North Bradley, Drynham Lane and Ashton Park West NDP

Heritage Topic Paper
October 2024

DRAFT FOR CONSULTATION

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1. Introduction

1.1. The National Planning Policy Framework (NPPF)[1] states that heritage assets range from sites and buildings of local historic value to those of the highest significance. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.

1.2. Local heritage plays an essential role in building and reinforcing a sense of local character and distinctiveness in the historic environment. As set out in the Historic England advice note on Local Heritage Listings[2] communities and parish councils play a valuable role in the identification of non-designated heritage assets, which can be defined through neighbourhood plans. This enables the significance of any site or building to be better taken into account in planning applications affecting the building or site or its setting.

Key Definitions

Heritage Assets

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

Non-Designated Heritage Asset

Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.

Significance (for heritage policy)

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

[1] https://www.gov.uk/guidance/national-planning-policy-framework/16-conserving-and-enhancing-the-historic-environment

[2] https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag301-local-heritage-listing/

- *archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*

- *architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.*

- *historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

Setting of a heritage asset

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

1.3. The Heritage Gateway[3] identifies a range of heritage assets within the North Bradley, Drynham Lane and Ashton Park West designated neighbourhood area:

- 19 statutory listed buildings designated for their special architectural or historic interest, all Grade II listed buildings with one Grade II* (Church of St Nicholas).

- Approximately 70 sites, buildings and monuments within the Wiltshire and Swindon Historic Environment Record (HER)[4].

- 3 National Monument Records (NMR) on the Excavation Index.

- 1 entry listed on the Historic Milestone Society Database

1.4. The focus of this Topic Paper is to establish criteria for the identification of 'non-designated' heritage assets (NDHA) within the designated neighbourhood area.

1.5. Planning Practice Guidance (PPG)[5] confirms that it is important that the decisions to identify them as non-designated heritage assets are based on sound evidence. The PPG continues to state that plan-making bodies should make clear and up to date information on non-designated heritage assets accessible to the public to provide

[3] https://www.heritagegateway.org.uk/Gateway/
[4] https://services.wiltshire.gov.uk/HistoryEnvRecord/Home/Index
[5] https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment

greater clarity and certainty for developers and decision-makers. This includes information on the criteria used to select non-designated heritage assets and information about the location of existing assets. It is important that all non-designated heritage assets are clearly identified as such, including identification in the local historic environment record (HER)[6].

1.6. This Topic Paper provides a robust and objective evidence-base to inform and underpin a NDP policy defining NDHAs in accordance with the following documents:

- National Planning Policy Framework and Planning Practice Guidance
- Wiltshire Core Strategy Policy 58 'Ensuring the Conservation of the Historic Environment'
- Wiltshire Local Plan Pre-Submission Draft 2020-2038
- Local Heritage Listing: Identifying and Conserving Local Heritage Historic England Advice Note 7 (Second Edition)[7]
- Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12

[6] https://services.wiltshire.gov.uk/HistoryEnvRecord/Home/Index
[7] https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag301-local-heritage-listing/

2. Methodology

Criteria

2.1 It is important that a community develops criteria which respond to the local heritage of their area, reflecting the types of heritage assets and local distinctiveness.

2.2 An objective selection criterion is proposed, developed in line with criteria identified in Historic England Guidance[8].

2.3 It is intended that all heritage asset types, including monuments, sites, places, areas, parks, gardens, and designed landscapes / parkland may be considered for inclusion.

2.4 The table below defines draft selection criteria for assessing the suitability of assets for inclusion.

Criterion	Description
1. Has architectural and artistic interest or quality.	The intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques, or any other distinctive characteristics.
2. Is a landmark feature.	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.
3. Has a relationship with designated heritage assets (as part of their setting) in age, materials, or any other historically significant way.	Groupings of assets with a clear visual design, functional or historic relationship.
4. Has historical associations with (1) features such as historic road layout, a park or a landscape feature, and / or (2) important or prominent people or past events.	A significant historical association of local or national note, including links to important local figures, may enhance the significance of a heritage asset.
5. Illustrates the development of the area (individually or as a group), including reflecting	Heritage assets are primary sources of evidence about the substance and evolution of places, and of the people and cultures that made them.

[8] https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag301-local-heritage-listing/

the functional character or former uses of the area.	
6. Contributes positively to the character or appearance of the area.	The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape.
7. Other local reasons of special value.	Other reasons may be identified where appropriate.

2.5 Each of the criteria will be scored on a rating to distinguish how well an asset meets them:

- 0 – Criterion not applicable
- 1 – Indicates poorly
- 2 – Indicates well
- 3 – Indicates strongly

Identification

2.6 The Steering Group have identified a list of local heritage assets they would like to preserve for future generations. This nomination process will also be aided by known surviving built heritage assets identified within the HER that are within the village boundary (and not already Listed).

2.7 Following the above, the table below lists all identified sites:

Nomination	Source	Taken forward for assessment
The former Mash Tun Public House, 4 Woodmarsh	Steering Group Nomination	Yes
Broadleigh House, Woodmarsh	Steering Group Nomination	Yes
No 49 Woodmarsh	Steering Group Nomination	Yes
Nos 30-50 Woodmarsh	Steering Group Nomination	Yes
The Progressive Hall, Woodmarsh	Steering Group Nomination	Yes
The Rising Sun, Southwick Road	Steering Group Nomination	Yes
Pine Tops, 19 Southwick Road	Steering Group Nomination	Yes
The Old Ring Of Bells, 24 Southwick Road	Steering Group Nomination	Yes

Nos 26 and 27 Southwick Road	Steering Group Nomination	Yes
North Bradley House, Church Lane – Victorian Rectory	Steering Group Nomination	Yes
The Old Post Office, 13 Church Lane	Steering Group Nomination	Yes
Nos 4,5,6 Church Lane	Steering Group Nomination	Yes
11 Church Lane	Steering Group Nomination	Yes
23 Church Lane	Steering Group Nomination	Yes
30 and 31 St Nicolas Cottages, Church Lane	Steering Group Nomination	Yes
North Bradley CofE Primary School	Steering Group Nomination	Yes
No 60 Church Lane	Steering Group Nomination	Yes
No 54 Church Lane	Steering Group Nomination	Yes
The Baptism Bridge, south of Grays Leaze	Steering Group Nomination	Yes
The Old Stores, The Rank	Steering Group Nomination	Yes
Rose Cottage, No 16 The Rank	Steering Group Nomination	Yes
The Baptist Church, Westbury Road	Steering Group Nomination	Yes
Novuna Offices, Westbury Road	Steering Group Nomination	No – Modern building, does not meet criteria for heritage designation.
White Horse Business Park	Steering Group Nomination	No – site does not meet criteria for heritage designation however could be considered under Local Green Space.
Yarbrook Old Baptist Chapel	Steering Group Nomination	Yes
Longs Arms	Steering Group Nomination	Yes
Manor Farm and Barn, Westbury Road	Historic Environment Record	Yes
Little Common Farm, Little Common	Historic Environment Record	Yes

Woodmarsh Farm, Woodmarsh	Historic Environment Record	Yes
Park Farm, Woodmarsh	Historic Environment Record	Yes
Organ Pool Farm, Southwick Road.	Historic Environment Record	Yes
Home Farm, Church Lane	Historic Environment Record	Yes
Drynham Lane Farm	Historic Environment Record	No – The farmhouse is the only remaining historic building and this is Grade II Listed

Assessment

2.8 An information sheet has been prepared for each nomination to enable an objective assessment to be made. The following pages provide the assessment of the candidate non-designated heritage assets.

Reference:	Mash Tun Public House	**What3Words reference:**	Locating.quilt.duke
Date:	19/09/2024	**Identified by:**	Steering Group
Name and Address:	The former Mash Tun Public House, 4 Woodmarsh, BA14 0SB		
Type of Asset:	Residential Dwelling		
HER Reference:	N/A		

Significance:

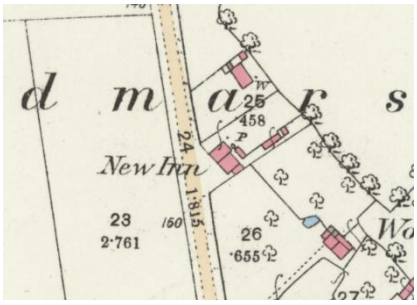
Archaeological	Architectural	Artistic	Historic	Setting
☐	x	☐	x	x



Dated: 13/08/2024

Description / History:

The building is the former Mash Tun Public House and underwent a change of use in 2014 to a residential dwelling. It still remains an important part of the North Bradley Heritage. It is located along Woodmarsh to the Northern end of the village and is the first notable building when entering North Bradley from Trowbridge.
Earliest available Historic maps show the building in existence in the late 1800s and referred to as the New Inn (https://maps.nls.uk/view/106029166).



Present condition and originality:		
The building is in good condition and has been well maintained during and since its change of use. There have been no further planning applications submitted since the change of use application that suggest further alterations or maintenance related to the building.		
In Use? (Type of use)		
Yes, the building is currently used for residential purposes.		
Criteria: (not all will be relevant)		
1. Has architectural interest or quality.	2	The building remains in its original condition from when the building was used as a former public house so holds some architectural merit.
2. Is a landmark feature.	1	The building is the first notable building when entering the village from the North and therefore reflects the character of the area, and its prominent location was once seen as a destination point when in use as a public house.
3. Has a relationship with designated heritage assets (as part of their setting) in age, materials, or any other historically significant way.	0	N/A
4. Has historical associations with (1) features such as historic road layout, a park or a landscape feature, and / or (2) important or prominent people or past events.	2	The building in its former use was associated as an important community asset but has since been converted into a dwelling. Therefore the building has some association important historical features.
5. Illustrates the development of the area (individually or as a group), including reflecting the functional character or former uses of the area.	1	Reflects the former use as a public house and remains unchanged in appearance to reflect history of the building.
6. Contributes positively to the character or appearance of the area.	1	Positively contributes to the character and appearance of the area where it uses traditional materiality and follows the linear built form along Woodmarsh.
7. Other local reasons of special value.	1	It's previous use as a public house means the site has some community value.
Recommendation		
Included for designation as non-designated heritage asset.		

Reference:	Broadleigh House	**What3Words reference:**	logs.caves.faced
Date:	19/09/2024	**Identified by:**	Steering Group
Name and Address:	Broadleigh House, 37 Woodmarsh, BA14 0SA		
Type of Asset:	Office and Residential		
HER Reference:	N/A		

Significance:

Archaeological	Architectural	Artistic	Historic	Setting
☐	x	☐	x	x

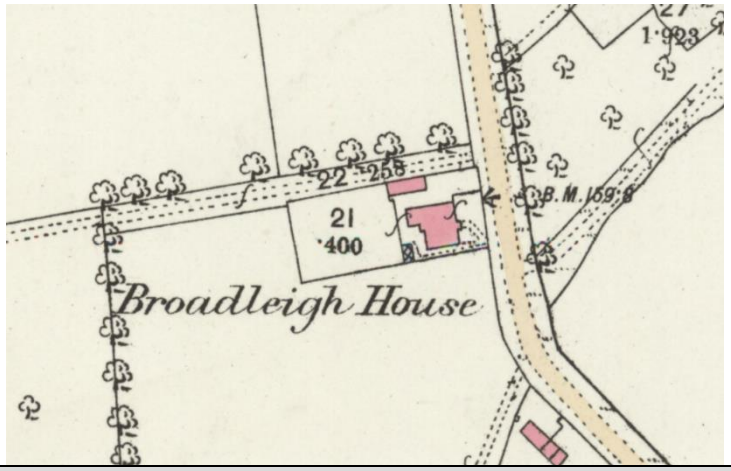


Dated: 13/08/2024

Description / History:

The house sits along Woodmarsh towards the northern end and is a substantial building within a walled site. The site has planning approval for the Change of use of ground floor from residential to office which was approved in 1986.

Built within the time of dairy farming in the mid 1800's and was part of the suburban housing development along Trowbridge Road (http://northbradley.org.uk/index.php/5-village-history). Earliest available Historic maps show the building in existence in the late 1800s (https://maps.nls.uk/view/106029166).



Present condition and originality:

The building is well maintained and original features have been retained. The roof, chimneys and stone detailing make up an important asset to the street scene.		
In Use? (Type of use)		
Yes, the building is in current use as office space at ground floor and residential at first floor.		
Criteria: (not all will be relevant)		
1. Has architectural interest or quality.	2	The site is of some architectural quality along Woodmarsh and when entering the village. The site is exposed within its setting and therefore the design and quality is prominent.
2. Is a landmark feature.	2	The building is notable when entering the village from the North due to its prominent location along Woodmarsh and its larger scale compared to neighbouring properties.
3. Has a relationship with designated heritage assets (as part of their setting) in age, materials, or any other historically significant way.	0	N/A
4. Has historical associations with (1) features such as historic road layout, a park or a landscape feature, and / or (2) important or prominent people or past events.	0	N/A
5. Illustrates the development of the area (individually or as a group), including reflecting the functional character or former uses of the area.	2	The house is a notable building when entering the village from the North due to its prominent location while contributing towards the linear development along Woodmarsh.
6. Contributes positively to the character or appearance of the area.	2	The building reflects the character of the area with regards to its style and materiality.
7. Other local reasons of special value.	0	N/A
Recommendation		
Included for designation as non-designated heritage asset.		

