



Heritage Impact Assessment

On behalf of

The Diocese of Bristol

Concerning

**The Vicarage
Green Lane
Sherston
Wiltshire**

July 2018



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Cover: View looking southeast from Vicarage garden towards the parish church of Holy Cross Sherston

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1 Non-Technical Summary

A Heritage Impact Assessment has been undertaken regarding the proposed construction of a new vicarage and house at The Vicarage, Green Lane, Sherston, assessing the potential impact on archaeological and built heritage assets in the immediate vicinity. The results can be briefly summarised thus:

1.1 Archaeological Assessment

Prehistoric and Roman: The potential for encountering deposits and features of prehistoric or Romano-British date has been assessed as **Low**, reflecting the lack of recorded evidence for activity of this date within the site.

Medieval: The potential for encountering medieval remains has been assessed as **Moderate to High**, reflecting the fact that the site appears to lie partially within the eastern extent of a large ditched enclosure that may represent evidence of a fortified settlement of early medieval date. There is potential to encounter buried remains of the enclosure itself and occupation features and deposits associated with the early medieval settlement of Sherston.

Post-Medieval: The potential for encountering evidence of post-medieval remains has been assessed as **Low**, reflecting the fact that the site has been occupied as pasture since the 19th century and as a garden plot associated with the existing Vicarage since 1969.

1.2 Built Heritage Assessment

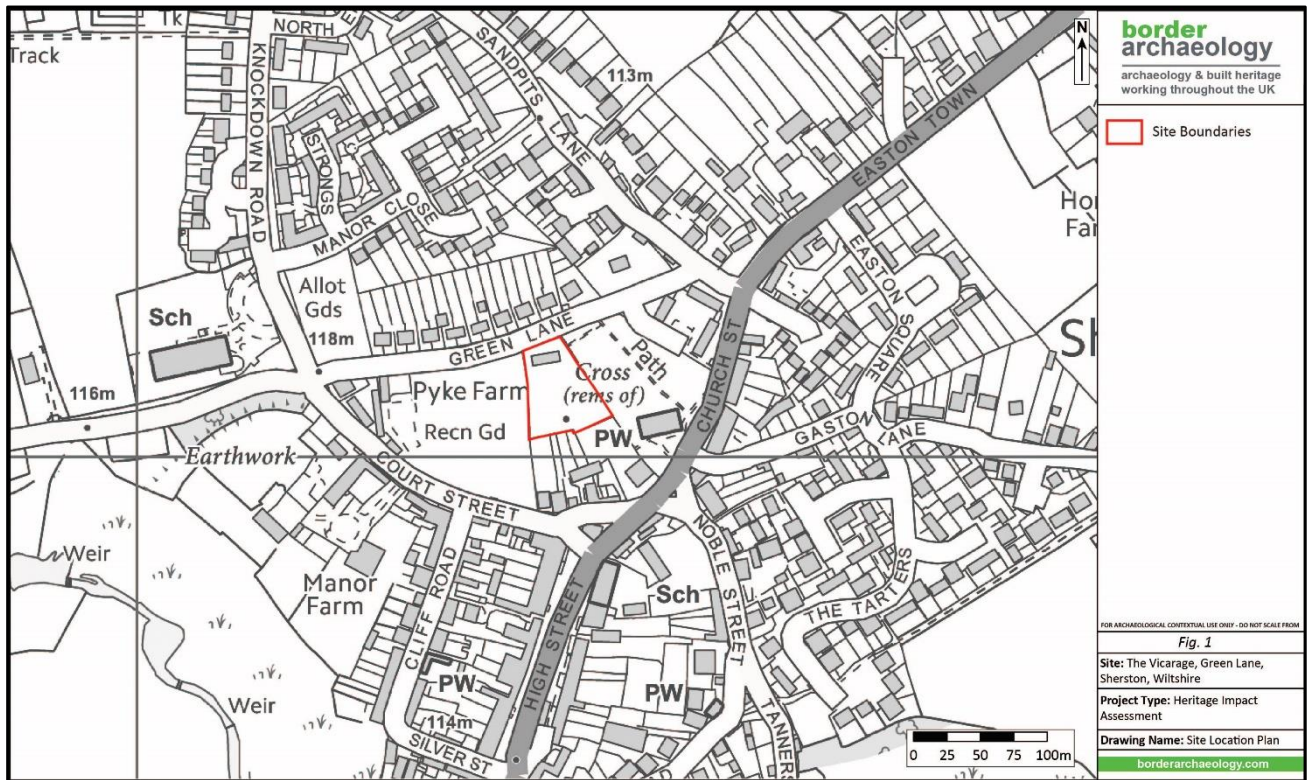
The potential impact of the proposed development on nearby listed heritage assets has been assessed as being in the **Slight to Moderate** range. This overall assessment reflects the fact that the site of the proposed development is located within the designated Conservation Area of Sherston, an historic settlement with a well-preserved street pattern dating back to the medieval period and a fine collection of 16th-19th century houses, many of which are listed buildings.

More specifically, the site contains the remains of a Grade II listed medieval churchyard cross (relocated to the Vicarage garden in the late 20th century) and is situated in a sensitive location close to the Grade I listed medieval parish church of Holy Cross and immediately adjacent to the churchyard, which is distinguished by its substantial collection of pre-19th century funerary monuments (over 40 in number), most of which are Grade II listed in their own right. The Old Vicarage, a Grade II listed house of 17th century date, is also located to the southeast of the site.

The proposed two new houses (in particular the new Vicarage house) will result in a discernible change to existing views of the church and churchyard; however, it may be argued that the new houses will only represent a peripheral intrusive element in these established views. The allocation of the southernmost portion of the Vicarage garden for an extension to the churchyard will further provide a buffer zone between the new houses and nearby built heritage assets. Moreover, as a result of their sensitive design and with the implementation of appropriate landscape mitigation measures, it is considered that the impact of the new houses on the setting of specific built heritage assets and the Sherston Conservation Area can be significantly reduced.

2 Introduction

This Heritage Statement was undertaken by Border Archaeology Ltd (BA) in response to an instruction from the Diocese of Bristol regarding construction of a new vicarage and dwelling at The Vicarage, Green Lane, Sherston, Wiltshire.



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3 Site Description

The site of the proposed development is located within the grounds of the existing Vicarage, within the historic core of the village of Sherston (Wilts), about 8km W of Malmesbury and within the Sherston Conservation Area and the Cotswold Area of Outstanding Natural Beauty (AONB) (*fig. 1*). The site is bounded to the N by Green Lane, to the E by the churchyard associated with the Grade I listed parish church of Holy Cross, to the W by a public recreation ground and to the S by gardens to the rear of several houses, including the Old Vicarage and several houses along the S end of Court Street.

3.1 Soils and Geology

The site lies within an area of brown rendzinas of the ELMTON 2 (343b) series comprising shallow well-drained brashy calcareous fine loamy soils over limestone with some deeper fine loamy soils, the underlying geology comprising Jurassic limestone and sandy limestone. Located S of the site are brown rendzinas of the SHERBORNE (343d) series comprising shallow well-drained brashy calcareous clayey soils overlying Jurassic limestone and clay.

3.2 Site Proposals

Details of the proposed development are shown on the plans and elevations supplied (figs. 2-4). It is proposed to sell the existing vicarage and create a new garden boundary separating it from the site of the new development, comprising two houses, one of which will be the new vicarage and a separate dwelling to the NW. A gravelled drive will provide access from Green Lane to the new development. An area of 0.08 hectares (0.21 acres) at the S end of the existing vicarage garden will be allocated as new burial ground, incorporating the remains of the Grade II listed churchyard cross and linked to the existing churchyard. It is also proposed to remove the line of Leylandii trees which currently marks the W boundary of the Vicarage site, adjoining the recreation ground.

