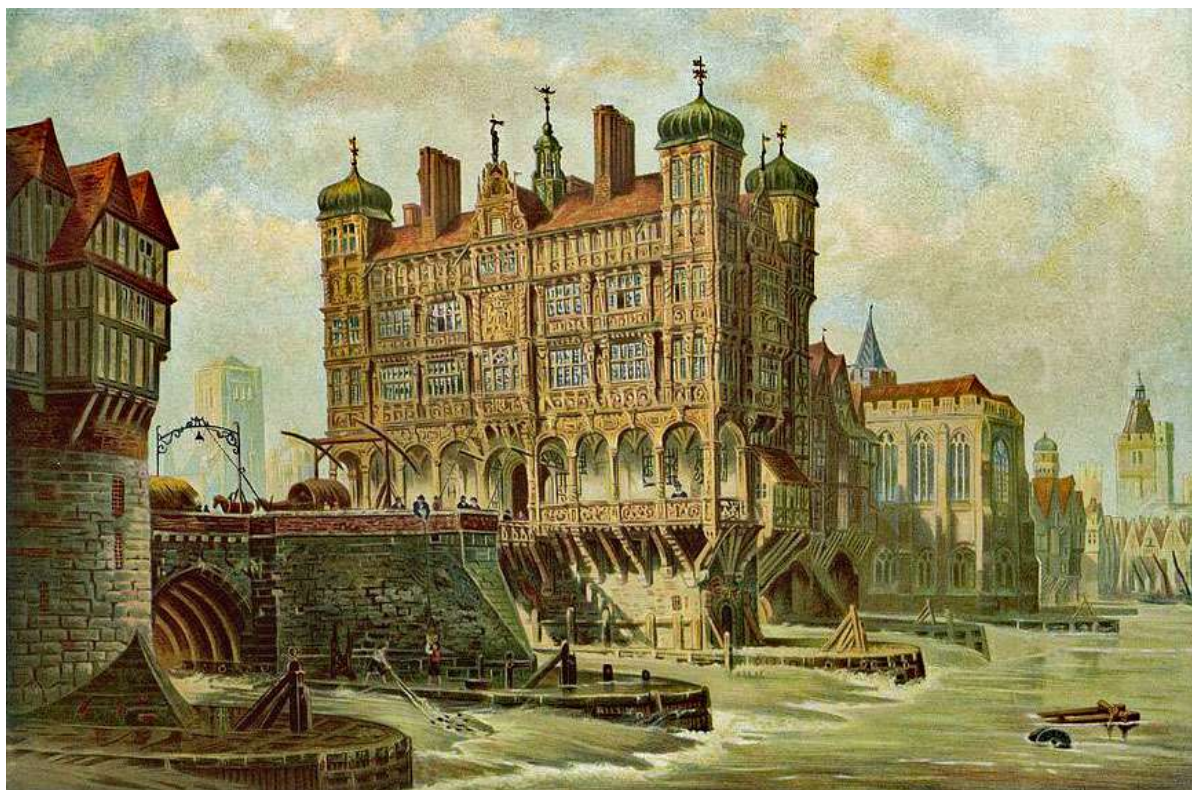


8 STATEMENT OF SIGNIFICANCE & IMPACT ASSESMENT : NONSUCH HOUSES

Nonsuch Palace was one of Henry VIII's largest building projects during his reign, built as a celebration of his power and grandeur, it was meant to rival that of the French King Francis I's Château de Chambord. Nonsuch was originally conceived as a lavish royal hunting lodge, but the plan evolved into building a completely new royal palace, unlike most of Henry's palaces which were adaptations of existing buildings. Designed by architects and builders of Hampton Court, Christopher Dickenson and William Clement, construction began in 1538, taking a skilled workforce of around 500 men nine years to complete the project. In 1585, Nonsuch played host to the Treaty of Nonsuch, signed by Henry's daughter Queen Elizabeth I of England and the Dutch rebels fighting against Spanish rule. It was the first international treaty signed by what would become the Dutch Republic. Philip II of Spain viewed the treaty as a declaration of war marking the start of the Anglo-Spanish hostilities. The palace remained in royal hands until Charles II gifted the palace to his mistress, Barbara, Countess of Castlemaine and titled her Baroness Nonsuch. She tore the palace down around 1682 and sold off the furnishings and building materials to pay off her gambling debts. Some elements of the palace were incorporated into other buildings; wood paneling can be found in the Great Hall at Loseley Park near Guildford. However, no physical trace of the palace can be found in the grounds of Nonsuch Park, Surrey today.

Nonsuch House, London Bridge

Nonsuch House was a four-storey house on London Bridge, completed in 1579. It is the earliest documented prefabricated building. Nonsuch House, possibly modelled after King Henry VIII's palace – as there was “none such” to be found anywhere else, was constructed in the Netherlands in kit form, and then shipped to London. As with most houses built on the bridge, it overhung the sides so that it was slightly wider than the bridge itself. It was particularly noted for the heavy decoration on the outside, with Ditch stepped gables and was richly painted. As with all of the other buildings and a few churches on London Bridge, it was torn down in 1757.



8 STATEMENT OF SIGNIFICANCE & IMPACT ASSESMENT : NONSUCH HOUSES

Nonsuch Park & Mansion, Sutton,

Nonsuch Mansion, designed by Jeffry Wyattville and completed around 1806, is a two-story asymmetrical 19th century house in the Picturesque Tudor Gothic style that features a three-story central tower and a kitchen wing that was part of the earlier 18th century house. The house has no relation to the palace but it is situated close to the palace in the former deer park. Today it is a Grade II* visitor center and wedding venue and is used as a location for TV and film productions.