Reference:	No. 49	What3Words reference:	surfaces.evoked.beaks
Date:	19/09/2024	Identified by:	Steering Group
Name and Address:	No 49 Woodmarsh, BA14 0SA		
Type of Asset:	Residential Dwelling		
HER Reference:	N/A		

Significance:

Archaeological	Architectural	Artistic	Historic	Setting
☐	x	☐	x	☐

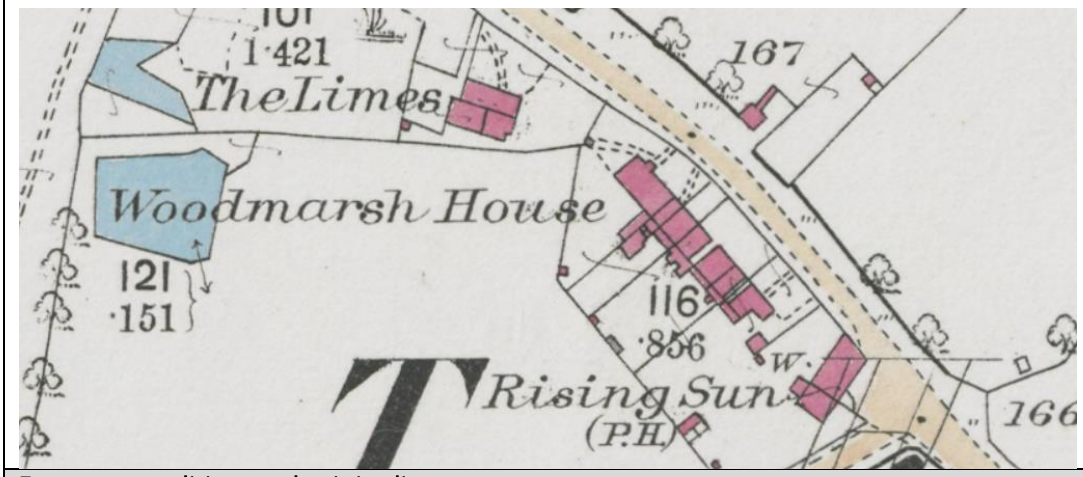


Dated: 13/08/2024

Description / History:

The house, along with Broadleigh House, were the start of mid-19th century development within Trowbridge where roads towards the town were effected by suburban development (British History Online: https://www.british-history.ac.uk/vch/wilts/vol8/pp218-2340. The building is made of stone with castellated parapet and stone gate pillars. It is situated prominently along the southern end of Woodmarsh.

Historic Maps show the property in situ in the late 1800's and referenced as Woodmarsh House (https://maps.nls.uk/view/120377880).



Present condition and originality:

The building is in very good condition and is well maintained. It is unique in its character and appearance and has appeared to have kept its originality.		
In Use? (Type of use)		
Yes, it is in Residential Use.		
Criteria: (not all will be relevant)		
1. Has architectural interest or quality.	3	The design of the building is unique for the area and is situated prominently along Woodmarsh and therefore dominates the street scene.
2. Is a landmark feature.	2	The building is notable due to its prominent location along Woodmarsh and its larger scale compared to neighbouring properties.
3. Has a relationship with designated heritage assets (as part of their setting) in age, materials, or any other historically significant way.	0	N/A
4. Has historical associations with (1) features such as historic road layout, a park or a landscape feature, and / or (2) important or prominent people or past events.	0	N/A
5. Illustrates the development of the area (individually or as a group), including reflecting the functional character or former uses of the area.	0	N/A
6. Contributes positively to the character or appearance of the area.	3	The building and its immediate neighbours, 51, 53, and 55 Woodmarsh, all contribute to the linear development of the street scene and all have a traditional stone façade and Georgian style windows which make up characteristics of the area.
7. Other local reasons of special value.	0	N/A
Recommendation		
Included for designation as non-designated heritage asset.		

Reference:	30-50 Woodmarsh	**What3Words reference:**	scope.extent.pampered
Date:	19/09/2024	**Identified by:**	Steering Group
Name and Address:	Nos 30-50 Woodmarsh, BA14 0SB		
Type of Asset:	Residential Dwellings		
HER Reference:	N/A		

Significance:

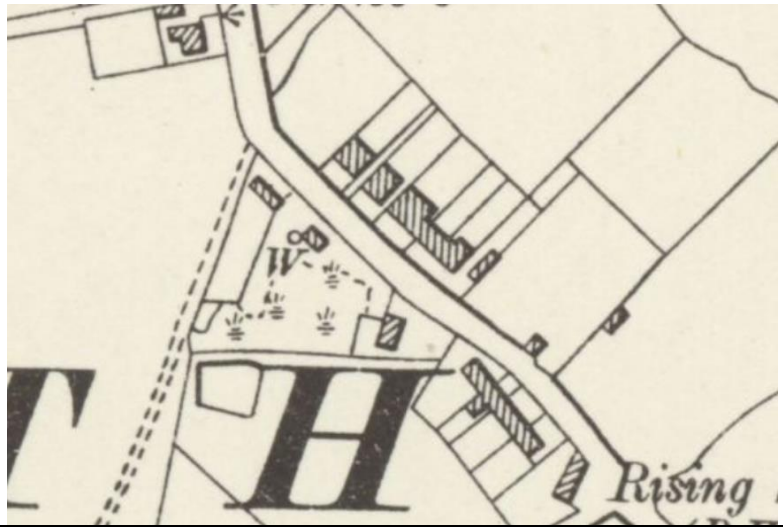
Archaeological	Architectural	Artistic	Historic	Setting
☐	x	☐	☐	☐



Dated: 13/08/2024

Description / History:

Linear row of residential dwellings situated along the southern end of Woodmarsh, primarily Victorian semi-detached properties, dating from the late 1800s or early 1900s, according to historic maps where they are first evident on the 1901 map (https://maps.nls.uk/view/101463224) The buildings are a range of houses which stand out for their stone detailing and stone gate pillars and brings character to the street scene.



Present condition and originality:		
Good condition and appears to have retained original features and style. A single detached dwelling within the row (no. 36 Woodmarsh) appears to be more modern in character.		
In Use? (Type of use)		
Yes, all buildings are in residential use.		
Criteria: (not all will be relevant)		
1. Has architectural interest or quality.	2	Building are of architectural interest which are unique in style along Woodmarsh and brings aesthetic value and variety into the village.
2. Is a landmark feature.	0	N/A
3. Has a relationship with designated heritage assets (as part of their setting) in age, materials, or any other historically significant way.	0	N/A
4. Has historical associations with (1) features such as historic road layout, a park or a landscape feature, and / or (2) important or prominent people or past events.	2	The buildings create a group of assets with a clear visual design along Woodmarsh.
5. Illustrates the development of the area (individually or as a group), including reflecting the functional character or former uses of the area.	2	Each building is consistent in materiality and built form which reflects positively on the street scene and influences the character of the area.
6. Contributes positively to the character or appearance of the area.	2	The buildings create a sense of place and identity through its linear development which has reflected other developments in the village and contributes to the overall layout.
7. Other local reasons of special value.	0	N/A
Recommendation		
Included for designation as non-designated heritage asset.		

Reference:	The Progressive Hall	**What3Words reference:**	lousy.gasping.deleting
Date:	19/09/2024	**Identified by:**	Steering Group
Name and Address:	The Progressive Hall, Woodmarsh, BA14 0SB		
Type of Asset:	Community Facility		
HER Reference:	N/A		

Significance:

Archaeological	Architectural	Artistic	Historic	Setting
☐	x	☐	x	☐



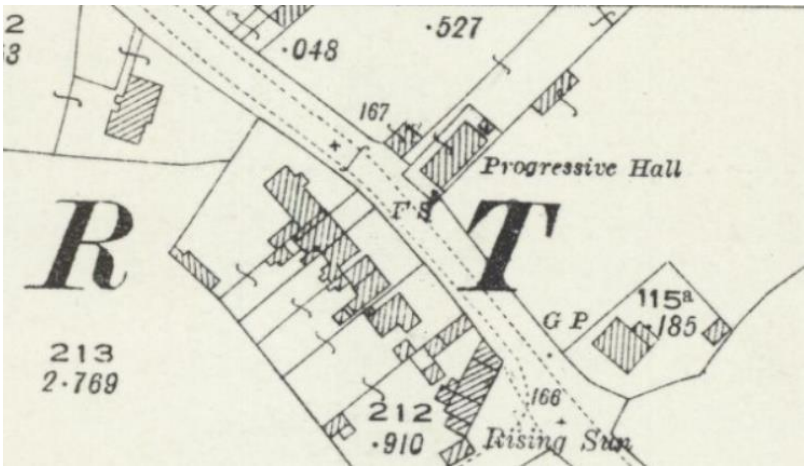
Dated: 13/08/2024

Description / History:

The Progressive Hall was built in 1911/12 and paid for by public subscription and is an example of early 20th century architecture. It is run by a group of Trustees and by volunteers and is not run for profit.

The hall is currently used by young and old alike for activities varying from Bonsai to Band Practice, Drama to Dancing as well as for "Parties" as private hire. Families have found it ideal for toddlers' daytime birthday parties and adult birthday parties

It is an important community asset situated along Woodmarsh in between linear residential dwellings. The building is well contained and has generous green space to the front and rear.



Historic Maps show the hall situ in the early 1900's as it was originally built. Rear extensions were later additions and are not on historic maps. (https://maps.nls.uk/view/106029202).		
Present condition and originality:		
Good condition. A building that has been well maintained as a community asset and has retained its original features. In the last five years the hall has been considerably updated with a new heating system, a new floor in the kitchen and a new solid oak floor in the main hall. Planning permission has been agreed for an extension to update/improve the toilet facilities.		
In Use? (Type of use)		
Yes, used as a Community Facility		
Criteria: (not all will be relevant)		
1. Has architectural interest or quality.	1	The building is an example of early 20th Century architecture and therefore holds some architectural value with regards to its large feature window and roof detailing.
2. Is a landmark feature.	1	The building is an important community asset in North Bradley and its prominent design and location along Woodmarsh contributes to its importance and can be seen as a landmark feature.
3. Has a relationship with designated heritage assets (as part of their setting) in age, materials, or any other historically significant way.	0	N/A
4. Has historical associations with (1) features such as historic road layout, a park or a landscape feature, and / or (2) important or prominent people or past events.	0	N/A
5. Illustrates the development of the area (individually or as a group), including reflecting the functional character or former uses of the area.	3	The Hall reflects functional character within the area by being one of the only well-used, practical community facilities within the village.
6. Contributes positively to the character or appearance of the area.	2	The building follows the linear development along Woodmarsh and reflects the surrounding materiality which positively contributes towards both character and appearance of the area.
7. Other local reasons of special value.	3	The building holds high community value.
Recommendation		
Included for designation as non-designated heritage asset.		

Reference:	The Rising Sun	**What3Words reference:**	blazed.wheat.shelters
Date:	19/09/2024	**Identified by:**	Steering Group
Name and Address:	The Rising Sun, Southwick Road, BA14 0SA		
Type of Asset:	Community Facility		
HER Reference:	N/A		

Significance:

Archaeological	Architectural	Artistic	Historic	Setting
☐	x	☐	x	☐



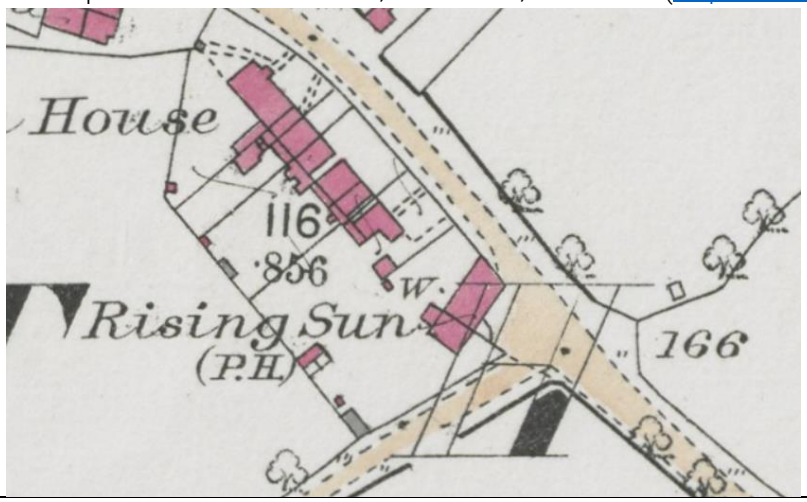
Dated: 13/08/2024

Description / History:

The Rising Sun was opened in the early 1860s. It was not the first Public House to be acquired within the village but is the only one left today.