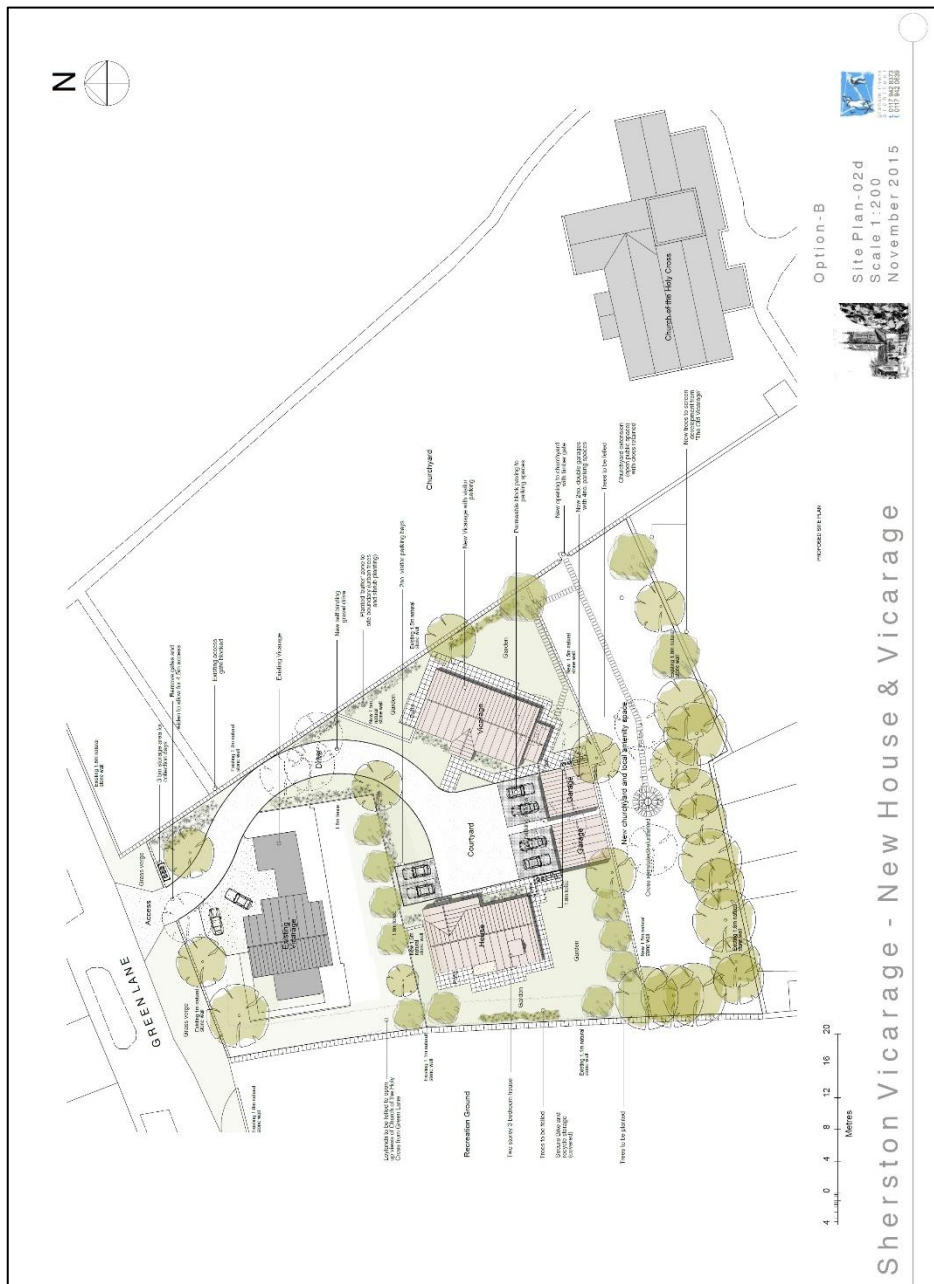


Fig. 2: Plan showing proposed layout of New Vicarage and House on the site

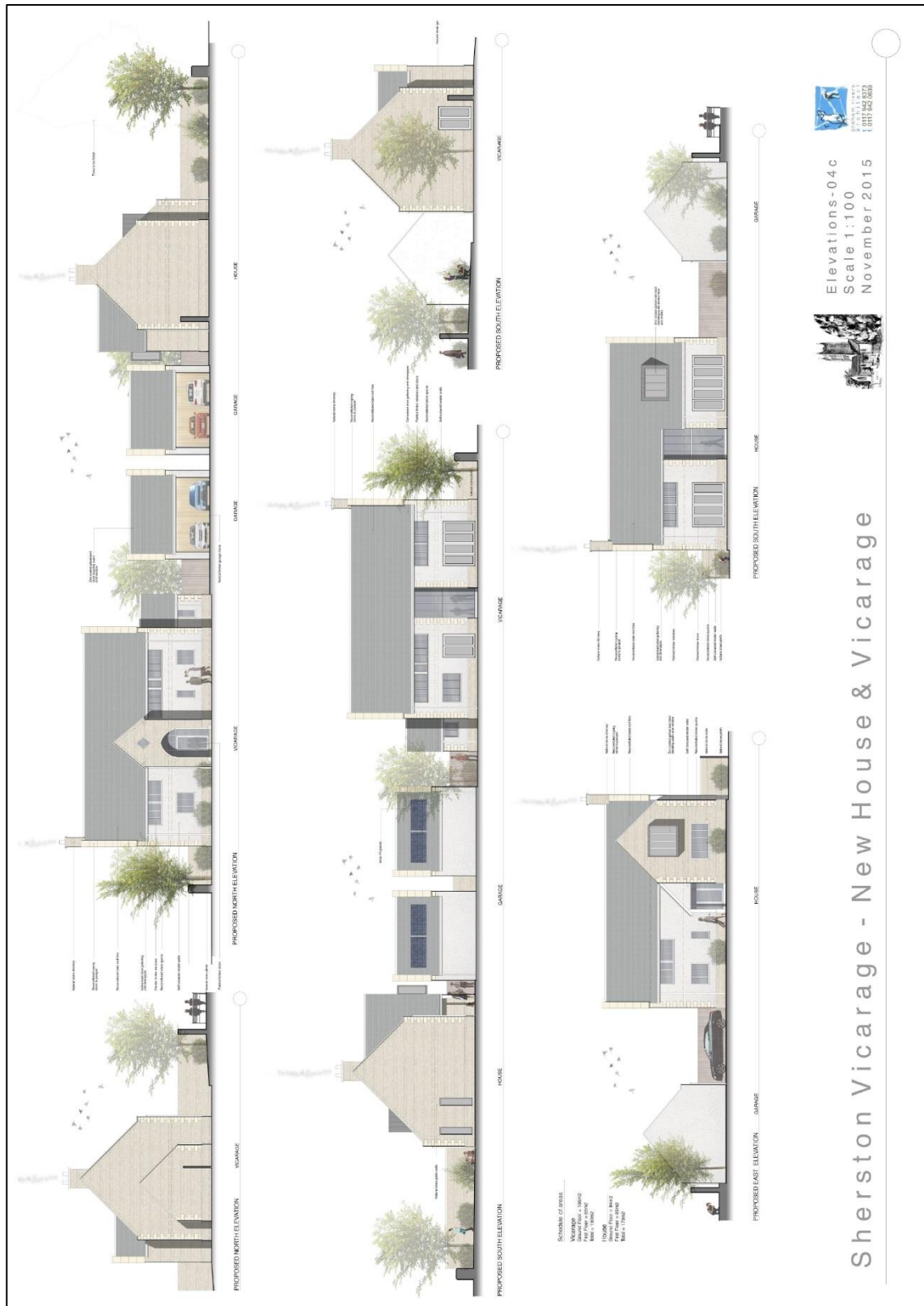


Fig. 3: Proposed elevations of the New Vicarage and House



Fig. 4: Sections across the site showing existing and proposed views

4 Methodology

4.1 Aims and Objectives

The purpose of this Heritage Impact Assessment is to identify any archaeological and built heritage assets in the immediate vicinity of the site, to establish the importance of these archaeological and built heritage assets (including an assessment of their character, extent and quality) within a local, regional and national context and to determine the potential impacts of the proposed development on these archaeological and built heritage assets.

4.2 Criteria for Assessment of Potential and Importance of Heritage Assets

4.2.1 Potential

This Assessment contains a record of the known and potential archaeological and built heritage assets in the vicinity of the site. The potential for encountering a particular resource in the vicinity of the site has been assessed according to the following scale:

Low – Very unlikely to be encountered.

Moderate – Possibility that features may be encountered in the vicinity of the site.

High – Remains highly likely to survive in the vicinity of the site.

4.2.2 Importance

The criteria used to determine the importance of archaeological and built heritage assets in the vicinity of the proposed development site (*Table 1*) has been informed by guidelines for assessing cultural heritage assets contained in the *Design Manual for Roads and Bridges* Vol. 11 Section 3 part 2 (Highways Agency 2009). BA is also fully cognizant of general guidelines on the assessment of heritage assets contained in the *National Planning Policy Framework, Planning Guidance Section 12* ('Conserving and Enhancing the Historic Environment').

Table 1: Factors for assessing the importance of archaeological and built heritage assets

Very High	World Heritage Sites (including nominated sites). Assets of acknowledged international importance. Assets that can contribute significantly to acknowledged international research objectives.
High	Scheduled Monuments (including proposed sites). Undesignated assets of schedulable quality and importance. Assets that can contribute significantly to acknowledged national research objectives.
Medium	Designated or undesignated assets that contribute to regional research objectives.
Low	Designated and undesignated assets of local importance. Assets compromised by poor preservation and/or poor survival of contextual associations.

Table 1: Factors for assessing the importance of archaeological and built heritage assets

	Assets of limited value, but with potential to contribute to local research objectives.
Negligible	Assets with very little or no surviving archaeological interest.
Unknown	The importance of the resource has not been ascertained.