8.2.2 NOTABLE BUILDINGS 'NONSUCH' : SUMMARY

The original use of nonsuch was for the palace. None of the preceding buildings bare any relation

8 STATEMENT OF SIGNIFICANCE & IMPACT ASSESMENT : THE PARISH HOUSES

8.1.2 THE FAMILIES AT NONSUCH

The house is said to have been built in 1646 for Lord Digby as a hunting lodge. Lord John Digby, the Third Earl of Bristol was an

The creation of the house to serve as a hunting lodge would seem plausible as the property is situated at the edge of the Royal Forests known colloquially as the Forests of Blackmore (Melksham) and Pewsham (Chippenham). The estate passed in c1700 to William Norris (1656-1730) who rebuilt it after 1705. An estate map of 1705 shows what is believed to be the original house in a William and Mary style. It then belonged to the Norris family until 1835 and the Meredith-Brown family from 1849-c1920.

Information retrieved from the Institute of Parliamentary Research states that William Norris' grandfather claimed descent from the 'Norrises of Speke, Lancashire' however the connection has not been traced. The Norris family were connected to democratic power as elected parliamentarians. William and his son John Norris both esquires' a title given to those who were well regarded in society at the time but were not part of the nobility, the aristocracy or of royal lineage. John Norris was called to the bar at Lincoln's Inn circa 1710.

It was also altered for the Bankier family, who were the owners from 1923-30.

It belonged to the Norris family until 1835 and the Meredith-Brown family from 1849-c1920. It was also altered for the Bankier family, who were the owners from 1923-30.

8.1.3 STATEMENT OF SIGNIFIANCE CONTEXTAL COUNTRY HOUSE SUMMARY

As such the ambitious name of Nonsuch has never quite materialised on the site. Neither in terms of a seated family nor in terms of a grand stately home, nor of an overarching landscaped masterplan. As such the proposals seek to enhance the setting and the landscape in order to create a place 'without exception' which is fit for twenty first century estate management' a metaphorical phoenix rising for the ashes, a fitting legacy in recompense for the tragedy and loss born by the recent fire.

The next section of the report will look at the existing site and the proposed masterplan in greater detail in order to explore the significance and assess the impact of the proposal.

8 STATEMENT OF SIGNIFICANCE & IMPACT ASSESMENT : SITE + MASTERPLAN

8.2 WIDER LANDSCAPE CONTEXT

8.2.1 Statement of Significance & Key Features

Nonsuch House is situated within a landscape Character area and is noted as 'Ornamental'. The record establishing probable confidence that the land is dominated by a country house and associated designed landscape or park. The 1 ed OS mapping shows this parkland and although the land is not in use as parkland now, the essential character has not changed since at least the C19.

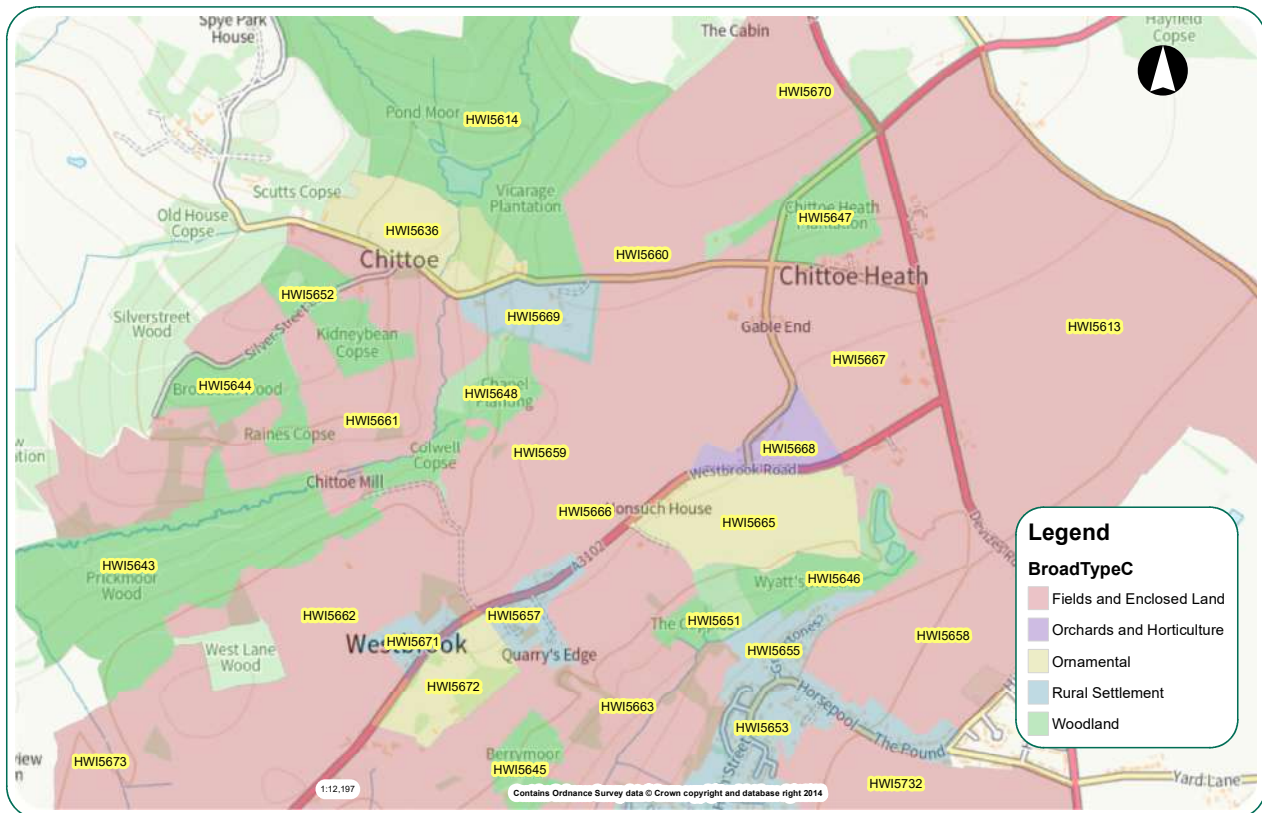


Figure 34 Existing Site Plan – Reproduced from the HER

Nonsuch House is located between the Grade **XX** listed properties of **XX** and **XX**. Nonsuch is a much more modest interpretation of. The property was long regarded as a hunting lodge for **XX**.