The building is situated adjacent to the junction where Woodmarsh, Westbury Road, and Southwick Road meet and it is therefore centrally located within the village.

Historical Mapping the public house in between 1885-1887 before much of the later development to the northeast, southeast, and west. (https://maps.nls.uk/view/120377880)



Present condition and originality:		
In good condition and appears to have retained its original features		
In Use? (Type of use)		
Yes, in use as a Public House		
Criteria: (not all will be relevant)		
1. Has architectural interest or quality.	2	The building is in a prominent location within the centre of the village and stands out with its brick detailing and brings aesthetic value to the area, also complimenting other building features seen along Woodmarsh, such as 30-50 Woodmarsh.
2. Is a landmark feature.	2	The building is notable when entering the village from the East due to its prominent location on the junction to Woodmarsh, Southwick Road, and Southwick Road.
3. Has a relationship with designated heritage assets (as part of their setting) in age, materials, or any other historically significant way.	0	N/A
4. Has historical associations with (1) features such as historic road layout, a park or a landscape feature, and / or (2) important or prominent people or past events.	0	N/A
5. Illustrates the development of the area (individually or as a group), including reflecting the functional character or former uses of the area.	2	Marks the centre of North Bradley and is a feature when entering the village from the south.
6. Contributes positively to the character or appearance of the area.	2	The building has been well maintained as a Public House from its first use in the 1860s. It therefore shapes the village identity.
7. Other local reasons of special value.	0	N/A
Recommendation		
Included for designation as non-designated heritage asset.		

Reference:	Pine Tops	What3Words reference:	landlords.planet.front
Date:	19/09/2024	Identified by:	Steering Group
Name and Address:	Pine Tops, 19 Southwick Road, Wiltshire, BA14 0SH		
Type of Asset:	Residential dwelling		
HER Reference:	N/A		

Significance:

Archaeological	Architectural	Artistic	Historic	Setting
☐	x	☐	x	x

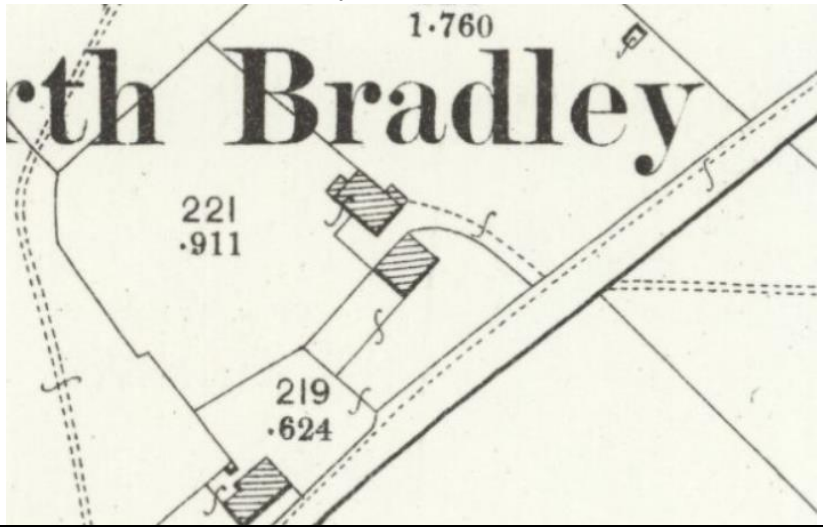


Dated: 13/08/2024

Description / History:

The building is located off Southwick Road, situated centrally within the village. The building is of a traditional red brick with stone detailing around the fenestration which is a well-established style seen throughout the village. The building is identified on historic maps from the early 1900s (https://maps.nls.uk/view/106029199)

The house was occupied by James Ladds who was an important trader in Trowbridge.



Present condition and originality:		
Good condition, well maintained, and appears to have retained originals features.		
In Use? (Type of use)		
Yes, in residential use.		
Criteria: (not all will be relevant)		
1. Has architectural interest or quality.	2	The building stands out with its brick detailing and brings aesthetic value to the area and compliments other building features seen within North Bradley including 30-50 Woodmarsh and The Rising Sun.
2. Is a landmark feature.	0	N/A
3. Has a relationship with designated heritage assets (as part of their setting) in age, materials, or any other historically significant way.	0	N/A
4. Has historical associations with (1) features such as historic road layout, a park or a landscape feature, and / or (2) important or prominent people or past events.	2	The building has historical associations to James Ladds, who occupied the dwelling, and was an important trader in Trowbridge.
5. Illustrates the development of the area (individually or as a group), including reflecting the functional character or former uses of the area.	1	The building contributes architecturally to the character of the village. Its setting and associated landscaping adds to the appearance of the village which enhances and improves the built up area.
6. Contributes positively to the character or appearance of the area.	1	As above
7. Other local reasons of special value.	0	N/A
Recommendation		
Included for designation as non-designated heritage asset.		

Reference:	The Old Ring of Bells	**What3Words reference:**	cowboy.voices.taxi
Date:	19/09/2024	**Identified by:**	Steering Group
Name and Address:	The Old Ring of Bells, 24 Southwick Road, BA14 0SH		
Type of Asset:	Residential		
HER Reference:	N/A		

Significance:

Archaeological	Architectural	Artistic	Historic	Setting
☐	x	☐	x	x

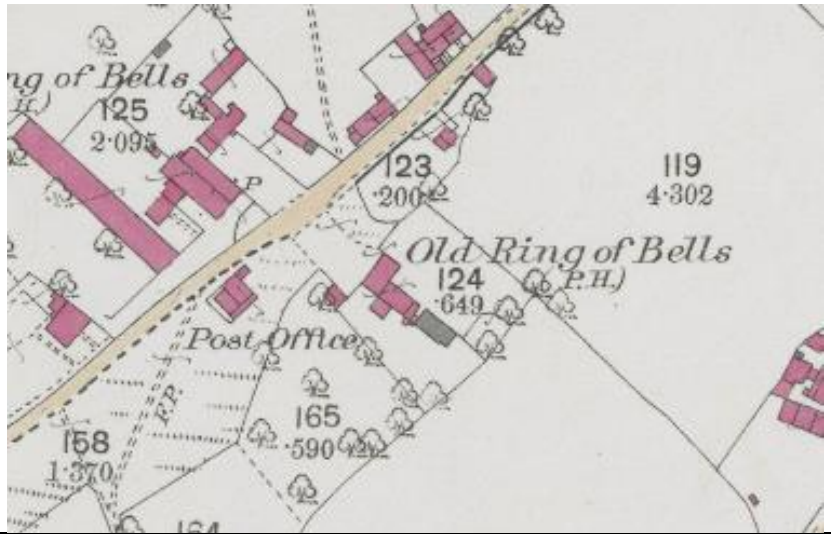


Dated: 13/08/2024

Description / History:

The building was formerly a Public House, one of many, and was rebuilt in 1843, known as the Old Ring of Bells and has since been converted into a residential dwelling.

The building is identified on historic maps from 1885-1887 (https://maps.nls.uk/view/106029199)



Present condition and originality:		
Good condition, well maintained and appears to have retained original features.		
In Use? (Type of use)		
Yes, currently in residential use.		
Criteria: (not all will be relevant)		
1. Has architectural interest or quality.	2	The building contributes to the overall character of the area, bringing aesthetic value to the area and compliments other buildings seen within North Bradley.
2. Is a landmark feature.	0	N/A
3. Has a relationship with designated heritage assets (as part of their setting) in age, materials, or any other historically significant way.	0	N/A
4. Has historical associations with (1) features such as historic road layout, a park or a landscape feature, and / or (2) important or prominent people or past events.	0	N/A
5. Illustrates the development of the area (individually or as a group), including reflecting the functional character or former uses of the area.	2	The building contributes architecturally to the character of the village. Its setting and associated landscaping adds to the appearance of the village which enhances and improves the built up area.
6. Contributes positively to the character or appearance of the area.	2	As above
7. Other local reasons of special value.	1	It's previous use as a public house means the site has some community value.
Recommendation		
Included for designation as non-designated heritage asset.		

Reference:	No 26 and 27 Southwick Road	**What3Words reference:**	mostly.inform.rings
Date:	19/09/2024	**Identified by:**	Steering Group
Name and Address:	Nos 26 and 27 Southwick Road, BA14 0SJ		
Type of Asset:	Residential		
HER Reference:	N/A		

Significance:

Archaeological	Architectural	Artistic	Historic	Setting
☐	x	☐	x	x





Dated: 13/08/2024

Description / History:

The residential buildings are situated to the southwestern end of the village along Southwick Road and adjacent to the village green. Historical maps show the buildings present in the mid 1800s, and it appears to have been used as a post office in the 19th C before this moved to Church Lane in the early 20th C.
1890 Map: https://maps.nls.uk/view/102348016



Present condition and originality:

Good condition, well maintained and appears to have retained original features.

In Use? (Type of use)

Yes, currently in residential use.		
Criteria: (not all will be relevant)		
1. Has architectural interest or quality.	2	No 27 contributes to the overall character of the area, bringing aesthetic value to the area and compliments other buildings seen within North Bradley. No 26 is a contrast with its rendered façade but compliments the character through retention of existing features.
2. Is a landmark feature.	0	N/A
3. Has a relationship with designated heritage assets (as part of their setting) in age, materials, or any other historically significant way.	0	N/A
4. Has historical associations with (1) features such as historic road layout, a park or a landscape feature, and / or (2) important or prominent people or past events.	0	N/A
5. Illustrates the development of the area (individually or as a group), including reflecting the functional character or former uses of the area.	2	Historical maps show use of the building as a Post Office in the 19thC
6. Contributes positively to the character or appearance of the area.	3	No 27 fronts on to the village green which enhances the significance of the dwellings. The overall setting of the buildings is seen as a focal point when entering the village via Southwick Road.
7. Other local reasons of special value.	0	
Recommendation		
Included for designation as non-designated heritage asset.		

Reference:	North Bradley House	**What3Words reference:**	drives.lake.store
Date:	19/09/2024	**Identified by:**	Steering Group
Name and Address:	North Bradley House, Church Lane – Victorian Rectory, BA14 0TA		
Type of Asset:	Residential House		
HER Reference:	N/A		

Significance:

Archaeological	Architectural	Artistic	Historic	Setting
☐	x	☐	x	☐



Dated: 13/08/2024

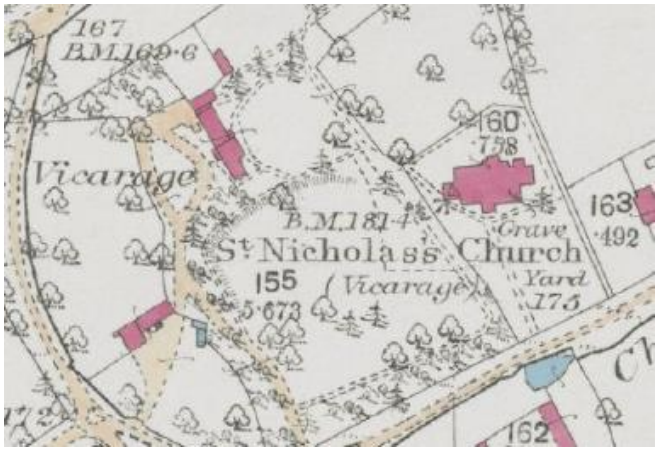


Dated: 2014 (as part of sales particulars)

Description / History:

The building is located between Church Lane and Southwick Road with access off Southwick Road. The building previously formed part of the vicarage of St Nicholas Church which is situated immediately east.

Planning history shows the building was built as a residential dwelling and was later converted into a residential care home in 1987 with further alterations in 1993 (Which is the most recent planning history). Historical Map showing building and church associated between 1841 – 1952). https://maps.nls.uk/view/120377880



Present condition and originality:

The dwelling is in good condition and appears to have retained original features.

In Use? (Type of use)

Yes, currently in residential use.		
Criteria: (not all will be relevant)		
1. Has architectural interest or quality.	3	The building contributes to the overall character of North Bradley, reflecting the design of the church which celebrates its historic associations. The building is larger than surrounding dwellings and therefore brings architectural merit on a larger scale.
2. Is a landmark feature.	2	The house is seen as a noticeable landmark within its setting, and due to its close proximity and relation to the Church.
3. Has a relationship with designated heritage assets (as part of their setting) in age, materials, or any other historically significant way.	2	Historical associations with St Nicholas Church.
4. Has historical associations with (1) features such as historic road layout, a park or a landscape feature, and / or (2) important or prominent people or past events.	0	
5. Illustrates the development of the area (individually or as a group), including reflecting the functional character or former uses of the area.	0	
6. Contributes positively to the character or appearance of the area.	3	Very large dwelling that is attractive architecturally and contributes to the overall character of the area.
7. Other local reasons of special value.	0	
Recommendation		
Included for designation as non-designated heritage asset.		