4.3 Consultation of Archaeological Records

For the purposes of this Heritage Impact Assessment, information was collected on the known archaeological and built heritage assets within a 1km study area around the area of proposed development (*figs. 5 & 6*). The maps show the location of known archaeological monuments, events and designated heritage assets within the study area and these have been assigned a unique reference number (**BA 1, 2, 3**, etc.), which are listed in the gazetteers below (*Tables 2-4*).

The research carried out for this Heritage Impact Assessment consists of the following elements:

- Consultation of the Wiltshire and Swindon Historic Environment Record (HER). The Historic Environment Record includes information from past investigations, find spots and documentary and cartographic sources
- Historic England – Information on statutory designations including Scheduled Ancient Monuments, registered parks and gardens and listed buildings, along with identified Heritage at Risk sites.
- The National Record of the Historic Environment database (<https://pastscape.org.uk>)
- British Geological Survey (BGS) – Solid and drift geology digital map; BGS geological borehole record data
- Wiltshire and Swindon History Centre, the British Library and the National Archives – Historic documents and maps and relevant secondary sources
- Aerial photographs were consulted using records held at the Wiltshire and Swindon History Centre and the Historic England Archive.
- A site visit was carried out on 6th July 2018, which determined the topography of the site and existing land use and provided further information on the setting of heritage assets and possible past ground disturbance within the site. Observations made during this site visit have been incorporated into this report.

5 Archaeological Assessment

This section analyses the information available from historical sources and records of archaeological work carried out in the vicinity of the specific study area and discusses its implications with regard to the nature and significance of the archaeological resource within the study area and the potential impact on archaeological features and deposits within the site (figs. 5 & 6).

5.1 Prehistoric and Romano-British

No recorded evidence of prehistoric or Romano-British activity has been identified from a search of the Wiltshire and Swindon HER, within a 200m radius of the site, although it should be noted that very little archaeological fieldwork has been carried out in this area to date. John Aubrey's *Topographical Collections of Wiltshire* mentions the existence of a barrow 'in the fields' at Sherston but its precise location is not given (Jackson 1862, 106; Grinsell 1957, 190). Aubrey also mentions the discovery of a hoard of late Roman coins at Sherston (including a silver coin of Constantine I) 'by ploughing' in 1650, but again its location is unspecified (Jackson 1862, 106).

While evidence for prehistoric and Romano-British activity in the immediate vicinity of the site is extremely limited, based on available records, it is worth noting that evidence of late prehistoric and Romano-British occupation has been identified in the wider surrounding area, including a late Roman villa at Vancelettes Farm, N of Sherston (about 660m NNE of the site), which appears to have been occupied from the late 3rd century through to the late 4th-5th century AD. The course of the Roman highway of Fosse Way runs approximately 3km to the E of the site and significant evidence for a small town and associated industrial settlement located along this ancient routeway has been identified at Whitewalls Wood, about 3.4km ENE of the site.

5.2 Medieval

The site lies on the N edge of the historic core of the medieval settlement of Sherston (**BA 1**), the origins of which can be traced back to the Anglo-Saxon period. It is first recorded as 'Scoranstan' in a charter of 896 (Gover, Mawer & Stenton 1939, 109-10) and appears to have been the site of a major battle in 1016 recorded in the *Anglo-Saxon Chronicle* as having taken place at 'Sceorstan' between the English (led by Edmund Ironside) and the Danish armies of Cnut (Garmonsway 1972, 150-1).

The Domesday Survey of 1086 records two estates at Sherston ('Sorestan'), one of which comprised 6½ hides of land and two mills held by Robert de Ashton as a tenant of the Norman lord Humphrey de Lisle, while the other estate comprised three virgates of land and a church held by the Benedictine Abbey of St Wandrille (Thorn & Thorn 1979). It is likely that the church can be identified with the parish church of Holy Cross at Sherston, located about 20m SE of the site and presumably the three virgates of land mentioned in the Domesday Survey represent the glebe estate attached to the church (McMahon 2004).

The parish church of Holy Cross represents the earliest surviving building in Sherston and is Grade I listed. It comprises a late 12th century N arcade, with crossing and N transept dated to the first half of the 13th century and

a late 13th century chancel. The S transept and porch are dated to the 15th century. The tall central tower was rebuilt in 1730 and further restoration work was carried out in the 1870s (Pevsner & Cherry 1975, 469-70).

By the mid to late-13th century, it appears that Sherston had acquired the status of a borough, as evidenced by a grant of a market (in 1241) and two fairs (in 1248 and 1252) and that a planned urban settlement had been established at Sherston, focused along the broad High Street to the S of the parish church. It appears that Sherston's prosperity and status as a borough declined markedly after a destructive fire which appears to have occurred during the reign of Henry VIII during the early to mid-16th century (Jackson 1862, 107).

The layout of the pre-Conquest settlement is difficult to reconstruct due to the lack of documentary evidence and the fact that very little archaeological fieldwork has been undertaken in the area previously. However, there is evidence to suggest that there was a focus of early medieval settlement extending immediately W of the parish church towards Manor Farm, which appears to have encompassed at least part of the site.

This is represented by the remains of an extensive earthwork oriented roughly WNW-ESE, which was partially destroyed by shortly after the Second World War for the creation of a recreation ground to the W of the church. 19th-early 20th century OS maps show that there was an elongated, sub-rectangular enclosure defined by a bank and ditch extending across the field immediately W of the church, the E end of which appears to have been partially truncated by houses along the N side of Court Street (including the Old Vicarage, of 17th century date), with a smaller elliptical-shaped earthwork enclosure immediately adjoining it to the NW, which appears to have been partially built over by houses at the W extremity of Court Street by the late 19th century.

Based on the evidence of the historic maps, the N arm of this enclosure appears to have extended within the SW corner of the existing Vicarage garden. Slight traces of this earthwork are still visible on aerial photographs taken in 1948 and 1953, although it appears already to have been heavily damaged by that date as a result of landscaping for the new recreation ground. It is not visible on a later aerial photograph taken in 1971 or on current LiDAR imagery; a slight bank and depression was noted in the SW corner of the Vicarage garden during the site visit but it is unclear whether this represents the last vestiges of the earthwork or simply evidence of modern landscaping.

The remains of another earthwork survive further to the W of Court Street, about 160m due W of the Vicarage garden. This earthwork (**BA 2**), which is designated as a Scheduled Ancient Monument (National Monument No. 1004703), consists of a curvilinear bank measuring 130m long and about 12m wide, defended by a ditch measuring between 5m and 8m wide. It appears to be shown on an OS drawing of 1813 (*fig. 8*) and on later post- Second World War aerial photographs.

Investigations carried out by the OS in 1979 determined that the bank and ditch have a clear defensive profile and appear to have originally continued around to the westernmost entrance of Manor Farm, where it is likely that later building activity has obscured its course (McMahon 2004). It has been suggested that this curvilinear earthwork may represent a westward continuation of the large earthwork enclosure W of the church but the evidence for this is inconclusive.

The date and function of these earthwork remains are uncertain. They were noted by John Aubrey in the mid-17th century (describing them as the remains of a castle) and the OS drawing of 1813 marks both earthworks as the 'Remains of an Ancient Encampment'. The antiquary Sir Richard Colt Hoare, writing in the early 19th century, refers to a portion of the village as being 'built within the area of a fortified earthenwork (*sic*) and on that account much defaced' (Colt-Hoare 1819, 104).

These various antiquarian observations suggest that the earthworks were partially destroyed by the later medieval settlement at Sherston and that they are therefore likely to represent evidence of a pre-13th century fortified settlement, perhaps associated with the early occupation focus associated with the parish church and the manorial site at Manor Farm (**BA 4**). They could potentially date from the Anglo-Saxon period (perhaps connected with the major battle fought at Sherston in 1016), the immediate post-Conquest period or possibly the Anarchy of the mid-12th century (McMahon 2004).

Whatever the case, it is clear that there is potential for groundworks within the site to reveal buried features and deposits associated with the large enclosure marked on historic mapping to the W of the church, including evidence for the N arm of the enclosure ditch depicted on historic maps as extending within the SW corner of the site, as well as associated occupation features of possible Saxo-Norman date. This could possibly also include relict boundary ditches or cultivation features, such as lynchets, evidence for which has been identified from late 1940s aerial photographs further to the SE of the site (**BA 3**).

5.3 Post-Medieval

Cartographic, documentary and topographical evidence suggests that the expansion of Sherston as a settlement was probably arrested by a fire which occurred in the early 16th century. This may also explain the lack of surviving medieval buildings, with the notable exception of the parish church, although the street plan within the historic core of the settlement, focused on the broad High Street and Market Place, appears to be late medieval in origin. The majority of built heritage assets within the High Street and adjoining streets (Cliff Street and Court Street) appear to be late 17th or 18th century in date, with the possible exception of the Court House, which may be of 16th century origin.