[What and why required]

8.3.1 Statement of Significance & Key Features

Figure 24 Existing Site Plan – Produced by Boyce Design

8 STATEMENT OF SIGNIFICANCE & IMPACT ASSESMENT : Site + Masterplan

8.1 THE SITE & MASTERPLANNING

8.1.2 Statement of Significance & Key Features



Figure 25 Existing Site Plan – Produced by Boyce Design

[What and why required]

8.4 PROPOSED SITE & MASTERPLAN

8.4.1 Proposals & Impact Assessment

To summarise the masterplan the main proposals can be categorized into the following; the reconstruction of Nonsuch House and Eastwing, the conversion of the farmstead introduction of the treeline avenue, extension of the formal lawn, enhancement to the walled gardens, the welcome barn and carpark, the reservoir, amalgamation of the pasture and arable land, relocation of the tennis courts, formalize pathways, forestry barns and the new private residence. The proposals have been sensitively planned to sit adjacent to any earthworks. Areas where are disturbed will undertake archaeological fieldwork prior to any work.



Figure 25 Site Constraints Plan – Produced by Boyce Design

8 STATEMENT OF SIGNIFICANCE & IMPACT ASSESSMENT – Site & Masterplan

8.4 THE PROPOSED MASTERPLAN

8.1.4 Proposals & Impact Assessment

The majority of the site use will remain being used by agriculture use and woodland. The existing woodland will remain the same with the addition of more trees incorporated as a buffer zone. The buffer zones will protect the existing woodland by enhancing the soil quality. The agriculture area is divided into arable and pastureland. The pastureland will be combined into one area instead of three and increased in size from 23000 sqm to 40000 sqm. The arable land will remain the same size but will be amalgamated into more practical shape and space next the agricultural building.

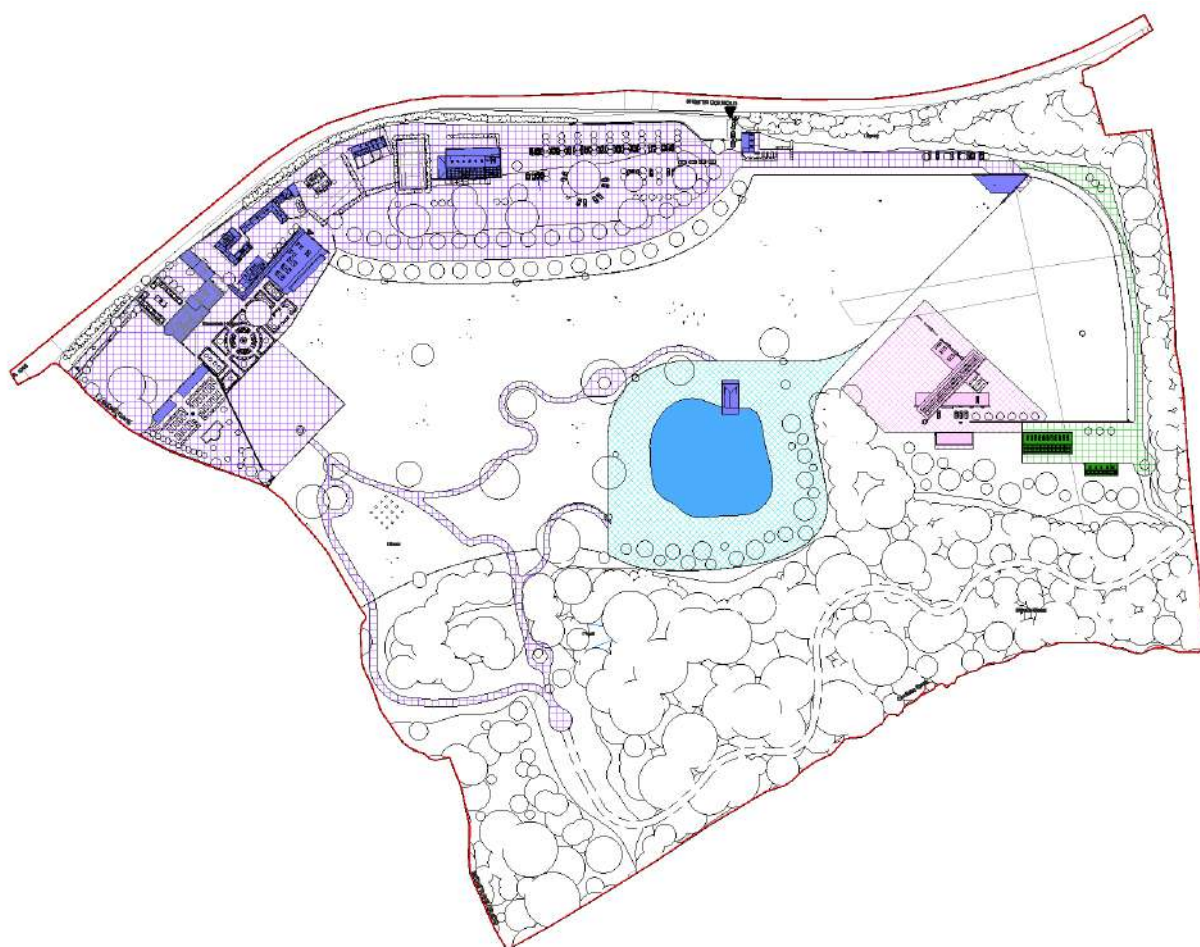


Figure 25 Site Constraints Plan – Produced by Boyce Design

[What and why required]

8 STATEMENT OF SIGNIFICANCE & IMPACT ASSESMENT : SITE + MASTERPLAN

8.2 SITE CONTEXT & MASTERPLANNING

8.2.1 Proposals & Impact Assessment – Reconstruction of Nonsuch House

8.2.2 Proposals & Impact Assessment – The Farmstead Conversion

8.2.1 Statement of Significance & Key Features – Treelined Avenue

Historical mapping shows the collection of trees shows there was either a access from the east. Doesn't disrupt the view to the east and from Nonsuch House. Offers a view of the main House upon arrival.