Reference:	The Old Post Office	**What3Words reference:**	camcorder.decoded.causes
Date:	19/09/2024	**Identified by:**	Steering Group
Name and Address:	The Old Post Office, 13 Church Lane, BA14 0TF		
Type of Asset:	Residential Dwelling		
HER Reference:	N/A		

Significance:

Archaeological	Architectural	Artistic	Historic	Setting
☐	☐	☐	x	☐

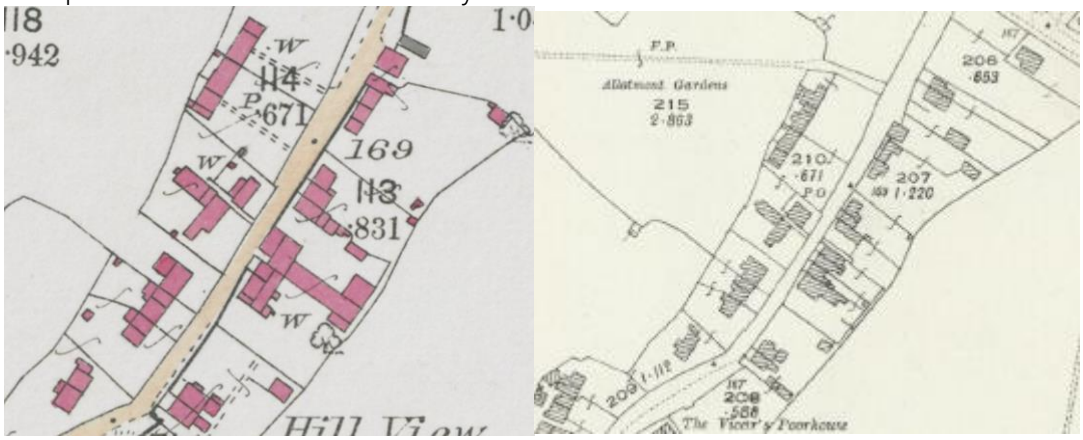


Dated: 13/08/2024

Description / History:

The building is used for residential purposes but was formally known as the post office. A planning application was submitted in 2001 for the change of use from the post office to residential which was approved in 2002.

Historical maps show the building was present in the late 1800s, although was not identified as a post office until the 20th Century.



Map 1 – 1887 / Map 2 - 1924

Present condition and originality:

The building appears to have retained original features and the condition has been well maintained. According to the planning permission, later additions include the integration of the front ground floor bay windows and the associated pitch roof.		
In Use? (Type of use)		
Yes, currently in residential use.		
Criteria: (not all will be relevant)		
1. Has architectural interest or quality.	1	The dwelling contributes to the overall character of the area, bringing aesthetic value to the village and compliments other buildings seen along Church Lane with regards to its architectural design and use of materials.
2. Is a landmark feature.	0	N/A
3. Has a relationship with designated heritage assets (as part of their setting) in age, materials, or any other historically significant way.	0	N/A
4. Has historical associations with (1) features such as historic road layout, a park or a landscape feature, and / or (2) important or prominent people or past events.	0	N/A
5. Illustrates the development of the area (individually or as a group), including reflecting the functional character or former uses of the area.	3	The dwelling reflects the former uses of the area and retains traditional features to reflect the historical importance, in this case, the previous use as a post office.
6. Contributes positively to the character or appearance of the area.	3	Building uses traditional materials used throughout the village and therefore positively contributes to the character of the area.
7. Other local reasons of special value.	0	N/A
Recommendation		
Included for designation as non-designated heritage asset.		

Reference:	4 and 5 Church Lane.	**What3Words reference:**	rewarded.activates.overheat
Date:	19/09/2024	**Identified by:**	Steering Group
Name and Address:	4 and 5, Church Lane, BA14 0TF		
Type of Asset:	Residential Dwelling		
HER Reference:	N/A		

Significance:

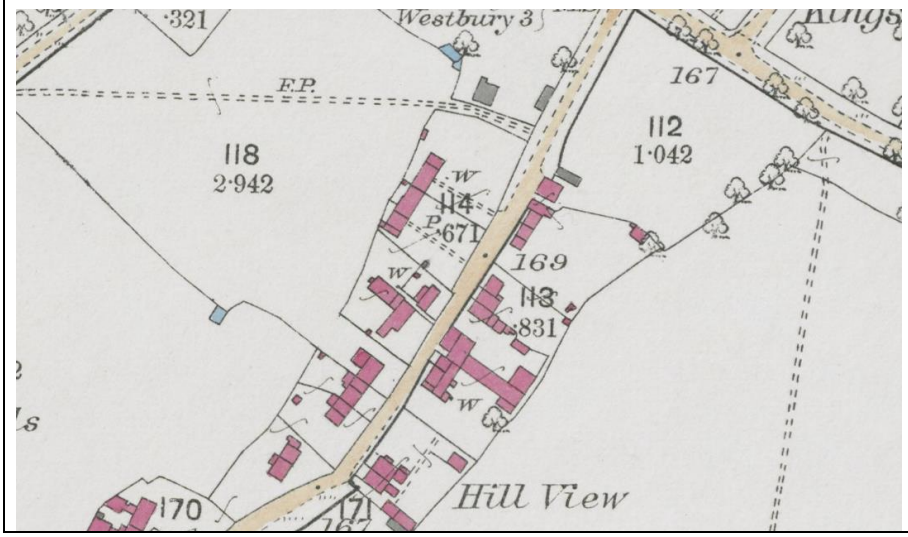
Archaeological	Architectural	Artistic	Historic	Setting
☐	x	☐	☐	☐



Dated: 15/10/2024

Description / History:

2 Terraced properties which run along the northeastern end of Church Lane, The dwellings are set back from the road through the provision of a low-level brick wall along the road frontage. This creates a buffer between public and private space and allows access into the dwellings to be situated off the road. The walls are also of a traditional character to the area and coincide with the materiality used for existing buildings.
1885-1887 Map: https://maps.nls.uk/view/102348016



Present condition and originality:		
The residential dwellings appear to have retained original features. The porch at No 4 was a later addition in around 1981 which was constructed to match the existing materials.		
In Use? (Type of use)		
Yes, currently in residential use.		
Criteria: (not all will be relevant)		
1. Has architectural interest or quality.	2	The dwellings contribute to the overall character of the area, bringing aesthetic value to the village and compliments other buildings seen within North Bradley.
2. Is a landmark feature.	0	N/A
3. Has a relationship with designated heritage assets (as part of their setting) in age, materials, or any other historically significant way.	0	N/A
4. Has historical associations with (1) features such as historic road layout, a park or a landscape feature, and / or (2) important or prominent people or past events.	0	N/A
5. Illustrates the development of the area (individually or as a group), including reflecting the functional character or former uses of the area.	1	The dwellings are situated nearby the old post office which reflects the former use of the area and the dwellings contribute to the overall character of Church Lane through the use of materiality.
6. Contributes positively to the character or appearance of the area.	2	As above.
7. Other local reasons of special value.	0	N/A
Recommendation		
Included for designation as non-designated heritage asset.		

Reference:	11 Church Lane	**What3Words reference:**	talents.infringe.pest
Date:	19/09/2024	**Identified by:**	Steering Group
Name and Address:	11 Church Lane, BA14 0TF		
Type of Asset:	Residential Dwelling		
HER Reference:	N/A		

Significance:

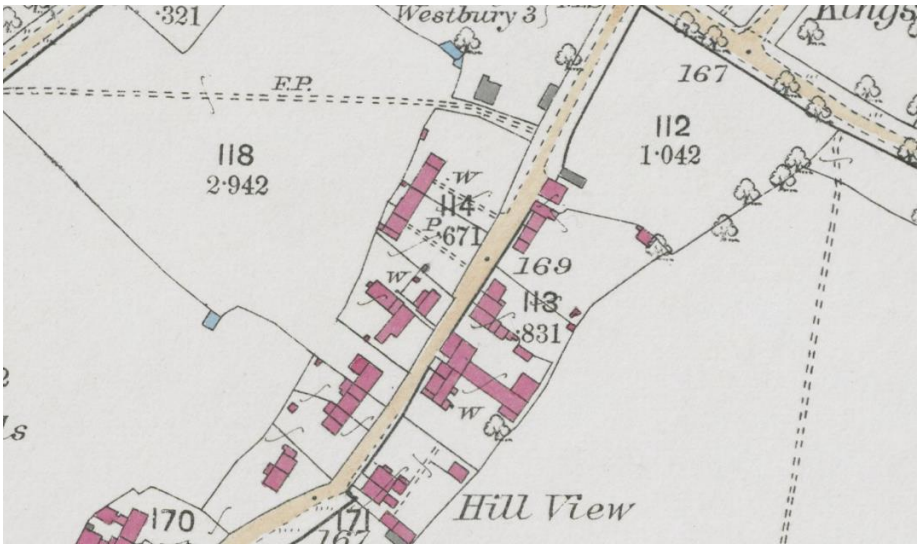
Archaeological	Architectural	Artistic	Historic	Setting
☐	x	☐	x	☐



Dated: 13/08/2024

Description / History:

A residential dwelling that was originally built in 1740 and lies adjacent to No 13, the old post office. The dwelling is an end of terrace property set back from the existing linear development along Church Lane. The property comprises a long driveway from the road to the property front with the garage situated in line with No 13, the old post office.
1885-1887 Map: https://maps.nls.uk/view/102348016



Present condition and originality:		
The dwelling is in good condition and appears to have retained original features. The associated double garage replaced a single garage in 2010.		
In Use? (Type of use)		
Yes, currently in residential use.		
Criteria: (not all will be relevant)		
1. Has architectural interest or quality.	2	The dwelling contributes to the overall character of the area, bringing aesthetic value to the village and compliments other buildings seen within North Bradley.
2. Is a landmark feature.	0	N/A
3. Has a relationship with designated heritage assets (as part of their setting) in age, materials, or any other historically significant way.	0	N/A
4. Has historical associations with (1) features such as historic road layout, a park or a landscape feature, and / or (2) important or prominent people or past events.	0	N/A
5. Illustrates the development of the area (individually or as a group), including reflecting the functional character or former uses of the area.	1	The dwelling is situated adjacent to the old post office which reflects the former use of the area. The dwelling also contributes to the overall character of Church Lane through the use of materiality.
6. Contributes positively to the character or appearance of the area.	2	As above.
7. Other local reasons of special value.	0	N/A
Recommendation		
Included for designation as non-designated heritage asset.		

Reference:	23 Church Lane	**What3Words reference:**	sundial.humans.gurgling
Date:	19/09/2024	**Identified by:**	Steering Group
Name and Address:	23 Church Lane, BA14 0TF		
Type of Asset:	Residential Dwelling		
HER Reference:	N/A		

Significance:

Archaeological	Architectural	Artistic	Historic	Setting
☐	x	☐	☐	x



Dated: 13/08/2024

Description / History:

A residential dwelling that was originally built in 1740 and forms part of the linear development of Church Lane. Situated to the rear boundary are the play area and Peace Memorial recreation grounds. The dwelling is an end of terrace property, situated approximately 4 dwellings southwest of the old post office.
1885-1887 Map: https://maps.nls.uk/view/102348016



Present condition and originality:		
The dwelling is in good condition and appears to have retained original features.		
In Use? (Type of use)		
Yes, currently in residential use.		
Criteria: (not all will be relevant)		
1. Has architectural interest or quality.	2	The dwelling uses traditional materiality which is in keeping with Church Lane. The row of terraced dwellings, including No 23 are of a rendered finished which is more unusual for the area but nonetheless respects and contributes to the overall character.
2. Is a landmark feature.	0	N/A
3. Has a relationship with designated heritage assets (as part of their setting) in age, materials, or any other historically significant way.	0	N/A
4. Has historical associations with (1) features such as historic road layout, a park or a landscape feature, and / or (2) important or prominent people or past events.	2	Located adjacent to the memorial recreation ground and play area which enhance the significance of the building.
5. Illustrates the development of the area (individually or as a group), including reflecting the functional character or former uses of the area.	1	The dwelling is situated to the southwest of the old post office which reflects the former use of the area. The dwelling also contributes to the overall character of Church Lane through the use of materiality.
6. Contributes positively to the character or appearance of the area.	2	As above.
7. Other local reasons of special value.	0	N/A
Recommendation		
Included for designation as non-designated heritage asset.		