Examination of historic maps relating specifically to the site indicate that, by the early 19th century, the site was located within a large pasture field called 'Pennymead' (Plot No. 734), as recorded on the 1839 tithe map (*fig. 9*), which formed part of the glebe estate pertaining to the vicarage. The N boundary of the site, defined by Green Lane, was already in existence by that date, while the S boundary was already demarcated by the rear plots of the houses fronting onto Court Street, including the 'Old Vicarage'. The W extent of the site was defined by a boundary separating it from another pasture field to the W (Plot 91, also known as 'Pennymead'), which would later become the site of the village recreation ground.

The 1881 OS 1st edition map (*fig. 10*) shows that little change had occurred to the layout of field boundaries within the site; the ditched enclosure feature extending to the W of the church is clearly shown (marked as 'Earthwork'), with the N arm of the ditch extending across the SW quadrant of the site. The OS 2nd edition map of 1900 (*fig. 11*) shows that the site itself had remained unchanged; however, the boundary of the adjoining churchyard to the E

had been extended further to the NW. The OS 3rd edition map of 1921 (*fig. 12*) shows that the E boundary of the site had been established by that date and a small rectangular enclosure (possibly a garden plot) had been created along this boundary.

An RAF vertical photograph of 1948 (*fig. 13*) and an oblique aerial photograph taken in 1953 (*fig. 14*) both show that the site was then laid out to pasture, with a rectangular area in the SE corner that may have been used as a garden or allotment. The earthwork enclosure to the W appears to have been largely cleared by 1948, although its northern arm is still partially visible on both aerial photographs. At this point, the adjacent churchyard to the E had not been extended northwards as far as Green Lane.

A later aerial photograph taken in 1971 (*fig. 15*) shows the present Vicarage house (which had been erected in 1969) at the N end of the garden, immediately S of Green Lane. The churchyard also appears to have reached its present extent by that date. The line of tall coniferous trees (*Leylandii*) presently defining the W boundary of the Vicarage garden appears to have been planted at some point between 1971 and 1999, based on the evidence of aerial photographs.

5.4 Results of Archaeological Assessment

Based on the results of the Assessment, informed by examination of archaeological, cartographic and documentary sources, the following conclusions may be drawn regarding the potential archaeological resource within the site:

Prehistoric and Roman: The potential for encountering deposits and features of prehistoric or Romano-British date has been assessed as **Low**, reflecting the lack of recorded evidence for activity of this date within the site.

Medieval: The potential for encountering medieval remains has been assessed as **Moderate to High**, reflecting the fact that the site appears to lie partially within the E extent of a large ditched enclosure that may represent evidence of a fortified settlement of early medieval date. There is potential to encounter buried remains of the enclosure itself and associated occupation features and deposits.

Post-Medieval: The potential for encountering evidence of post-medieval remains has been assessed as **Low**, reflecting the fact that the site has been occupied as pasture since the 19th century and as a garden plot associated with the existing Vicarage since 1969.

Conclusion: The potential for encountering archaeological remains of prehistoric, Roman and post-medieval date is considered to be **Low**, while the potential for revealing buried deposits and features associated with medieval occupation has been assessed as **Moderate to High**.

6 Cultural Heritage Features Gazetteers and Maps

BA Ref.	Monument No.	Name	Date	NGR
1	ST88NE400 - MWI2385	Sherston Village	Medieval	ST 8529 8590
2	ST88NE602 - MWI2400	Medieval Bank & Ditch, W of Church	Medieval	ST 8506 8601
3	MWI72527	Lynchets	Med. - PM	ST 8551 8591
4	MWI65872	Manor Farm	Post-med.	ST 8516 8596

Table 2: Archaeological monuments recorded in the vicinity of the site (within a 200m radius) on the Wiltshire and Swindon Historic Environment Record

BA Ref.	National Ref.	Name	Date	NGR
B1	1023223	Church of the Holy Cross (GI)	C12	ST 8539 8602
B2	1023237	Socket of Medieval Cross in the Garden S of the Vicarage (GII)	C14	ST 8532 8602
B3	1023232	Court House (GII*)	C16	ST 8522 8596
B4	1023244	19 & 21 High Street (GII)	C16	ST 8529 8587
B5	1199795	9, 11 & 13 High Street (GII)	C16	ST 8530 8591
B6	1283190	The Angel Hotel (GII)	C16	ST 8529 8585
B7	1355982	Old Swan House (GII*)	C16	ST 8527 8586
B8	1023229	4 & 6 Cliff Road (GII)	C17	ST 8524 8593
B9	1023230	Link Cottage (GII)	C17	ST 8523 8591
B10	1023243	17 High Street (GII)	C17	ST 8530 8589
B11	1023248	12 & 14 Noble Street (GII)	C17	ST 8545 8591
B12	1199124	The Rattlebone Inn (GII)	C17	ST 8538 8595
B13	1199127	The Old Vicarage (GII)	C17	ST 8537 8598
B14	1199142	Lychgate (GII)	C17	ST 8539 8600
B15	1199553	9 (Ivy Cottage) & 11, Court Street (GII)	C17	ST 8534 8596
B16	1199631	Manor Farmhouse (GII)	C17	ST 8516 8592
B17	1199768	Draper's Rest (GII)	C17	ST 8531 8581
B18	1199788	5 High Street (GII)	C17	ST 8531 8593
B19	1283388	1 & 3 Cliff Road (GII*)	C17	ST 8522 8595
B20	1356011	10 Cliff Road (GII)	C17	ST 8523 8591
B21	1356013	The Pines (GII)	C17	ST 8531 8581
B22	1356015	7 High Street (GII)	C17	ST 8531 8592
B23	1356016	25 High Street (GII)	C17	ST 8528 8583
B24	1023222	21 Church Street (GII)	C18	ST 8546 8608
B25	1023224	Group of 5 Monuments in the Churchyard, 12-14m NW of Lychgate (GII)	C18	ST 8538 8600
B26	1023225	Group of 3 Monuments in the Churchyard, 1-5m SW of Nave (GII)	C18	ST 8537 8601

BA Ref.	National Ref.	Name	Date	NGR
B27	1023227	Unidentified Monument in the Churchyard, 10m E of Chancel (GII)	C18	ST 8541 8603
B28	1023228	Group of 4 Monuments in the Churchyard, 2-4m S of S Aisle (GII)	C18	ST 8540 8601
B29	1023239	Ironside House (GII)	C18	ST 8532 8586
B30	1199157	Group of 3 Monuments in the Churchyard, 5-7m NNW of Lychgate (GII)	C18	ST 8539 8600
B31	1199749	6 High Street (GII)	C18	ST 8533 8587
B32	1199752	10 High Street (GII)	C18	ST 8532 8584
B33	1199809	27 & 29 High Street (GII)	C18	ST 8528 8582
B34	1283239	Post Office (GII)	C18	ST 8534 8594
B35	1283289	8 Court Street (GII)	C18	ST 8529 8594
B36	1356006	Group of 8 Monuments in the Churchyard, 1-7m SW of Lychgate (GII)	C18	ST 8539 8599
B37	1356007	2 Unidentified Monuments in the Churchyard, 2m W of S Porch (GII)	C18	ST 8538 8601
B38	1356008	Group of 5 Monuments in the Churchyard, 1-3m NW of Nave (GII)	C18	ST 8537 8603
B39	1356009	2 Monuments in the Churchyard, 2m SE of S Aisle (GII)	C18	ST 8540 8601
B40	1356010	Group of 3 Monuments in the Churchyard, 3m SE of S Porch (GII)	C18	ST 8539 8601
B41	1356012	Court Cottage (GII)	C18	ST 8531 8593
B42	1023226	Estcourt Cresswell Enclosure in the Churchyard, 7M N of N Aisle (GII)	C19	ST 8538 8604
B43	1390514	Sherston Cof E School (GII)	C19	ST 8535 8590

Table 3: Listed buildings recorded in the vicinity of the site (within a 200m radius) on the Wiltshire and Swindon Historic Environment Record