[TEXT REQUIRED]

8.2.2 Proposals & Impact Assessment – Extension of Formal lawn

Previous Historical mapping shows a working garden or lawn further to the south

[TEXT REQUIRED]

8.2.3 Proposals & Impact Assessment – Enhancements to the Walled Garden

[TEXT REQUIRED]

8.2.4 Proposals & Impact Assessment – Hotel Spa & Energy Center

[TEXT REQUIRED]

8.2.5 Proposals & Impact Assessment – The Welcome Barn & Carpark

[TEXT REQUIRED]

8.2.6 Proposals & Impact Assessment – Reservoir & Studio

[TEXT REQUIRED]

8.2.7 Proposals & Impact Assessment – Amalgamation of the Arable and Pasture Land

[TEXT REQUIRED]

8 STATEMENT OF SIGNIFICANCE & IMPACT ASSESMENT : SITE + MASTERPLAN

8.2.8 Proposals & Impact Assessment – Relocation of the Tennis Courts

Whilst its tall, not bigger than other barns on Westbrook Road. Is the ridge higher than nonsuch?

[TEXT REQUIRED]

8.2.9 Proposals & Impact Assessment – Formalisation of Pathways

Hoggin, Not through ancient woodland disturbance to HER monuments, archeological site investigation

[TEXT REQUIRED]

8.2.10 Proposals & Impact Assessment – Forestry Barns

[TEXT REQUIRED]

8.2.11 Proposals & Impact Assessment – Country Side Residence

[TEXT REQUIRED]

9 STATEMENT OF SIGNIFICANCE & IMPACT ASSESMENT : HOUSE + FARMSTEAD

9.1 Building Ownership and Uses

All the buildings and land surrounding are under the same ownership, but the site was occupied by several different people and uses prior to the fire damage. Nonsuch House, East Wing, Stable End, The Farmhouse and The Farm Cottage were all used as separate residential buildings. All of the residential buildings were occupied by separate residents. The other buildings on the site are used for agricultural use.

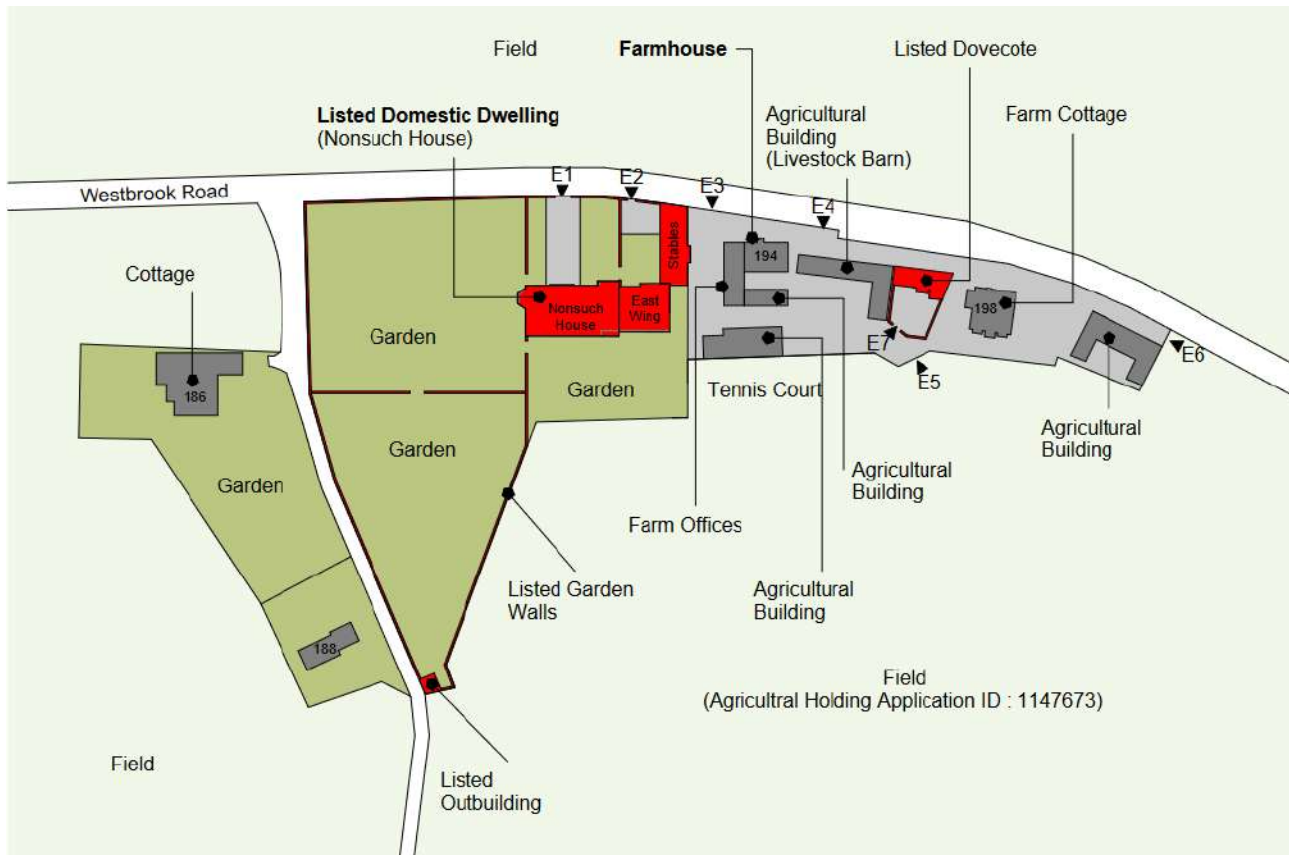


Figure 26 Diagram showing building uses produced by Boyce Design

9 STATEMENT OF SIGNIFICANCE & IMPACT ASSESMENT : HOUSE + FARMSTEAD

9.2 Building Listings

The diagram below shows the location, grade, date, list entry number and entry name of the designated buildings on the site. All the listed buildings and listed walls on the site were listed simultaneously in 1962. There are 5 listings on the site which consists of four buildings, two walls and one set of gate piers. Nonsuch House (1.1.1) has been graded the greatest significance of listing Grade II*. The other listings on the site were given a Grade II listing.