Reference:	30 and 31 St Nicholas Cottages	**What3Words reference:**	backlog.resettle.sisters
Date:	19/09/2024	**Identified by:**	Steering Group
Name and Address:	30 and 31 St Nicholas Cottages, Church Lane		
Type of Asset:			
HER Reference:	N/A		

Significance:

Archaeological	Architectural	Artistic	Historic	Setting
☐	x	☐	☐	x

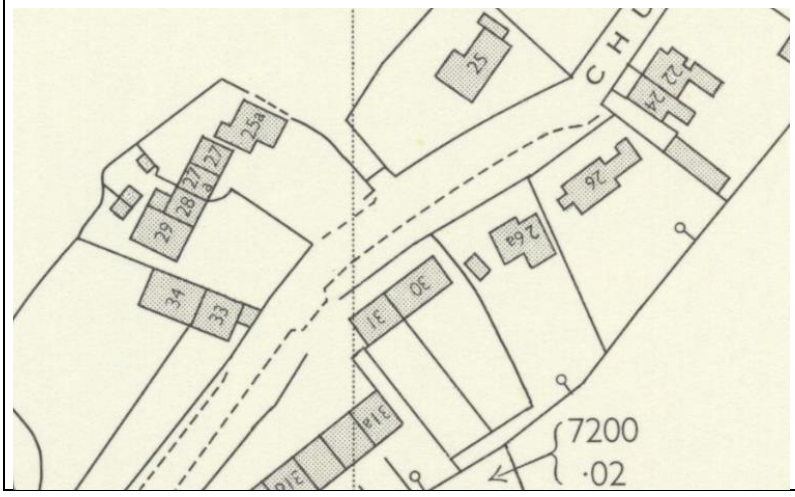


Dated: 13/08/2024

Description / History:

Residential dwellings of St Nicholas Cottages that were originally built in 1818 and form part of the linear development of Church Lane. Situated opposite the boundary are the play area and Peace Memorial recreation grounds which are visible through the pedestrian access. The dwelling is an end of terrace property, situated approximately 4 dwellings southwest of the old post office.

1970 Map: https://maps.nls.uk/view/188710545



Present condition and originality:		
Both dwellings are in good condition and have been well maintained. No 31 appears to have retained original features whilst No 30 saw approval for the demolition of existing side extension and construction of a two storey site extension to match existing in 2017. The main part of the dwelling appears to have retained original features.		
In Use? (Type of use)		
Yes, currently in residential use.		
Criteria: (not all will be relevant)		
1. Has architectural interest or quality.	2	The dwelling contributes to the overall character of the area, bringing aesthetic value to the village and compliments other buildings seen within North Bradley.
2. Is a landmark feature.	0	N/A
3. Has a relationship with designated heritage assets (as part of their setting) in age, materials, or any other historically significant way.	0	N/A
4. Has historical associations with (1) features such as historic road layout, a park or a landscape feature, and / or (2) important or prominent people or past events.	1	Located opposite the memorial recreation ground and play area which enhance the significance of the building.
5. Illustrates the development of the area (individually or as a group), including reflecting the functional character or former uses of the area.	2	The dwelling is situated adjacent to the old post office which reflects the former use of the area.
6. Contributes positively to the character or appearance of the area.	2	The dwelling contributes to the overall character and appearance of Church Lane through the use of materiality.
7. Other local reasons of special value.	0	N/A
Recommendation		
Included for designation as non-designated heritage asset.		

Reference:	North Bradley CofE Primary School	**What3Words reference:**	dash.drag.hips
Date:	19/09/2024	**Identified by:**	Steering Group
Name and Address:	North Bradley CofE Primary School, 62 Church Lane, North Bradley, BA14 0TA		
Type of Asset:	Primary School		
HER Reference:	N/A		

Significance:

Archaeological	Architectural	Artistic	Historic	Setting
☐	x	☐	x	x

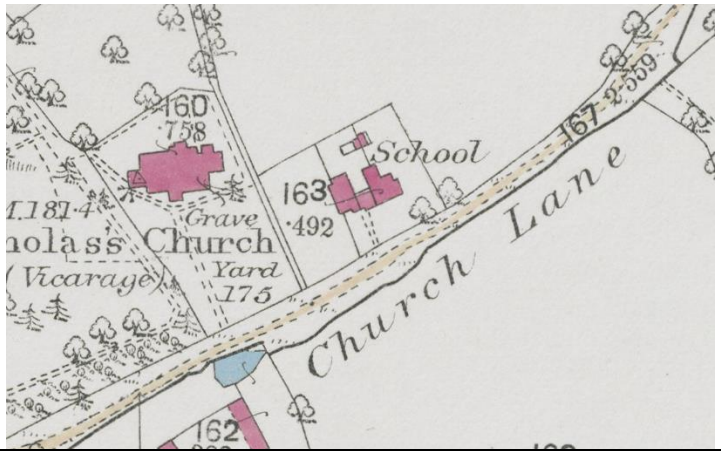


Dated: 13/08/2024

Description / History:

The school was originally built by the Vicar, Rev. E. A. Weare and succeeded Daubeny's School. In 1931, the school ceased being an elementary school when older children were transferred to secondary schools in Trowbridge. Therefore, North Bradley became a junior mixed and infant school (Wiltshire and Swindon History Centre: https://apps.wiltshire.gov.uk/communityhistory/School/Details/895#)

The school makes up part of the linear development of church road and is the only educational facility within North Bradley. It also has strong connections to St Nicholas Church which sits to the immediate western boundary.



1885-1887 Map: https://maps.nls.uk/view/102348016		
Present condition and originality:		
The school is in good condition and appears to have retained original features. The school has seen some previous development including extensions to the rear, provision of new facilities, and new mobile classrooms. All alterations are in keeping with the area and are not visible from Church Lane.		
In Use? (Type of use)		
Yes, currently in use as a primary school.		
Criteria: (not all will be relevant)		
1. Has architectural interest or quality.	2	The school contributes to the overall character of the area, bringing aesthetic value to the village and compliments other buildings seen within North Bradley, including the Church.
2. Is a landmark feature.	0	N/A
3. Has a relationship with designated heritage assets (as part of their setting) in age, materials, or any other historically significant way.	3	The site is situated immediately east of the St Nicholas Church which is a designated asset. There is a clear visual design and historic relationship between the school and church.
4. Has historical associations with (1) features such as historic road layout, a park or a landscape feature, and / or (2) important or prominent people or past events.	3	The school and its Church of England status links with the uses of the church and therefore helps enhance its significance and current uses.
5. Illustrates the development of the area (individually or as a group), including reflecting the functional character or former uses of the area.	3	The school and church combined helps for a local sense of place and identity with regards to the history and character of north Bradley which has influenced other built form along Church Lane.
6. Contributes positively to the character or appearance of the area.	3	As above.
7. Other local reasons of special value.	0	The building holds high community value and is the only school within the village.
Recommendation		
Included for designation as non-designated heritage asset.		

Reference:	60 Church Lane	**What3Words reference:**	cheek.shared.watch
Date:	19/09/2024	**Identified by:**	Steering Group
Name and Address:	The Willows, 60 Church Lane, BA14 0TA		
Type of Asset:	Residential Dwelling		
HER Reference:	N/A		

Significance:

Archaeological	Architectural	Artistic	Historic	Setting
☐	x	☐	☐	x



Dated: 13/08/2024

Description / History:

The detached dwelling is situated to the southwestern end of Church Lane along the Grays Leaze track which hosts approximately 8 properties. The dwelling is well screened by existing trees and hedgerow but is still visible from Church Lane. Earliest available historic maps show The Willows as a substantial group of properties in the late 1800s (https://maps.nls.uk/view/120377880)



Present condition and originality:		
In good condition and appears to have retained original features. There is a number of extensions and alterations related to the property, as shown via the planning history. The ground have also been well kept and enhanced.		
In Use? (Type of use)		
Yes, currently in residential use.		
Criteria: (not all will be relevant)		
1. Has architectural interest or quality.	2	The dwelling contributes to the overall character of the area, bringing aesthetic value to the village and compliments other buildings seen within North Bradley, including the Church.
2. Is a landmark feature.	0	N/A
3. Has a relationship with designated heritage assets (as part of their setting) in age, materials, or any other historically significant way.	0	N/A
4. Has historical associations with (1) features such as historic road layout, a park or a landscape feature, and / or (2) important or prominent people or past events.	0	N/A
5. Illustrates the development of the area (individually or as a group), including reflecting the functional character or former uses of the area.	1	The materiality and setting of the dwelling contributes to the local sense of place and identity with regards to the character and history of North Bradley. The dwelling links with and has influenced other built form along Church Lane.
6. Contributes positively to the character or appearance of the area.	2	As above.
7. Other local reasons of special value.	0	N/A
Recommendation		
Included for designation as non-designated heritage asset.		

Reference:	54 Church Lane	**What3Words reference:**	retailing.rooster.charm
Date:	19/09/2024	**Identified by:**	Steering Group
Name and Address:	54 Church Lane,		
Type of Asset:	Residential Dwelling		
HER Reference:	N/A		

Significance:

Archaeological	Architectural	Artistic	Historic	Setting
☐	x	☐	☐	☐



Dated: 13/08/2024

Description / History:

Detached residential dwelling located at the southwestern end of Church Road, situated amongst a small parcel of dwellings. The dwelling is set back from Church Road as comprises a long drive way to the property which is situated behind 59a Church Lane.

Present condition and originality:

In good condition, no planning history available, however historic maps from the 1970s show there used to be 3 dwellings in this location, with a slightly different plan form to that which is seen now. (https://maps.nls.uk/view/188710542)



In Use? (Type of use)		
Yes, currently in residential use.		
Criteria: (not all will be relevant)		
1. Has architectural interest or quality.	2	The dwelling uses traditional materiality and detailing which is in keeping with Church Lane. The dwelling is the only one of its kind in the immediate vicinity that is of a rendered finished which is more unusual for the area. This nonetheless respects and contributes to the overall character.
2. Is a landmark feature.	0	N/A
3. Has a relationship with designated heritage assets (as part of their setting) in age, materials, or any other historically significant way.	0	N/A
4. Has historical associations with (1) features such as historic road layout, a park or a landscape feature, and / or (2) important or prominent people or past events.	0	N/A
5. Illustrates the development of the area (individually or as a group), including reflecting the functional character or former uses of the area.	0	N/A
6. Contributes positively to the character or appearance of the area.	1	The dwelling has character although is fairly hidden from the street scene which limits its contribution.
7. Other local reasons of special value.	0	N/A
Recommendation		
Not recommended for designation as a non-designated heritage asset as it does not meet sufficient criteria.		

Reference:	The Baptising Bridge	**What3Words reference:**	corn.relegate.resettle
Date:	19/09/2024	**Identified by:**	Steering Group
Name and Address:	The Baptising Bridge, South of Grays Leaze, BA14 0TJ		
Type of Asset:	Structure		
HER Reference:	N/A		

Significance:

Archaeological	Architectural	Artistic	Historic	Setting
x	☐	☐	x	☐



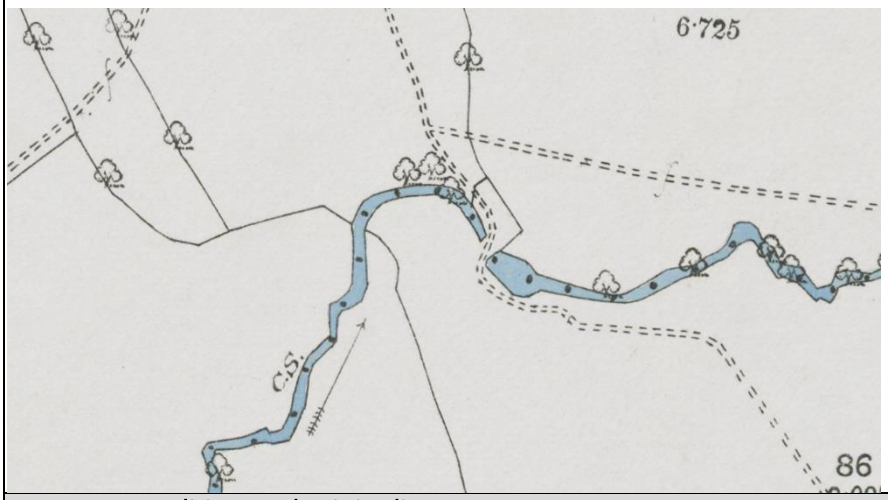
Dated: 13/08/2024

Description / History:

A bridge located along the footpath at the south end of Grays Leaze. The bridge is made out of red brick which is a common style seen throughout North Bradley. In early 2010, a record of every Public Rights of Way was conducted where a report contained mention of the bridge and its poor state of repair. It was requested to Wiltshire Council or the bridge to be restored due to its religious and historical past.