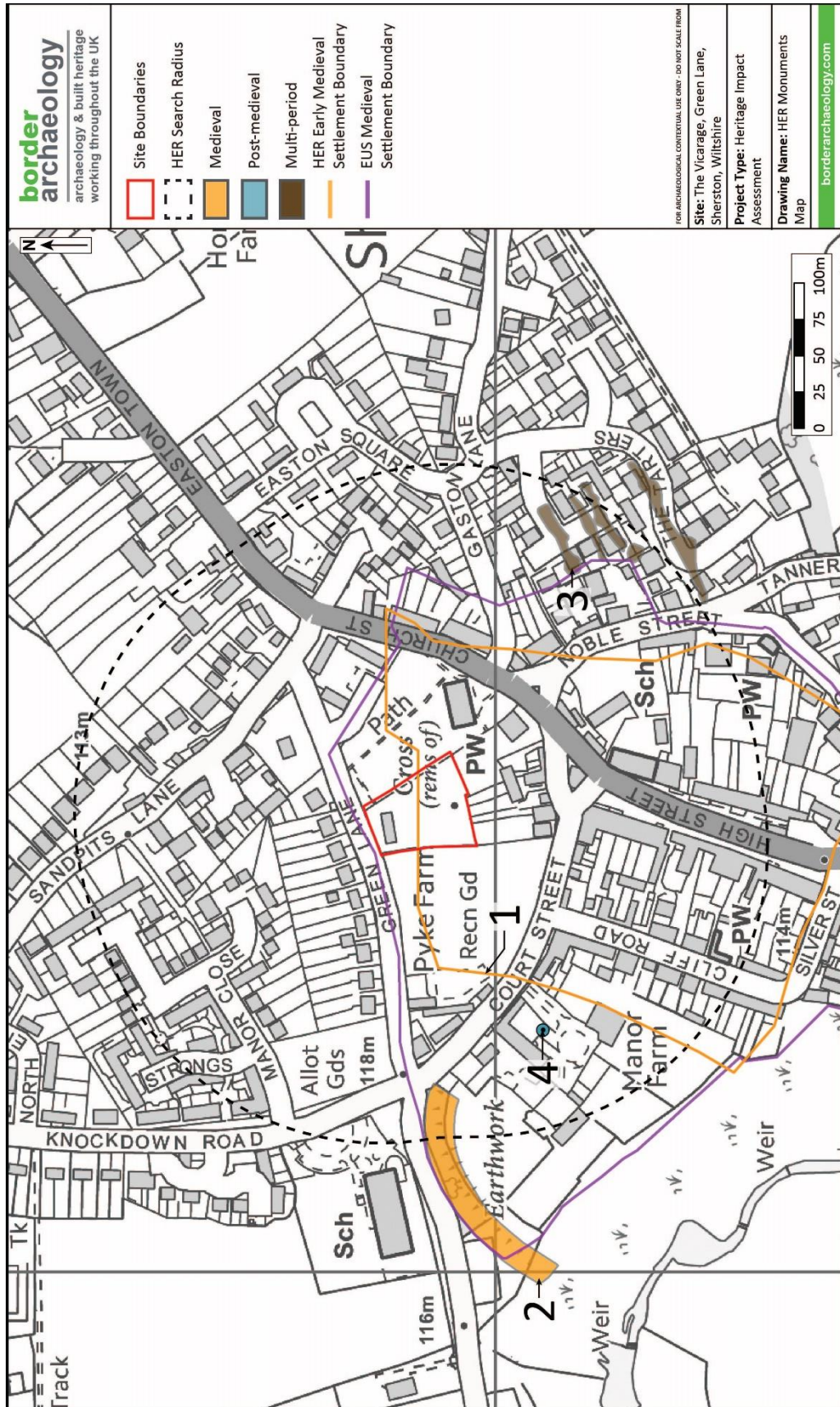


Fig. 5: Plan showing archaeological events and monuments recorded within a 1km radius of the site, based on consultation of the Wiltshire and Swindon Historic Environment Record

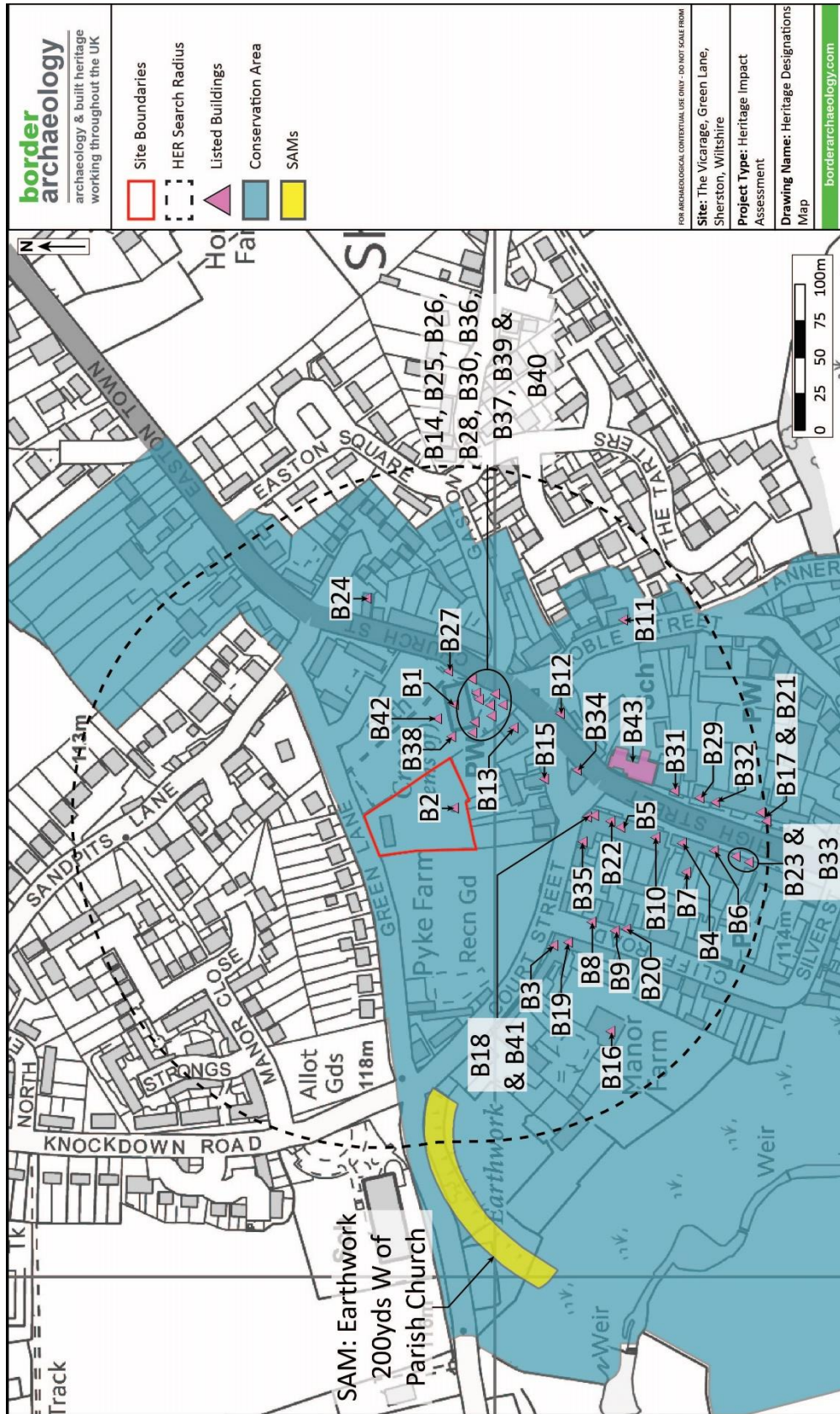


Fig. 6: Plan showing listed buildings and Scheduled Ancient Monuments recorded within a 1km radius of the site, based on consultation of the Wiltshire and Swindon Historic Environment Record

7 Heritage Impact Assessment

7.1 Methodology

This section considers the potential impact on designated and undesignated heritage assets and their respective settings in the immediate vicinity of the proposed development.

The National Policy Planning Framework Chapter 12 para. 128 states: ‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance (DCLG 2012).’

Although there are no statutory criteria for assessing the visual and physical impacts on heritage assets in England, this assessment has been informed by criteria for assessing visual and physical impact on cultural heritage assets contained in the *Design Manual for Roads and Bridges*, Vol. 11 Section 3 part 2 (Highways Agency 2007) and relevant Historic England (formerly English Heritage – EH) guidance for assessing heritage significance within views, namely, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3* (Historic England 2015a), *Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment* (Historic England 2015b), *Understanding Place: Historic Area Assessments: Principles and Practice* (EH 2010 [Rev. 2012]) and *Seeing the History in the View* (EH 2011b [Rev. 2012]). It also acknowledges specific guidance given regarding the significance of heritage assets and their settings outlined in the *Wiltshire Core Strategy* (adopted 2015).

‘Setting’ is herein defined as “the surroundings in which [the asset] is experienced”. It is acknowledged that these surroundings may evolve and that elements of a setting may 1) make a positive or negative contribution to the significance of an asset, 2) affect the ability to appreciate that significance or 3) be neutral (Historic England 2015a).

In more detail, the assessment process can be described as comprising the following elements:

1/ Identification of the Heritage Assets and their Associated Settings

Baseline information regarding the heritage assets in the vicinity of the proposed development was obtained from the Wiltshire and Swindon HER, the National Heritage List for England and the Historic England Archive. A site visit was undertaken on 6th July 2018 and a photographic record of the site, the nearby heritage assets and their respective settings was undertaken from key vantage points.