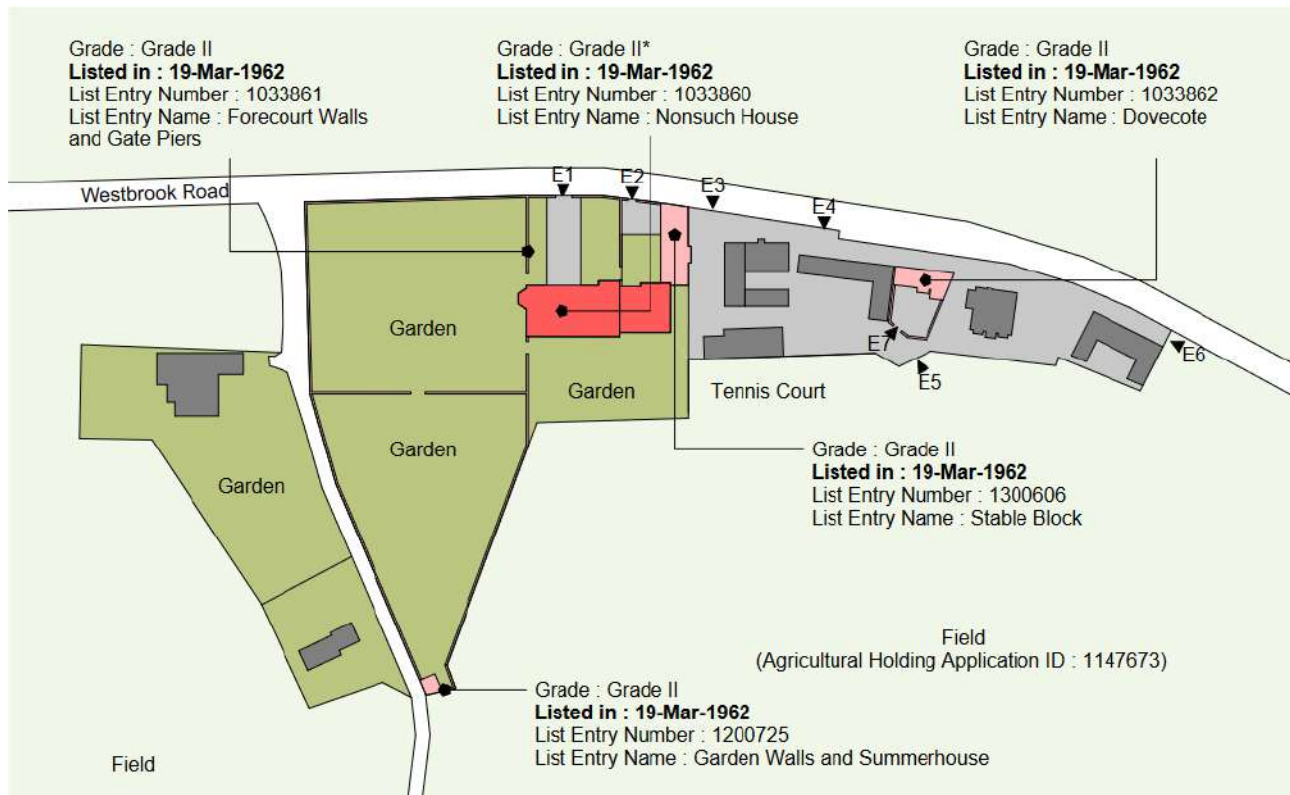


Figure 26 Diagram showing the building listings produced by Boyce Design

[What and why required]

9 STATEMENT OF SIGNIFICANCE & IMPACT ASSESMENT : HOUSE + FARMSTEAD

9.3 Proposals & Impact Assessment

Spa, barn, landscaping, lawn

[TEXT REQUIRED]

10.1 NONSUCH HOUSE

10.1.1 Introduction

The principal building of the site, Nonsuch House (Grade II* Listed) dates to the early C18. The house has been rebuilt, extended and modified multiple times since being built by the William Norris Esq family in the 17th Century. The building is 2-storeys plus habitable attic level. Nonsuch House is constructed with different types of ashlar stone. The house was subject to significant fire damage in February 2022 which has left the house uninhabitable. The roof was a pitched natural Cotswold slate roof which was destroyed during the fire which caused damage to many of the features inside the building. Many of the building features were destroyed during the fire.



Figure 28

10.1.2 MORPHOLOGICAL FABRIC ASSESSMENT

TEXT

10 STATEMENT OF SIGNIFICANCE & IMPACT ASSESMENT : INDIVIDUAL BUILDINGS

Single ended hall house

[House Morphology – LG work]

[What and why required]

[House Morphology – LG work]

[What and why required]

10 STATEMENT OF SIGNIFICANCE & IMPACT ASSESMENT : INDIVIDUAL BUILDINGS

10 STATEMENT OF SIGNIFICANCE & IMPACT ASSESMENT : INDIVIDUAL BUILDINGS

[House Morphology – LG work]

[What and why required]

10 STATEMENT OF SIGNIFICANCE & IMPACT ASSESMENT : INDIVIDUAL BUILDINGS

[House Morphology – LG work]

[What and why required]

10 STATEMENT OF SIGNIFICANCE & IMPACT ASSESMENT : INDIVIDUAL BUILDINGS

The east of the house was a later addition being built in the 20th century and was used as the servant's quarter.