The Baptising of adults by total body immersion in water was a traditional practice within the Baptist movement, unfortunately, due to a lack of suitable facilities in either of the licensed houses Baptism had to be carried out at a suitable and convenient place on The River Biss, and so the "Baptising Bridge" came into being. The chapel was then built in 1779 with various extensions over time, and by 1911, a baptistery was added which ended the need for and use of the baptising bridge (North Bradley Parish: https://northbradley.org.uk/index.php/220-the-baptising-bridge-north-bradley).

1885-1887 Map: https://maps.nls.uk/view/102348016



Present condition and originality:		
Original materiality and style appears to have been retained and is in good structural condition.		
In Use? (Type of use)		
Yes, used as part of the existing footpath.		
Criteria: (not all will be relevant)		
1. Has architectural interest or quality.	0	N/A
2. Is a landmark feature.	2	The bridge is notable as it is the only one of its type within the immediate vicinity and is seen as a destination point along the Public Rights of Way.
3. Has a relationship with designated heritage assets (as part of their setting) in age, materials, or any other historically significant way.	0	N/A
4. Has historical associations with (1) features such as historic road layout, a park or a landscape feature, and / or (2) important or prominent people or past events.	3	The bridge has historical associations was the baptism faith within North Bradley where it was used to carry out traditional practices. The bridge had later associations with the Baptist church.
5. Illustrates the development of the area (individually or as a group), including reflecting the functional character or former uses of the area.	2	The bridge contributes to the functionality of the footpath, assisting in providing connections between different areas of North Bradley.
6. Contributes positively to the character or appearance of the area.	1	The materiality contributes to the local sense of place and identity with regards to the character and history of North Bradley.
7. Other local reasons of special value.	0	N/A
Recommendation		
Included for designation as non-designated heritage asset.		

Reference:	The Old Stores	**What3Words reference:**	free.puff.gums
Date:	19/09/2024	**Identified by:**	Steering Group
Name and Address:	The Old Stores, The Rank, BA14 9RP		
Type of Asset:	Residential Dwelling		
HER Reference:	N/A		

Significance:

Archaeological	Architectural	Artistic	Historic	Setting
☐	x	☐	x	☐



Dated: 13/08/2024

Description / History:

Semi-Detached residential dwellings located off The Rank at the southwestern end of the village. The dwellings are situated within the built up area of North Bradley Earliest available historic maps show a building in this location in the late 1800s.



The dwellings were originally in commercial use and are known as The Old Stores, although it is not clear from mapping at which date the use as a store commenced. In 1987, an application for the demolition of shop area and erection of self-contained retail

shop unit was approved, then a later application in 1997 was approved for the change of use from commercial property to residential.		
Present condition and originality:		
In good condition and appears to have retained original features.		
In Use? (Type of use)		
Yes, currently in residential use.		
Criteria: (not all will be relevant)		
1. Has architectural interest or quality.	2	The dwellings use traditional materiality and detailing and the rendered finish is an identified style along The Rank, and therefore respects and contributes to the overall character of North Bradley.
2. Is a landmark feature.	0	N/A
3. Has a relationship with designated heritage assets (as part of their setting) in age, materials, or any other historically significant way.	0	N/A
4. Has historical associations with (1) features such as historic road layout, a park or a landscape feature, and / or (2) important or prominent people or past events.	3	The dwellings were originally used as a Store for the village. The original style and features have been retained and therefore the building provides important links to history which enhances the significance of the heritage asset.
5. Illustrates the development of the area (individually or as a group), including reflecting the functional character or former uses of the area.	0	Style and materiality has been retained to reflect the former use of the building.
6. Contributes positively to the character or appearance of the area.	2	The building contributes towards the local sense of place by shaping and influencing the built form and character along The Rank with regards to style and materiality,
7. Other local reasons of special value.	0	N/A
Recommendation		
Included for designation as non-designated heritage asset.		

Reference:	Rose Cottage	**What3Words reference:**	cure.tiger.faster
Date:	19/09/2024	**Identified by:**	Steering Group
Name and Address:	Rose Cottage, 16 The Rank,		
Type of Asset:	Residential Dwelling		
HER Reference:	N/A		

Significance:

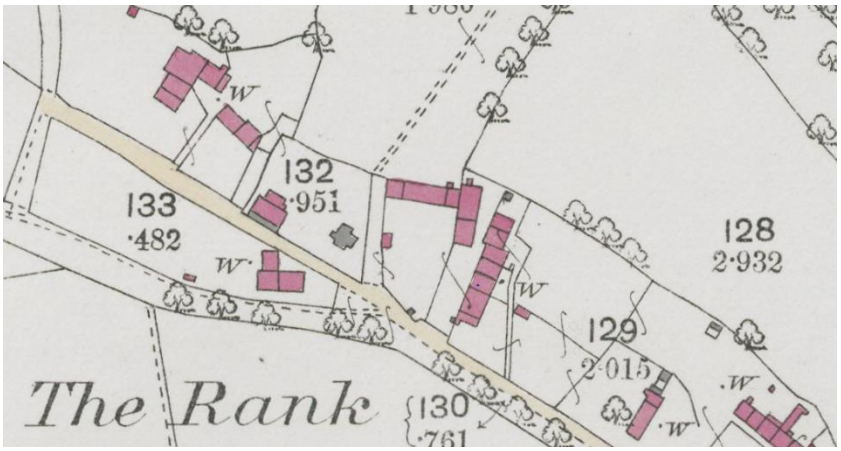
Archaeological	Architectural	Artistic	Historic	Setting
☐	x	☐	☐	x



Dated: 13/08/2024

Description / History:

Detached residential dwelling off The Rank in the southwestern end of the village. The dwelling is set back from the road with attractive walls to the road frontage. The dwelling is situated within the built up area of North Bradley.
1885-1887 Map: https://maps.nls.uk/view/102348016



Present condition and originality:

In good condition and appears to have retained original features.

In Use? (Type of use)

Yes, currently in residential use.

Criteria: (not all will be relevant)		
1. Has architectural interest or quality.	1	The dwelling uses traditional materiality and detailing and the rendered finish is an identified style along The Rank, and therefore respects and contributes to the overall character of North Bradley.
2. Is a landmark feature.	0	N/A
3. Has a relationship with designated heritage assets (as part of their setting) in age, materials, or any other historically significant way.	0	N/A
4. Has historical associations with (1) features such as historic road layout, a park or a landscape feature, and / or (2) important or prominent people or past events.	0	N/A
5. Illustrates the development of the area (individually or as a group), including reflecting the functional character or former uses of the area.	0	N/A
6. Contributes positively to the character or appearance of the area.	1	The building has some character however it is felt that the boundary treatments are what contribute most towards the street scene and appearance of the area,
7. Other local reasons of special value.	0	N/A
Recommendation		
Not recommended for designation as a non-designated heritage asset as it does not meet sufficient criteria. The boundary treatments along the access can be protected via other means through design work and policies within the NDP.		

Reference:	The Baptist Church	**What3Words reference:**	pranced.forwarded.strong
Date:	19/09/2024	**Identified by:**	Steering Group
Name and Address:	North Bradley Baptist Church, Westbury Road, BA14 0TN		
Type of Asset:	Community Facility		
HER Reference:	N/A		

Significance:

Archaeological	Architectural	Artistic	Historic	Setting
☐	☐	☐	x	x

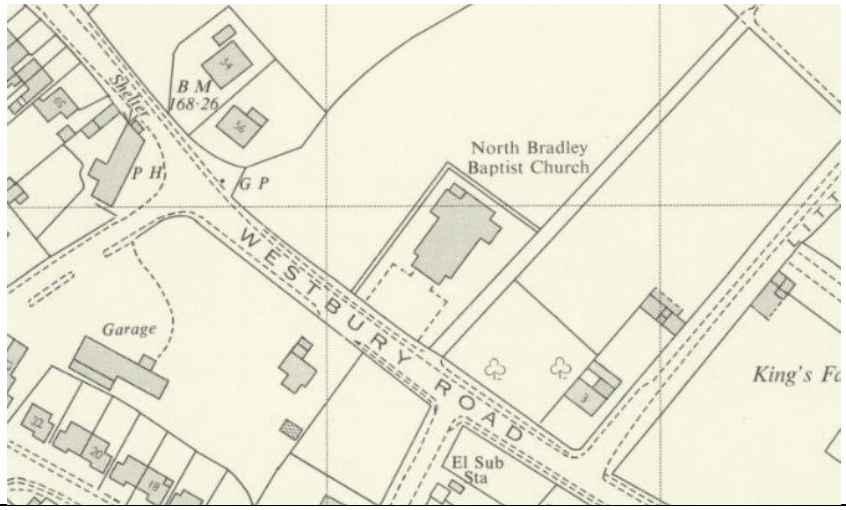


Dated: 13/08/2024

Description / History:

The Baptist Chapel is an important community asset that was originally established in 1775, to the north-east of the existing location. In 1961, a new building replaced the original chapel, but today the church remains an integral part of the North Bradley history. The Chapel was the best-attended place of worship in the parish, with an average congregation of 370 on Sundays evenings. In 1957, the chapel was sold, and since then it has been used as an independent Baptist Chapel. (British History Online: https://www.british-history.ac.uk/vch/wilts/vol8/pp218-234).

Historical Map showing the Church in 1970 (https://maps.nls.uk/view/188710545).



Present condition and originality:		
The building appears to have retained some features from when it was rebuilt in the 1960's.		
In Use? (Type of use)		
Yes, in use for various religious undertakings.		
Criteria: (not all will be relevant)		
1. Has architectural interest or quality.	1	Example of 20thC modern church architecture.
2. Is a landmark feature.	2	The building is notable due to its prominent location along Woodmarsh and is one of the first buildings to be seen when entering the village from the east. It is well used and a valued community asset.
3. Has a relationship with designated heritage assets (as part of their setting) in age, materials, or any other historically significant way.	0	N/A
4. Has historical associations with (1) features such as historic road layout, a park or a landscape feature, and / or (2) important or prominent people or past events.	1	The building has historical associations to the Baptist Church which is located to the north.
5. Illustrates the development of the area (individually or as a group), including reflecting the functional character or former uses of the area.	0	
6. Contributes positively to the character or appearance of the area.	2	The church creates a local sense of space and identity with regards to the history and culture of the village.
7. Other local reasons of special value.	2	The building holds high community value within the village.
Recommendation		
Included for designation as non-designated heritage asset.		

Reference:	Yarnbrook Baptist Chapel	**What3Words reference:**	bought.harsh.renewals
Date:	19/09/2024	**Identified by:**	Steering Group
Name and Address:	Yarnbrook Baptist Chapel, Yarnbrook, BA14 6AQ		
Type of Asset:	Community Facility		
HER Reference:	N/A		

Significance:

Archaeological	Architectural	Artistic	Historic	Setting
☐	x	☐	x	☐



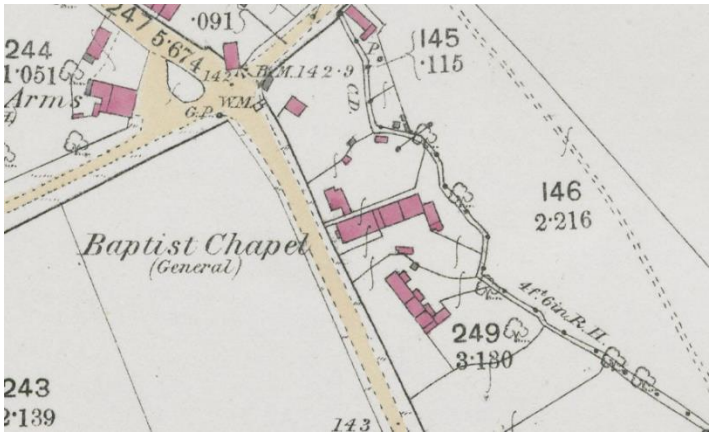
Dated: 13/08/2024

Description / History:

The Yarnbrook Baptist Chapel is situated along Westbury Road in the centre of the hamlet, adjacent to the Convenience Store.

In 1874 the Baptist Church was built to seat 120 people and influenced further development along Westbury Road after the First World War. The chapel covered the West Ashton, Heywood, and Hawkeridge rural areas and by 1980 there were 20 members and 20 Sunday School pupils. Falling numbers caused the chapel to close and it was sold in 1957, after which it became an Independent Baptist chapel. (Wiltshire and Swindon History Centre: https://apps.wiltshire.gov.uk/communityhistory/Church/Details/758).

Historical Map showing the Chapel in 1886-1887 (https://maps.nls.uk/view/120377883).