2/ Assessment of the Significance of the Heritage Assets and the extent to which their Settings respectively contribute to their Significance

The significance of the heritage assets was assessed with reference to criteria in Section 2.6 of *Understanding Place: Historic Area Assessments: Principles and Practice* (EH 2010 [Rev. 2012]) which are briefly outlined below:

Rarity: Does it exemplify a pattern or type seldom or never encountered elsewhere? It is often assumed that rarity is synonymous with historical importance and therefore high value, but it is important not to exaggerate rarity by magnifying differences and downplaying common characteristics.

Representativeness: Is its character or type representative of important historical or architectural trends? Representativeness may be contrasted with rarity.

Aesthetic appeal: Does it (or could it) evoke positive feelings of worth by virtue of the quality (whether designed or artless) of its architecture, design or layout, the harmony or diversity of its forms and materials or through its attractive physical condition?

Integrity: Does it retain a sense of completeness and coherence? In a historic landscape with a high degree of integrity the functional and hierarchical relationships between different elements of the landscape remain intelligible and nuanced, greatly enhancing its evidential value and often its aesthetic appeal. Integrity is most often used as a measure of single-phase survival, but some buildings and landscapes are valuable precisely because of their multiple layers, which can have considerable evidential value.

Associations: Is it associated with important historic events or people? Can those associations be verified? If they cannot, they may still be of some significance, as many places and buildings are valued for associations that are traditional rather than historically proven.

Consideration was given as to whether the setting of the heritage assets contributes or detracts from its significance, with reference to the following attributes, namely:

- 1/ Topography
- 2/ Presence of other heritage assets
- 3/ Formal design
- 4/ Historic materials and surfaces
- 5/ Land use
- 6/ Trees and vegetation
- 7/ Openness, enclosure and boundaries
- 8/ History and degree of change over time
- 9/ Integrity
- 10/ Surrounding townscape character
- 11/ Views from, towards and across the asset (to including the asset itself)
- 12/ Visual prominence & role as focal point
- 13/ Intentional inter-visibility with other historic and natural features
- 14/ Sense of enclosure, seclusion, intimacy or privacy
- 15/ Accessibility, permeability and patterns of movement
- 16/ The rarity of comparable survivals of setting
- 17/ Associative relationships between heritage assets
- 18/ Cultural associations

3/ Assessment of the Magnitude of Impact of the Proposed Development on Heritage Assets and their Settings

The magnitude of physical and visual impact resulting from the proposed development on the setting of the heritage assets was then assessed, supported by a photographic survey of the area from key vantage points. Consideration was given to key attributes of the proposed development in terms of:

- 1/ Location and siting, e.g. proximity to asset, extent, degree to which location will physically or visually isolate the asset & position in relation to key views
- 2/ Form and appearance, e.g. prominence/conspicuousness, competition with or distraction from the asset, scale and massing, proportions, materials. architectural style or design
- 3/ Additional effects e.g. change to built surroundings and spaces, change to general character and tree-cover.
- 4/ Permanence

The assessment of magnitude of impact was based on the following criteria:

High: The development will result in substantial changes to key historic building elements, such that the resource is totally altered. The development will result in comprehensive changes to the setting of the heritage asset.

Moderate: The development will result in changes to many key building elements, such that the resource is significantly modified. The development will result in changes to the setting of an historic building, such that it is significantly modified.

Minor: The development will result in changes to key historic building elements, such that the asset is slightly different. The development will result in changes to the setting of an historic building, such that it is noticeably changed.

Negligible: There is no discernible impact upon established 'views from' and/or 'views to' the setting of the heritage asset as a result of the development.

4/ Overall Assessment of the Significance of Impact on the Heritage Assets

A conclusion is then drawn integrating both the assessment of the significance of the heritage assets and their associated settings and the magnitude of impact of the proposed development to produce an overall assessment of the implications of the development proposals.

<i>Magnitude of impact.</i>	<i>Importance of heritage asset.</i>				
	Very High	High	Medium	Low	Negligible
No change	Neutral	Neutral	Neutral	Neutral	Neutral
Negligible	Slight	Slight	Neutral/Slight	Neutral/Slight	Neutral
Minor	Moderate/Large	Moderate/Slight	Slight	Neutral/Slight	Neutral/Slight
Moderate	Large/Very Large	Moderate/Large	Moderate	Slight	Neutral/Slight
Major	Very Large	Large/Very Large	Moderate/Large	Slight/Moderate	Slight

7.2 Site Assessment

The site, which covers an approximate area of 0.35 hectares (0.852 acres) comprises the garden plot attached to the existing Vicarage house, built in 1969 in an uncompromising modern style and partially ivy-clad (*Plate 1*) which is set back slightly from Green Lane. The garden itself is currently laid out to grass and planted with rows of mature deciduous trees and shrubbery, both within and around the boundary of the garden, with an area of terracing towards the SW corner of the plot (*Plates 2-4*). The garden is currently in a somewhat unkempt and overgrown condition. Located within a clearing in the southernmost part of the garden are the remains of a socket and base for a late medieval churchyard cross, designated as a Grade II listed monument.



Plate 1: View S towards frontage of existing Vicarage house S of Green Lane, built in 1969

The site is bounded on its N side by a hedge and drystone wall defining the boundary adjacent to Green Lane, while to the S it is bounded by hedges and fencing associated with the gardens to the rear of the Old Vicarage and several houses along the S end of Court Street. On its E side, the boundary is marked by a substantial rubble masonry wall which marks the existing W boundary of the churchyard, while on its W side it is denoted by a line of tall *Leylandii* trees planted in the late 20th century which demarcates it from the recreation ground further to the W (*Plate 5*). Views from looking SE from Green Lane and the recreation ground towards the church appear to be largely obscured (certainly in the summer months) by this substantial coniferous screen.



Plate 2: View SE from within Vicarage garden (in approximate location of the proposed new Vicarage)



Plate 3: View from S of modern house looking S across W half of Vicarage garden (towards site of proposed new dwelling) with evidence of terracing to right of picture



Plate 4: View looking W from the churchyard boundary wall across the southernmost portion of the sit, heavily planted with trees (to be allocated for an extension to the existing churchyard)



Plate 5: View looking E from the recreation ground W of the Vicarage garden, showing the tall coniferous tree-screen which currently defines the site boundary

7.3 Assessment of Heritage Assets

An initial assessment identified a total of 43 listed buildings within a 200m radius of the site (*fig. 6; Table 3*). However, following a detailed site visit to assess potential visual impacts, it became evident that only six designated heritage assets have potential to be affected in visual terms by the development, namely: 1/the parish church of Holy Cross, a Grade I listed building, 2/a series of Grade II listed funerary monuments within the Churchyard, 3/the socket of a Medieval Churchyard Cross (located within the site itself); 4/ The Old Vicarage, a Grade II listed building, 5/ Court House and an attached house to the rear at Nos 1 & 3 Cliff Road (both Grade II* listed).

The impact of the proposed development on the Sherston Conservation Area as a whole has also been considered as part of this Assessment.

7.3.1 The Parish Church of Holy Cross

- **Identification of the Heritage Asset and its Setting**

The parish church of Holy Cross (about 20m SE of the site) is a Grade I listed building (*Plate 6*), occupying a prominent, elevated position on the W side of Church Street. It was designated as a Grade I listed building on 28th October 1959 (List Entry No. 1023223).



Plate 6: View looking SSE from the N half of the churchyard towards the parish church of Holy Cross Sherston, with the masonry wall defining the W boundary of the churchyard visible to right of picture

It is likely that the church was in existence by the late 11th century and can be identified with the church mentioned in the Domesday Survey of 1086, when it was in the hands of the Abbey of St Wandrille. The earliest surviving fabric comprises the N arcade, probably of late 12th century date, while the crossing and N transept can be dated to the first half of the 13th century. The chancel appears to be slightly later in date and can be assigned to the late 13th century. The S transept, Lady Chapel, the W end of the nave and the porch with its elaborate vaulted roof appear to date to the 15th century (*Plate 7*).



Plate 7: View looking N across southern portion of churchyard towards the tower, S transept and porch of Holy Cross church

The tall crossing tower, originally built in the 13th century, was taken down rebuilt in 1730 by a local architect, Thomas Sumsion of Colerne near Bath (d.1744). The E end of the church was extensively restored in 1876-7 by T.H. Wyatt and further work was undertaken by the architect Ewan Christian (Pevsner & Cherry 1975, 469-70).

The tall central tower, in Perpendicular Gothic style, forms a dominant element in views from the surrounding locality (*Plates 7 -9*). The church is set within a large churchyard bounded by a drystone masonry wall and containing a significant number of funerary monuments dating back to the early 18th century, which was enlarged by c.1900 and extended further northwards to Green Lane by the 1970s.