There are some basic architectural features in these rooms but low significance compare to the rest of the building. The fire damage was less significant in this part of the building.

The proposed layout of the building has worked carefully to recreate the hierarchy of the building reinstating the previously significant rooms to their original use. The proposed layout has aimed to increase the significance and practicality of the dining room by extending it into the kitchen to cater for the new use. The servant's quarter will remain the same with minor refurbishments as the fire damage was not significant and the features remain in fair condition.



Figure XX : Proposed Ground Floor Plan

10 STATEMENT OF SIGNIFICANCE & IMPACT ASSESMENT – Individual Buildings

10.1 NONSUCH HOUSE

10.1.2 Statement of Significance and Impact Assessment – First Floor Layout Overview

The most significant rooms on the first floor are on the west side, similar to the ground floor primarily the landing (1.1), master bedroom (1.5) and study (1.4). The landing is large and doubles up as a waiting/sitting area. The master bedroom and study have good views of the gardens and have a self-contained en-suite. The master bedroom and landing suffered significant fire damage with the floor being partially destroyed in the landing and completely gone in the master bedroom. The floors will be reinstated, and the rooms will go back to their previous uses. The study has fair fire damage, but the majority of the significant features can be retained. One of the built-in cupboards we damaged in the fire revealing a covered window so this will be removed in order to us this window again. The ensuite will remain but be updated to include a shower, bathtub and his and hers sink.

The center of the building is made up of a cluster of bedrooms and a singular shared bathroom. These rooms would of most likely been used by family members and are medium significance. The central rooms were significantly fire damaged destroying a lot of the floors, walls and the majority of the architectural features. One bathroom would not be suitable for four bedrooms so the new proposal manages to use the areas with the most fire damage to incorporate new bathrooms. The en-suites are designed sensitively as the areas where the en-suites are have been completely damage so the proposals will not be removing any historically significant building features.



Figure

10 STATEMENT OF SIGNIFICANCE & IMPACT ASSESMENT – Individual Buildings

The east rooms were originally used as a nursery for the children and were previously converted into bedrooms. The existing stair case have been damaged so is being moved to the landing area where the existing bathroom is. This is appropriate as the bathroom was the least significant room on the floor and is being replaced by en suites. The proposed staircase is also a sensitive design which matches the existing design in order to blend in with the room. The en suites to each room have been sensitively planned in order to preserve the geometry, windows and fireplaces within the rooms.