Present condition and originality:		
In good condition and appears to have retained original features.		
In Use? (Type of use)		
Currently in use as an independent Baptist Chapel.		
Criteria: (not all will be relevant)		
1. Has architectural interest or quality.	2	The building is an example of late 19th Century architecture and therefore holds architectural value with regards to its large feature window and traditional materiality.
2. Is a landmark feature.	2	The building is notable due to its prominent location along Westbury Road where it is the first community building to be seen when entering the hamlet from the south.
3. Has a relationship with designated heritage assets (as part of their setting) in age, materials, or any other historically significant way.	0	N/A
4. Has historical associations with (1) features such as historic road layout, a park or a landscape feature, and / or (2) important or prominent people or past events.	0	N/A
5. Illustrates the development of the area (individually or as a group), including reflecting the functional character or former uses of the area.	2	The chapel is the only one of its kind within the hamlet and it reflects the former and current uses of the building from then it was established in 1874.
6. Contributes positively to the character or appearance of the area.	3	The chapel creates a local sense of space and identity by being one of the only historical facilities in the hamlet and its traditional materiality positively contributes to the character and appearance of the area.
7. Other local reasons of special value.	2	The building holds high community value within the village.
Recommendation		
Included for designation as non-designated heritage asset.		

Reference:	The Longs Arms	**What3Words reference:**	reputable.tucked.incisions
Date:	19/09/2024	**Identified by:**	Steering Group
Name and Address:	The Longs Arms, Yarnbrook, BA14 6AB		
Type of Asset:	Community Facility		
HER Reference:	N/A		

Significance:

Archaeological	Architectural	Artistic	Historic	Setting
☐	x	☐	x	☐



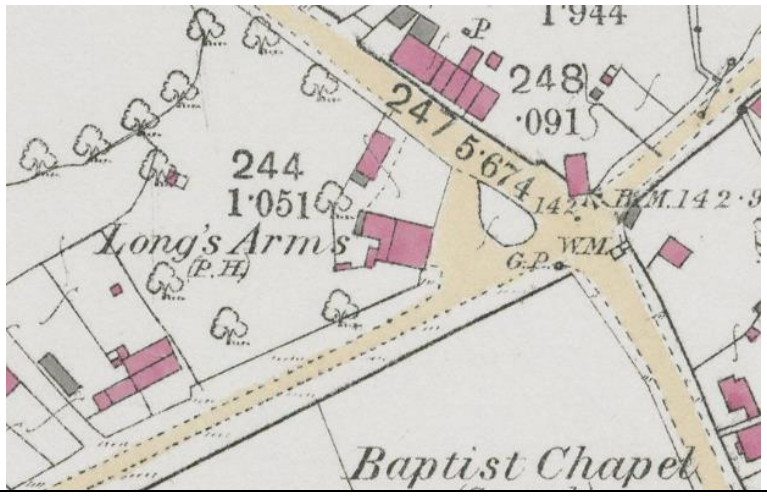
Dated: 13/08/2024

Description / History:

The public house is situated within the Hamle of Yarnbrook which lies to the southeast of North Bradley. The building is located at the roundabout which joins West Ashton Road, Westbury Road, and Hawkeridge Road.

There were many changes in the 1800s in the village which saw the Axe and Cleaver being closed in 1803, at the time where the owner built the Long's Arms at Yarnbrook instead. (North Bradley Parish https://northbradley.org.uk/index.php/5-village-history).

Historical Map showing Public House in 1886-1887 (https://maps.nls.uk/view/120377883).



Present condition and originality:		
In good condition and appears to have retained original features.		
In Use? (Type of use)		
Currently in use as a Public House.		
Criteria: (not all will be relevant)		
1. Has architectural interest or quality.	1	The building is of a traditional style with large Georgian windows and a rendered finish which fits with the character of the area. The low level brick walls give a nod to traditional materiality.
2. Is a landmark feature.	3	The building is notable due to its prominent location between West Ashton Road, Westbury Road, and Hawkeridge Road and is one of the first buildings seen when entering Yarnbrook.
3. Has a relationship with designated heritage assets (as part of their setting) in age, materials, or any other historically significant way.	0	N/A
4. Has historical associations with (1) features such as historic road layout, a park or a landscape feature, and / or (2) important or prominent people or past events.	0	N/A
5. Illustrates the development of the area (individually or as a group), including reflecting the functional character or former uses of the area.	2	The building is in a prominent location when entering Yarnbrook and it reflects former and current uses of the building as a Public House and looks to retain original features.
6. Contributes positively to the character or appearance of the area.	2	The building contributes towards the local sense of place by shaping and influencing the built form and character along Hawkeridge Road with regards to style and materiality and linear development.
7. Other local reasons of special value.	2	The building holds high community value within the village.
Recommendation		
Included for designation as non-designated heritage asset.		

Reference:	Manor Farm	What3Words reference:	unsettled.skillet.joints
Date:	08/10/2024	Identified by:	HER
Name and Address:	Manor Farm and Barn, Westbury Road, BA14 0TW		
Type of Asset:	Farmstead		
HER Reference:	MWI70115		

Significance:

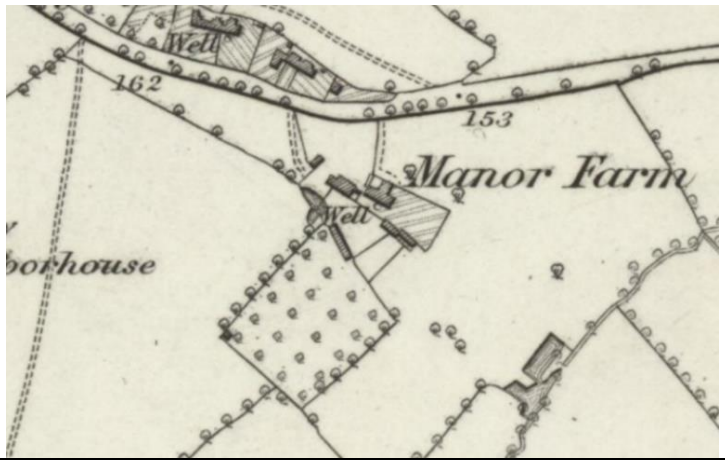
Archaeological	Architectural	Artistic	Historic	Setting
☐	x	☐	x	x



Dated: 15/10/2024

Description / History:

Manor Farm is a partially extant 17th Century Farmstead. The farm buildings are dispersed across multiple yards and are located of the southeast of North Bradley along Westbury Road. There are larger modern sheds that have been identified on the site of the farmstead which may have destroyed or obscured historic buildings. There has been a partial loss (less than 50%) of traditional buildings. (Historic Environmental Record: https://services.wiltshire.gov.uk/HistoryEnvRecord/Home/ViewHERItem?HER=MWI70115).
Manor Farm was rebuilt in the 18th century, after a fire in 1760. The previous house stood nearby, and many fine trees which grew about it were felled in the early 19th century. (British History Online: https://www.british-history.ac.uk/vch/wilts/vol8/pp218-234#h3-s6).
Historical Map showing farm between 1884-1890: https://maps.nls.uk/view/102348016).
The farmhouse is Grade II Listed and is now in separate ownership from the main farm.



Present condition and originality:		
Planning permission has been granted for change of use of some agricultural barns to B1 use, including car storage and joinery workshop. During a Planning Appeal in 2012, the Inspector stated 'the farmyard comprises a diverse collection of buildings… the character of the overall complex is of a functional industrial/ agricultural area, with little visual relationship between the buildings.' The Inspector concluded the barn is an undesignated heritage asset.		
In Use? (Type of use)		
Currently in use as for agricultural and industrial purposes.		
Criteria: (not all will be relevant)		
1. Has architectural interest or quality.	2	The farmstead retains some original features, albeit modern barns have been introduced.
2. Is a landmark feature.	0	N/A
3. Has a relationship with designated heritage assets (as part of their setting) in age, materials, or any other historically significant way.	1	The Farmstead has associations with the Grade II listed Manor to the immediate east, which is now in separate ownership.
4. Has historical associations with (1) features such as historic road layout, a park or a landscape feature, and / or (2) important or prominent people or past events.	0	N/A
5. Illustrates the development of the area (individually or as a group), including reflecting the functional character or former uses of the area.	2	The buildings have group value as forming part of the historic farmstead, which is reflective of the agricultural character of the area The site has been retained for agricultural uses although diversification has led to industrial creep on the site.
6. Contributes positively to the character or appearance of the area.	1	The historic barn and connections to the Farmhouse contribute to the overall appearance and character of the area. Its value is reduced somewhat by the industrial/storage uses on the site.
7. Other local reasons of special value.	0	N/A
Recommendation		
The remaining farmstead is recommended for designation as non-designated heritage asset.		

Reference:	Little Common Farm	**What3Words reference:**	exploring.cattle.novelist
Date:	08/10/2024	**Identified by:**	HER
Name and Address:	Little Common Farm, Little Common, BA14 0TX		
Type of Asset:	Farmstead		
HER Reference:	MWI71211		

Significance:

Archaeological	Architectural	Artistic	Historic	Setting
☐	☐	☐	x	x



Dated: 15/10/2024

Description / History:

Little Common Farm is a 19th century farmstead. According to the HER, the farmhouse is the only surviving historic structure.The farm is situated in the northeast of North Bradley, near the industrial area but is access off Little Common from Westbury Road.
Historical Map shows Little Common Farm in 1885 (https://maps.nls.uk/view/120377871).



Present condition and originality:

The farmhouse appears in good condition. Permission has been granted for the conversion of the barns for use as commercial premises. Some smaller outbuilding appear on historic maps from the start of the 1900s, however the larger barns are modern (post 1960)

In Use? (Type of use)

Currently in mixed use with residential and commercial purposes.		
Criteria: (not all will be relevant)		
1. Has architectural interest or quality.	2	The dwelling is of architectural quality and looks to have retained much of its existing features. The rendered finish is in keeping with the character and appearance of the village.
2. Is a landmark feature.	0	N/A
3. Has a relationship with designated heritage assets (as part of their setting) in age, materials, or any other historically significant way.	2	The farm is situated to the northwest of Willow Grove which is a Grade II Listed building although it does not form part of the same planning unit now, historic maps appear to show the buildings forming part of the same grouping.
4. Has historical associations with (1) features such as historic road layout, a park or a landscape feature, and / or (2) important or prominent people or past events.	0	N/A
5. Illustrates the development of the area (individually or as a group), including reflecting the functional character or former uses of the area.	1	The buildings have group value as forming part of the historic farmstead, which is reflective of the agricultural character of the area. However this is limited through the introduction of the modern barns and separation of Willow Grove.
6. Contributes positively to the character or appearance of the area.	2	The group of buildings are set back from linear development along Woodmarsh/Westbury Road. The site is clearly visible via the public rights of way which surround and run through it. The historic character as a farmstead contributes to character of the area.
7. Other local reasons of special value.	0	N/A
Recommendation		
The Farmhouse is recommended for designation as non-designated heritage asset.		

Reference:	Woodmarsh Farm	What3Words reference:	ranch.glaze.replenish
Date:	08/10/2024	Identified by:	HER
Name and Address:	Woodmarsh Farm, Woodmarsh, BA14 0SB		
Type of Asset:	Farmstead		
HER Reference:	MWI70118		

Significance:

Archaeological	Architectural	Artistic	Historic	Setting
☐	☐	☐	x	x

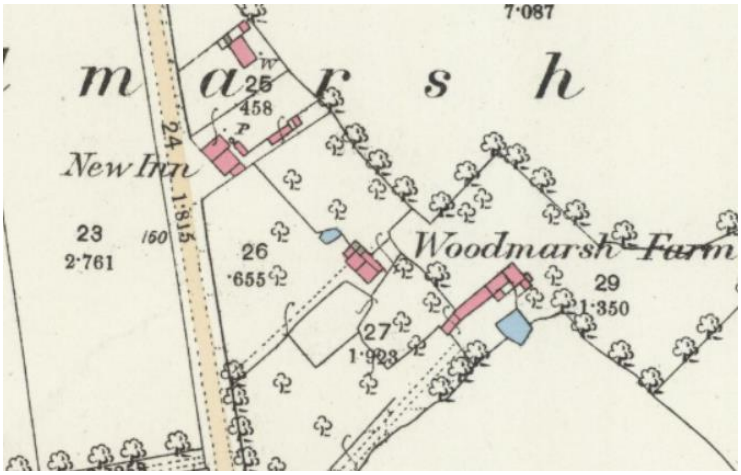


Dated: 15/10/2024

Description / History:

Woodmarsh Farm is a 19th century farmstead. The farmhouse is attached to the agricultural range. Located within or in association to a village. The HER states that the farmhouse is the only surviving historic structure. The site is located off Woodmarsh road at the northern end of North Bradley.

Historical Map shows Woodmarsh Farm in 1884 (https://maps.nls.uk/view/106029166).



Present condition and originality:

Permission was granted for a replacement farmhouse in 2000 although it is not clear if this was implemented. The agricultural range that was attached to the main house no longer exists.