The listed building description, extracted from the National Heritage List for England, reads as follows:

'Anglican Parish Church. Late 12th century (north arcade), early 13th century (crossing and north transept), late 13th century (chancel), 15th century, 1730 tower by Thomas Sumsion of Colerne, 1876-7 restoration by T.H. Wyatt and further 19th century restoration by Ewan Christian. Coursed rubble to nave and chancel, squared and coursed

dressed stone to south aisle and porch, ashlar to tower, battlements and copings, stone slates to roofs. Nave, chancel, south aisle, south porch, crossing tower, north aisle and north transept. Nave south side has a 2-cusped-light 15th century window under flat head with hoodmould. Nave and north aisle west windows under gables are 15th century of 4-lights with pointed heads and panelled tracery. North aisle has a 3-light 15th century window, paired 13th century lancets and a trefoil-headed 13th century doorway. South aisle has three 4-light 15th century windows under flat heads with hoodmoulds, moulded string courses, buttresses with set-offs and an embattled parapet. Chancel has restored 3-light 13th century east window with cusped heads and attached shafts. Two-stage crossing tower in a fusion of Gothic and classical forms. South-east corner polygonal stair turret, classical rusticated pilasters to remaining corners; moulded string courses and pierced panelled embattled parapet with openwork crocketed corner pinnacles. First stage has trefoil-headed blank panelling but to south face a round-headed classical niche with Gothic crocket above and medieval face below. Two-light bell openings with curious 'M' tracery and perforated blocks. Clock to south face below bell openings. North transept has a 3-light lancet window with dragon heads to hoodmould and re-used 12th century corbel table. 15th century south porch with diagonal buttresses and panelled embattled parapet with crocketed pinnacles. Pointed-headed, multi-chamfered archway with sundial above and 2-light window to parvise. Fragment of medieval sculpture to right, reputedly of Saxon hero Rattlebone but probably of cleric. Two-leaf wooden Gothick gates. Lierne vault inside, 2 benches and multi-chamfered architrave to south doorway: 19th century plank door with panelling. 1876 ICBS restoration board on east wall, benefaction board on west wall.

Interior. Four-bay nave arcade with circular piers, round-headed arches and zig-zag decoration. Crossing tower has 13th century demi-shafts with face corbels and large heavy chamfered pointed arches dating from the 1730 rebuilding. Open rafter roofs to nave, north aisle and north transept, flat panelled roof to south aisle, crossing and 19th century barrel vault to chancel. Nave has 15th century tomb recess on north wall, former rood stair opening on north side of crossing arch and walk-through squint also to north side of crossing. Piscina on east wall of north transept and 14th century tomb recess with mutilated figure on north wall. Fittings. Nave has restored 13th century font with shafted base and octagonal bowl, Jacobean vestment chest and pulpit, 3 wall monuments and an 1883 stained glass west window. Chancel has 2 wall monuments to the Hodges family (1676, restored 1861) and the Estcourt-Cresswells of 1788. Late C19 stained glass east window. South aisle has fine 1715 monument to Joyce Hitchings: praying woman in shell-hooded niche on south wall'.

- **Assessment of the Significance of the Heritage Asset and the extent to which its Setting contributes to its Significance**

The church of Holy Cross at Sherston may be considered as a heritage asset of **High** importance, reflecting its Grade I listing. It is distinguished particularly by its substantial size and cruciform plan, suggestive of a pre-Conquest minster church foundation, which is confirmed by later medieval documentary evidence indicating that it had several dependent chapels (Pitt 2003, 80). As far as can be determined, it does not appear to have had any nationally important historical associations, with the possible exception of the supposed 'Rattlebones' sculpture which is reputed to commemorate the major battle fought between the English and the Danes at Sherston in 1016, according to the Anglo-Saxon Chronicle. The extant fabric does include some notable internal features, including the crossing and N transept with its fine group of lancets with Purbeck marble shafts, as well as the porch with its elaborate lierne vault in Perpendicular style.

The most striking feature, however, is undoubtedly the imposing central tower (*Plate 8*), built in 1730-3 by Thomas Sumsion of Colerne, who had also been responsible for the rebuilding of another church tower at Dursley in 1707-9 (Pevsner & Cherry, 1975, 470). Sumsion has been described as one of the last master masons to carry on with medieval traditions unaffected by either Renaissance or Gothic Revivalist influences (Verey & Brooks 2000, 334); he does not appear to have been a particularly prolific architect and consequently the tower at Sherston represents one of the few surviving examples of his work.



Plate 8: View looking SE across W half of churchyard showing tower and W end of Holy Cross church

The significance of the church is further enhanced by its prominent, elevated setting within a large churchyard on the W side of Church Street (*Plate 9*), overlooking the street and dominating the approach from Easton Town to the N and to the S from the Market Place as well as featuring in views looking eastwards from Court Street across from the recreational fields and views looking S from Green Lane across the open expanse of the churchyard. The church is surrounded by a remarkably large quantity of pre-Victorian funerary monuments, the majority of which are Grade II listed structures in their own right.

- **Assessment of the Magnitude of Impact of the Proposed Development on the Heritage Asset and its Setting**

Based on the available plans and elevations of the proposed two new houses (*figs. 2-4*), it is considered that they will not directly obscure views of the church as appreciated from various viewpoints in the surrounding area. However, the proposed new Vicarage, which is situated closest to the W boundary wall of the churchyard, will inevitably feature as a peripheral element in views of the church as experienced looking S within the W half of the

churchyard. The oblique orientation of the new Vicarage and the introduction of new tree and hedge planting along the E boundary of the site adjoining the churchyard, should soften the visual impact on the setting of the church. To further reduce the potential visual impact, it may be suggested that the new Vicarage could perhaps be set back further from the churchyard boundary and that the tree- and hedge-planting should extend further along this boundary (up to Green Lane).

The proposed removal of the tall *Leylandii* tree-screen along the W boundary of the site will also expose views of the church together with the new houses. Historic maps and aerial photographs confirm that the existing tree-screen is a late 20th century addition, post-1971. While the opening-up of views of the church, which have been concealed by this modern coniferous tree-screen for about 40 years, is to be broadly welcomed, it is considered that there should be some replacement deciduous tree-planting along this boundary to ensure its leafy, secluded character is maintained and also to soften views of the two new houses which will be discernible in views from the adjoining recreation ground and more distantly from Court Street.

The magnitude of impact can be assessed as being in the **Minor to Moderate** range, reflecting the fact that some slight but nevertheless discernible changes to the setting of the church will inevitably occur as a result of the proposed development, with particular reference to views of the church looking S across the churchyard and views looking E from the recreation ground (following the removal of the existing late 20th century tree-screen). However, it may be argued that the new houses will only represent a peripheral intrusive element in these existing views and that their impact can be further softened by sensitive design and landscape mitigation measures.



Plate 9: View looking NW across Church Street towards Holy Cross church with Grade II listed Lychgate to left of picture

7.3.2 The Churchyard Monuments

- **Identification of the Heritage Assets and their Settings**

The churchyard at Sherston is particularly distinguished for the number of its pre-Victorian funerary monuments, over 40 in number, the majority of which have been designated as Grade II listed buildings (in 1986). These monuments range in date from the early 18th century through to the early 19th century and consist of groups of chest and pedestal tombs commemorating members of a particular family, together with a number of railed family enclosures. All these monuments are densely clustered around the church in the southernmost portion of the churchyard, which represents its original extent prior to its subsequent northward extension in about 1900 and later in the late 1960s-early 1970s.



Plate 10: View looking SSE towards group of five late 18th-early 19th century tomb chests to NW of nave with another group of three monuments of mid-late 18th century date situated behind them, to the SW of the nave

Several groups of funerary monuments within the W half of the churchyard, have potential to be affected in visual terms by the proposals. These may be described as follows:

1/A Group of Five Monuments in the Churchyard, 1-3m NW of the nave, dated to the late 18th-early 19th century, commemorating members of the Deverell family (*Plates 10 & 11*). The listed building description, extracted from the National Heritage List, reads as follows:

'Five chest tombs. Late 18th-early 19th century. Limestone. Lettered north to south and east to west. a) Unidentified. Late 18th century. Panelled pilasters and 2 panels either side, cyma recta moulded slab. Overgrown with ivy at time of resurvey (June 1986). b) Unidentified. Late 18th century. Panelled pilasters and 2 panels either side, cyma recta

moulded slab. Completely overgrown with ivy at time of resurvey (June 1986). c) Unidentified. Late 18th century. Fluted angle pilasters, 2 circular panels to north side, 1 square panel to south; lozenge panels to ends and deep chamfer to slab. d) Deverell family. 1819. Incised lines to both sides forming 2 panels to north and 1 large oval panel to south side. Incised lettering and fan decoration in the corners to south face. Moulded plinth, fluted cornice and cyma recta moulded slab. e) Unidentified. Late 18th century. One raised and fielded panel to each side, moulded plinth and cyma recta moulded slab.'