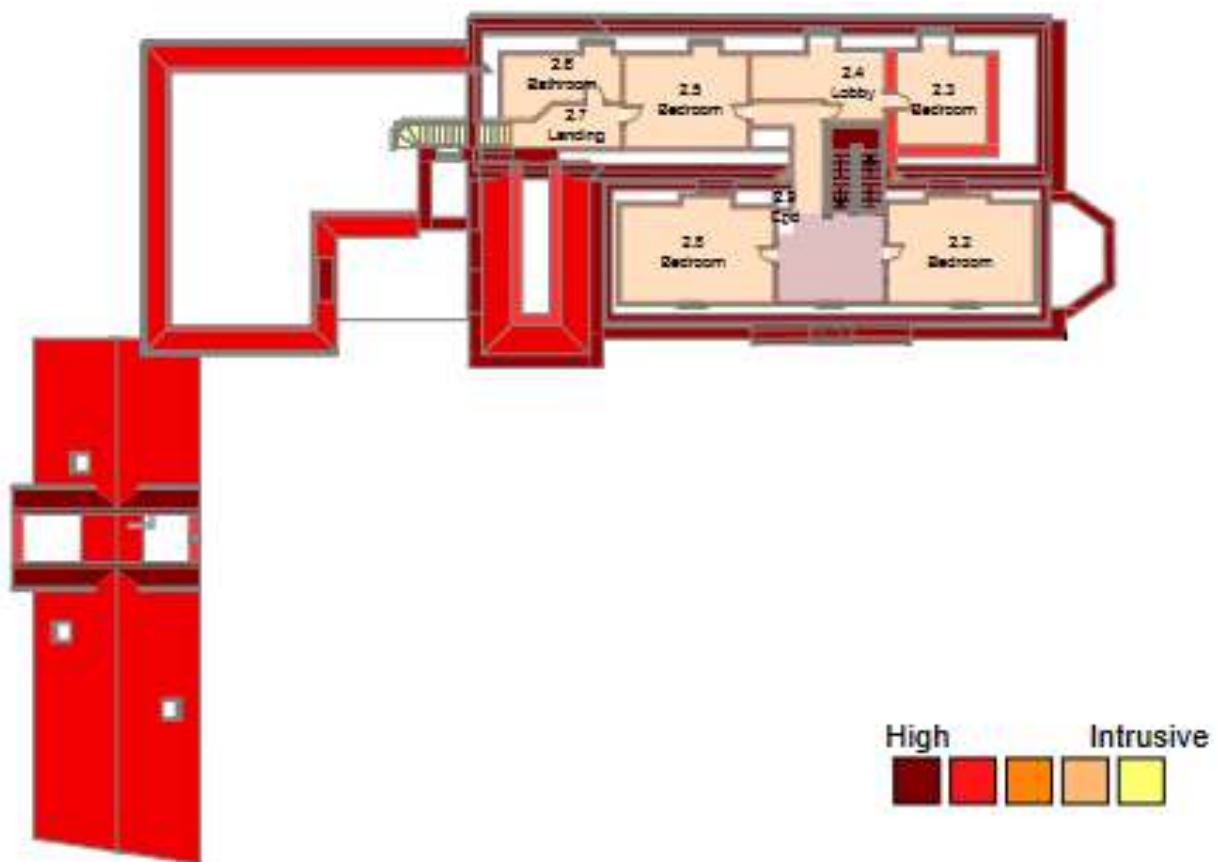
Figure

10 STATEMENT OF SIGNIFICANCE & IMPACT ASSESMENT – Individual Buildings

10.1 NONSUCH HOUSE

10.1.2 Statement of Significance & Key Features – Second Floor Layout Overview

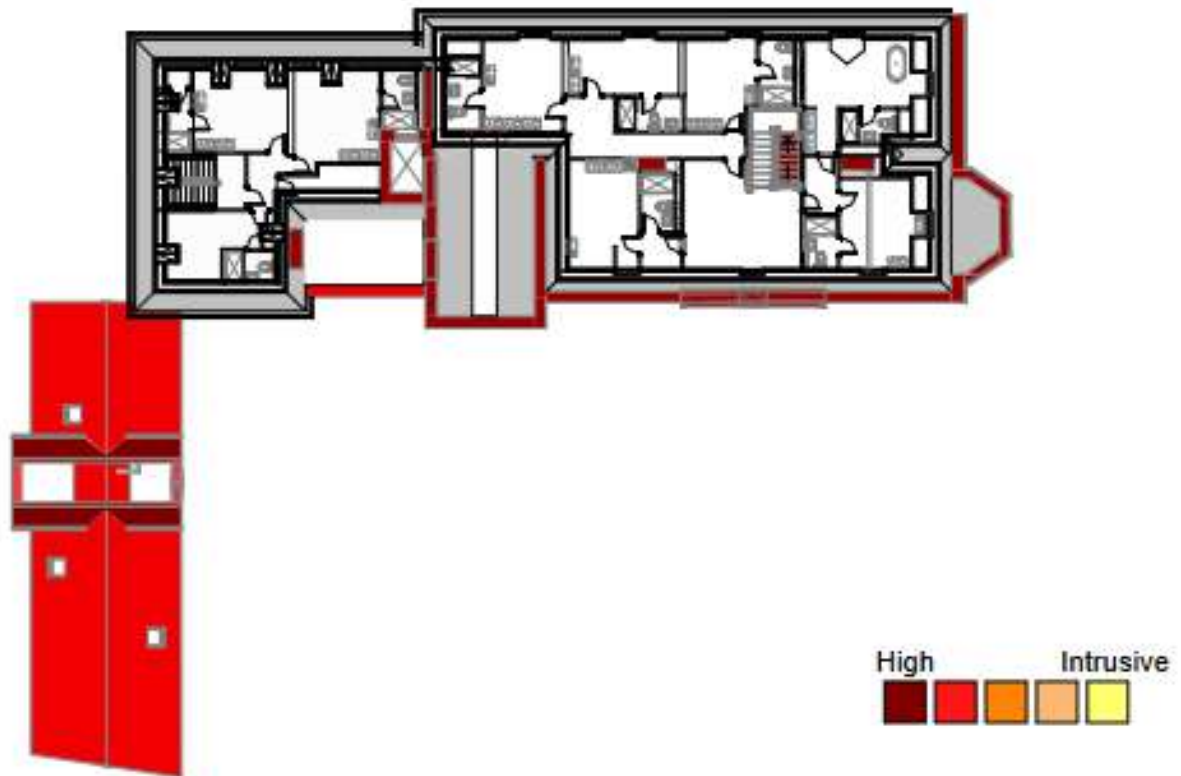
There is no documentation of the top floor of the building as it has been completely destroyed by the fire damage. Historically the loft space in Georgian buildings is used for the servant's and have the least value. The proposed use for the roof level is to create 9 smaller bedroom spaces which would be traditional for a building of this type.



Figure

10 STATEMENT OF SIGNIFICANCE & IMPACT ASSESMENT – Individual Buildings

[TEXT REQUIRED]