In Use? (Type of use)		
Currently in residential use.		
Criteria: (not all will be relevant)		
1. Has architectural interest or quality.	0	The site is well screened from public vantage points and the dwelling now partially blocked from view by the detached garage at No.16 Woodmarsh.
2. Is a landmark feature.	0	N/A
3. Has a relationship with designated heritage assets (as part of their setting) in age, materials, or any other historically significant way.	0	N/A
4. Has historical associations with (1) features such as historic road layout, a park or a landscape feature, and / or (2) important or prominent people or past events.	0	N/A
5. Illustrates the development of the area (individually or as a group), including reflecting the functional character or former uses of the area.	1	While the original farmstead of 'Woodmarsh Farm' is reflective of the agricultural character of the area, there is little association with the agricultural use of the site left.
6. Contributes positively to the character or appearance of the area.	1	The dwelling is set back from linear development along Woodmarsh and is well screened from surrounding countryside, the historic character as a farmstead contributes to character of the area.
7. Other local reasons of special value.	0	N/A
Recommendation		
Not recommended for designation as a non-designated heritage asset as it does not meet sufficient criteria. The boundary treatments along the access can be protected via other means through design work and policies within the NDP		

Reference:	Park Farm	**What3Words reference:**	lawn.splice.nerve
Date:	08/10/2024	**Identified by:**	HER
Name and Address:	Park Farm, Woodmarsh, BA14 0SA		
Type of Asset:	Farmstead		
HER Reference:	MWI70113		

Significance:

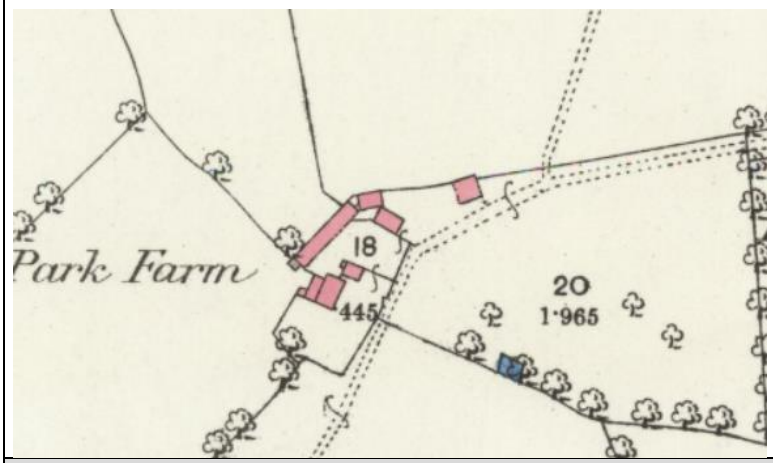
Archaeological	Architectural	Artistic	Historic	Setting
☐	☐	☐	x	x



Dated: 15/10/2024

Description / History:

Park Farm is a 19th century farmstead. The farm buildings are dispersed across multiple yards in an isolated location. According the HER, there has been a partial loss of traditional buildings The farm is located off Woodmarsh via a single track in the northwestern end of North Bradley and originally formed part of Acrefield Wood in 1841 (https://www.british-history.ac.uk/vch/wilts/vol8/pp218-234#anchorn178).
Historical Map shows Park Farm in 1884 (https://maps.nls.uk/view/106029166).



Present condition and originality:

The layout of the farmstead appears to have remained very much similar to the plan form as it was in 1884., some additional buildings appear to have been added in the mind 1900s.

Permission was granted in 2012 for extensions and alterations to the main house. In the 1990's permission was granted for the change of use of the redundant agricultural buildings to storage and industrial uses.		
In Use? (Type of use)		
Currently in mixed use for residential/ industrial/ storage and agricultural.		
Criteria: (not all will be relevant)		
1. Has architectural interest or quality.	1	Some architectural value in the historic farm buildings and original farmhouse.
2. Is a landmark feature.	0	N/A
3. Has a relationship with designated heritage assets (as part of their setting) in age, materials, or any other historically significant way.	0	N/A
4. Has historical associations with (1) features such as historic road layout, a park or a landscape feature, and / or (2) important or prominent people or past events.	0	N/A
5. Illustrates the development of the area (individually or as a group), including reflecting the functional character or former uses of the area.	3	The buildings have a strong group value as forming part of the historic farmstead, which is reflective of the agricultural character of the area.
6. Contributes positively to the character or appearance of the area.	1	The group of buildings are set back from linear development along Woodmarsh and is well screened from surrounding countryside. However the historic character as a farmstead contributes to character of the area. Its value is reduced somewhat by the industrial/storage uses on the site.
7. Other local reasons of special value.	0	N/A
Recommendation		
Included for designation as non-designated heritage asset.		

Reference:	Organ Pool Farm	**What3Words reference:**	today.form.paints
Date:	08/10/2024	**Identified by:**	HER
Name and Address:	Organ Pool Farm, Southwick Road, BA14 0SD		
Type of Asset:	Farmstead		
HER Reference:	MWI70260		

Significance:

Archaeological	Architectural	Artistic	Historic	Setting
☐	x	☐	☐	x





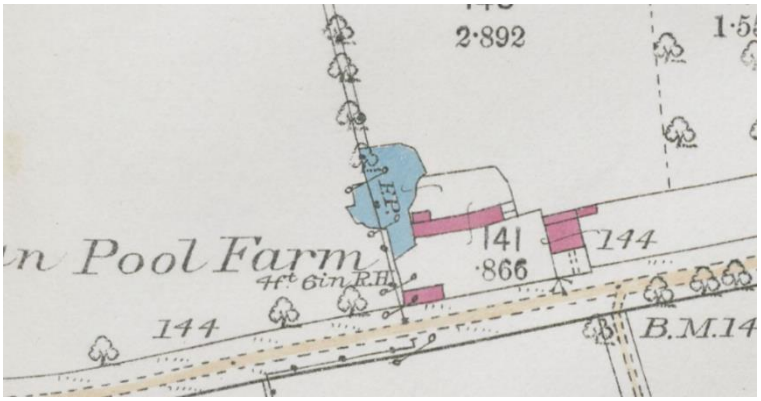
Dated: 07/2024

Description / History:

Organ Pool Farm is a 19th century farmstead located along Southwick Road. The farmhouse is detached with gable on to the yard. According to the HER, the farmstead has retained all components of its historic form, with minimal apparent alteration.

The farm is situated within the open countryside of North Bradley along Southwick Road at the southwestern boundary.

Earliest available historic maps shows Organ Pool Farm in 1885



(https://maps.nls.uk/view/120377880).

Present condition and originality:

In good condition and appears to have retained original features. Permission was granted for the conversion of the garage into additional living accommodation in 2017. Permission was also granted for the change of use of some land to the north of the farmhouse into equestrian use, however recent aerial images show the land being farmed. Modern barns have been

erected to the east of the farmhouse. The outbuilding to the west of the farmhouse has been converted to a separate dwelling and is now in separate ownership (Froglands).		
In Use? (Type of use)		
Currently in use as residential dwellings.		
Criteria: (not all will be relevant)		
1. Has architectural interest or quality.	2	The farmhouse is of a traditional Georgian style with a grey stone façade which has architectural value. The barn also represents a traditional agricultural building.
2. Is a landmark feature.	1	The farm is notable where it sits linear along Southwick Road, outside of the immediate built up area. It is therefore the first group of buildings visible when entering the village from the west.
3. Has a relationship with designated heritage assets (as part of their setting) in age, materials, or any other historically significant way.	0	N/A
4. Has historical associations with (1) features such as historic road layout, a park or a landscape feature, and / or (2) important or prominent people or past events.	0	
5. Illustrates the development of the area (individually or as a group), including reflecting the functional character or former uses of the area.	3	The buildings have a strong group value as forming part of the historic farmstead, which is reflective of the agricultural character of the area.
6. Contributes positively to the character or appearance of the area.	3	The group of buildings are prominent along Southwick Road and therefore contribute to the built form and linear development of the village. The farm positively contributes to the character and appearance of the area.
7. Other local reasons of special value.	0	N/A
Recommendation		
Organ Pool Farmhouse and the barn (now Froglands) are recommended for designation as non-designated heritage assets.		

Reference:	Home Farm	**What3Words reference:**	shield.patio.palm
Date:	08/10/2024	**Identified by:**	HER
Name and Address:	Home Farm, Church Lane, BA14 0TA		
Type of Asset:	Farmstead		
HER Reference:	MWI70258		

Significance:

Archaeological	Architectural	Artistic	Historic	Setting
☐	x	☐	☐	x

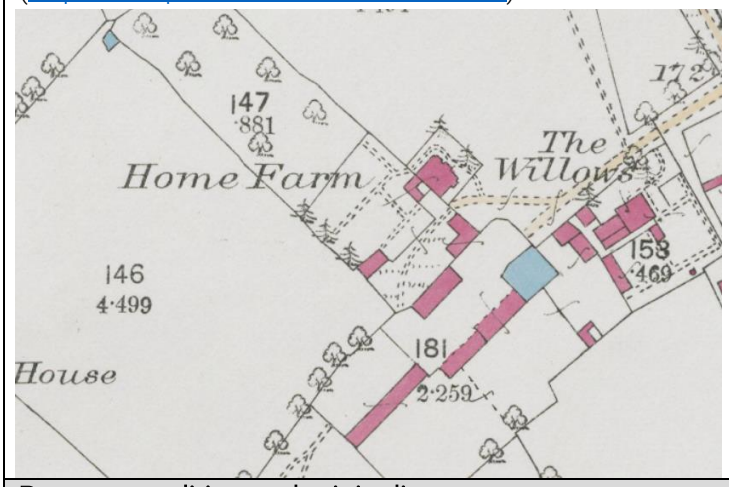




Dated: 03/2024 & 15/10/2024

Description / History:

Home Farm is a partially extant 19th century farmstead of a regular courtyard pattern. The farm buildings are dispersed across multiple yards and is located off Church Lane to the south of the village. According the HER, there has been significant loss (greater than 50%) of traditional buildings. Earliest available historic maps shows Home Farm in 1885 (https://maps.nls.uk/view/120377880).



Present condition and originality:

The farmhouse appears in good condition. Planning permission was granted in 1985 for its refurbishment and extension to provide additional living accommodation, garage and gym. Many of the farm buildings to the south of the farmhouse have been converted into dwelling or demolished and replaced with new dwellings.

In Use? (Type of use)

Currently in residential use.		
Criteria: (not all will be relevant)		
1. Has architectural interest or quality.	2	The farmstead has seen the loss of many of the agricultural buildings, however the remaining farmhouse is of architectural quality, and stands out as a striking building within the landscape. The building is made up of stone and red brick which is traditionally seen throughout North Bradley. Some barns remain and have been converted although retain some original qualities.
2. Is a landmark feature.	0	N/A
3. Has a relationship with designated heritage assets (as part of their setting) in age, materials, or any other historically significant way.	0	N/A
4. Has historical associations with (1) features such as historic road layout, a park or a landscape feature, and / or (2) important or prominent people or past events.	0	N/A
5. Illustrates the development of the area (individually or as a group), including reflecting the functional character or former uses of the area.	3	The buildings have a strong group value as forming part of the historic farmstead, which is reflective of the agricultural character of the area.
6. Contributes positively to the character or appearance of the area.	3	The site is situated to the southwestern corner of the village adjacent to open countryside and the farmhouse is clearly visible within the landscape, including glimpses from Southwick Road between the vegetation. The site positively contributes to the character and appearance of the area.
7. Other local reasons of special value.	0	N/A
Recommendation		
The Farmhouse and remaining historic barns/ structures, including the converted barn (Barnspiece) are recommended for designation as non-designated heritage assets.		

3. Conclusion

3.1 Following the assessment, a total of 29 sites are recommended for designation in the neighbourhood plan as non-designated heritage assets, as follows:

- Mash Tun Public House
- Broadleigh House
- No 49 Woodmarsh
- 30-50 Woodmarsh
- The Progressive Hall
- The Rising Sun
- Pine Tops
- The Old Ring of Bells
- No 26 and 27 Southwick Road
- North Bradley House
- The Old Post Office
- 4 and 5 Church Lane.
- 11 Church Lane
- 23 Church Lane
- 30 and 31 St Nicholas Cottages
- North Bradley CofE Primary School
- The Willows, 60 Church Lane
- The Baptism Bridge
- The Old Stores
- The Baptist Church
- Yarnbrook Baptist Chapel
- The Longs Arms
- Manor Farm
- Little Common Farmhouse
- Park Farm
- Organ Pool Farm
- Froglands
- Home Farm
- Barnspiece

3.2 These assets are mapped overleaf.

North Bradley, Drynham Lane and Ashton Park West NDP: Non-Designated Heritage Assets