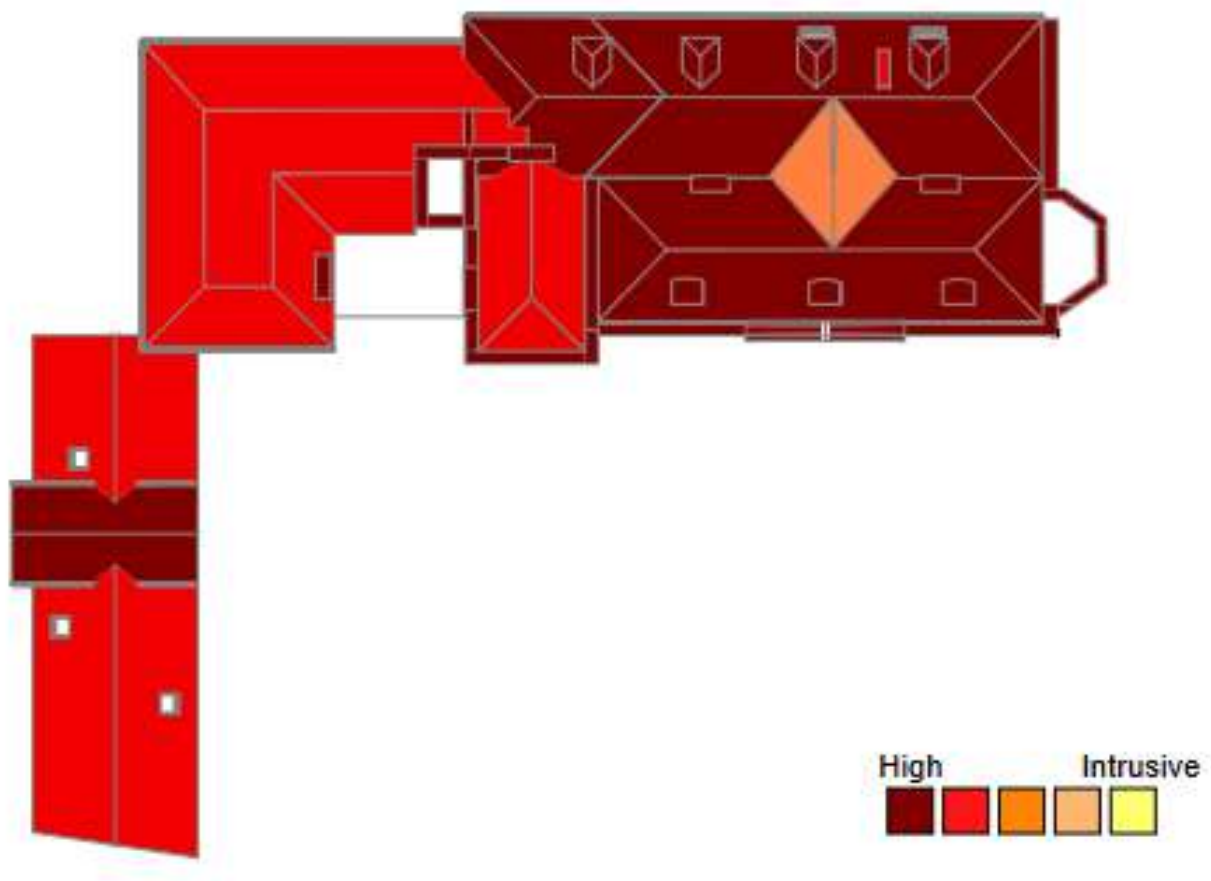


10 STATEMENT OF SIGNIFICANCE & IMPACT ASSESMENT – Individual Buildings

10.1 NONSUCH HOUSE

10.1.2 Statement of Significance & Key Features – Roof Layout Overview

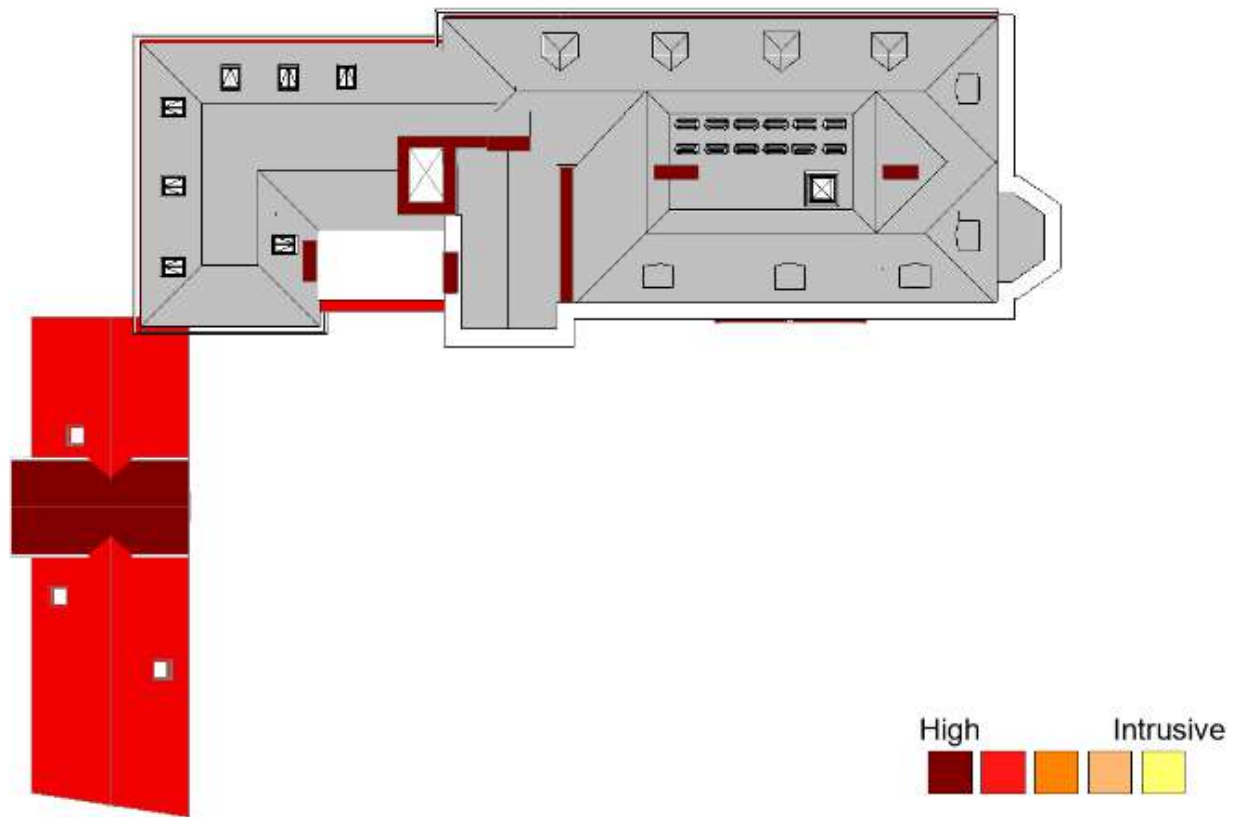
There is minimum evidence of the existing roof shape or form. The only evidence is from historic pictures which has shows the roof has been modified multiple times. The most significant roof is the area on the original footprint of the house. The most significant elements of the roof are the external pitches and the dormer windows. The dormers are different from the front to the back. The proposed roof has recreated the curved dormer roofs on the front and the pitched roof dormers to the rear. The east roof is subservient and has always been designed to be less significant to the rest of the roof.



Figure

Figure

10 STATEMENT OF SIGNIFICANCE & IMPACT ASSESMENT – Individual Buildings



[TEXT REQUIRED]

.... REPORT CONTINUES UNDER SEPARATE COVER

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