Plate 11: View looking NNW from group of monuments to NW of the nave across the W portion of the churchyard towards the Vicarage garden, defined by a drystone boundary wall

2/ A Group of Three Monuments in the churchyard, 1-5m SW of nave, dated to the mid to late 18th century. The listed building description, extracted from the National Heritage List (List Entry No. 1023225), reads as follows:

'One pedestal tomb and 2 chest tombs. Mid-late 18th century. Limestone. Lettered from east to west. a) Unidentified. Late 18th century. Pedestal tomb in wrought iron railed enclosure. Square on plan with moulded plinth and coved cap. Completely overgrown with ivy at time of resurvey (June 1986). Railings have corner urns. b) Unidentified chest tomb. Mid-18th century with plain panels to sides and ends and large cyma recta slab. Completely overgrown with ivy and sunk to half its height at time of resurvey (June 1986). c) Unidentified chest tomb. Mid-18th century with panelled pilasters, lozenge panels to ends and cyma recta moulded slab. Completely overgrown with ivy and sunk to half its height at time of resurvey (June 1986).'

3/ The Estcourt-Cresswell enclosure in the churchyard, 7m N of the N aisle, dated to 1823 (Plates 12 & 13). The listed building description extracted from the National Heritage List (List Entry No. 1023226), reads as follows:

'Railed tomb enclosure with 1 chest tomb and 2 ledger slabs. Chest tomb to M.S. Estcourt-Cresswell of Pinkney Park. 1823. Sandstone with floral decoration framing central oval inscription panels to both sides, all incised and painted black. Italic and Roman script to panels. Moulded plinth and reeded frieze to covered slab with gadrooned edge. Wrought iron lance railings with corner urns.'

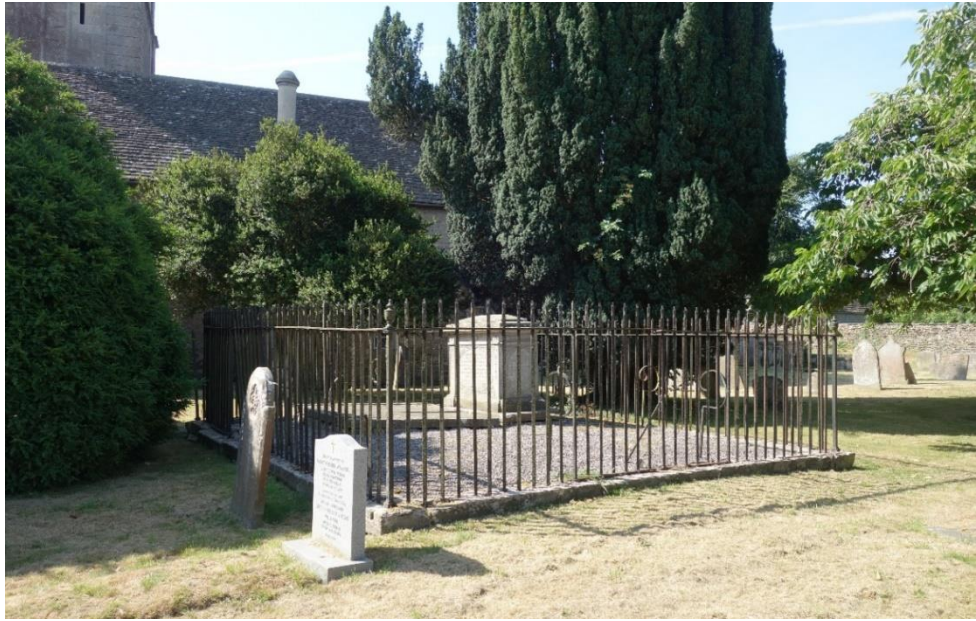


Plate 12: View looking S towards Estcourt-Cresswell railed enclosure to N of church dated 1823



Plate 13: View looking W across churchyard from footpath towards boundary with Vicarage garden, with Estcourt-Cresswell enclosure to left of picture



Plate 14: View looking NNW showing several groups of Grade II listed tomb chests of 18th century date situated in SW corner of churchyard

Three further groups of 18th century chest tombs in the SW corner of the churchyard have potential to be affected visually by the proposed development (Plate 14), these may be briefly summarised as follows:

4/ Group of eight early 18th century monuments in the churchyard, 1-7m SW of lychgate, Church of the Holy Cross (List Entry No. 1356006). The National Heritage List entry reads thus:

'Eight chest tombs. Early 18th century. Limestone. Lettered from north to south and east to west. a) Unidentified. Flower drops to angle pilasters on north face, reeded surround to inscription panel on south face, cyma recta moulded slab. b) Goodenough family. 1722. Floral angle pilasters, entwined sprays framing oval inscription panel with elegant black Roman lettering to north side. Lozenge panels to west end, cartouche to east. Moulded cornice, cyma recta moulded slab. c) Richard Goodenough. 1732. Floral angle pilasters, entwined sprays framing oval inscription panel with elegant incised Roman lettering painted black to north side. Putti and swags to west end, lozenge panel to east. Moulded cornice, cyma recta moulded slab. d) John Goodenough. 1722. Floral angle pilasters, flower drops framing projecting rectangular panel to north side: Roman lettering. Cyma recta moulded slab. e) John Goodenough. Floral angle pilasters and raised and fielded panels to sides and ends, those to south side with acanthus leaf borders. Oval inscription panel to south with incised lettering. Moulded cornice, cyma recta moulded slab. f) Unidentified. Floral angle pilasters and raised and fielded panels to sides and ends, those to south side with acanthus leaf borders. Oval inscription panel to south with incised lettering now eroded. Moulded cornice, cyma recta moulded slab. g) Unidentified. Floral angle pilasters and raised and fielded panels to sides and ends, those to south side with acanthus leaf borders. Oval inscription panel to south with incised lettering now eroded. South side collapsing at time of resurvey (June 1986). Moulded cornice, cyma recta moulded slab. h) Thomas and Mary Goodenough. Raised and fielded panels to sides and ends, some with acanthus leaf borders. Two blank panels to north, 1 panel to south with italic and Roman incised lettering Moulded cornice, cyma recta moulded slab.'

5/ Group of five late 18th century monuments in the church- yard, 12-14m NW of lychgate, Church of the Holy Cross (List Entry No. 1023224). The National Heritage List entry reads as follows:

'Five chest tombs. Late 18th century. Limestone. Lettered north to south and east to west. a) Unidentified. Two raised and fielded panels to each side with eroded lettering. Moulded plinth and cyma recta moulded slab. b) Rice family. Angle balusters and 2 inscription panels to each side divided by a fluted pilaster. Incised lettering in italic and Roman script to south panels. Moulded plinth, fluted frieze to cornice and cyma recta moulded slab. c) Unidentified. Panelled angle pilasters, 2 raised and fielded panels to each side, those to north in the shape of shields and lozenge panels to ends. Moulded plinth, cyma recta moulded slab. d) Unidentified. Panelled angle pilasters, 2 raised and fielded panels to each side, those to south in the shape of shields and lozenge panels to ends. Moulded plinth and cyma recta moulded slab. North side collapsing and slab fragmenting at time of resurvey (June 1986). e) Unidentified. Angle balusters and raised and fielded panels to sides and ends. Moulded plinth and cyma recta moulded slab.'

6/ Two unidentified monuments of 18th century date in the churchyard, 2m west of south porch, Church of the Holy Cross (List Entry No. 1356007). The National Heritage List entry reads thus:

'Two chest tombs. Early and late 18th century. Limestone. Lettered east to west. a) Unidentified. Late C18 with angle and central pilasters decorated with raised panels and daisies. Two rectangular panels to north side, 2 octagonal panels to south with eroded lettering. Moulded plinth and cornice, cyma recta moulded slab. b) Unidentified. Early 18th century with plain end and side panels and large cyma recta moulded slab. Sunk to half its height.'

- **Assessment of the Significance of the Heritage Assets and the extent to which their Settings contribute to its Significance**

The pre-Victorian churchyard monuments at Sherston can justifiably be considered as being of **High** importance, representing one of the largest surviving collections of its type and date, not only in Wiltshire but indeed across the country, comparable to Painswick (Gloucs.) in terms of the quantity and quality of the surviving monuments. It is distinguished not only by the number of surviving monuments but the quality of some of the craftsmanship (in particular the lettering and carvings on several of the chest tombs including Classical architectural compositions, flora and drapery and the elegant set of late Neo-Classical railings with urns surrounding the early 19th century Estcourt-Cresswell memorial). Several of the monuments have noteworthy historical associations, including the group of early 18th century tombs in the SW corner of the churchyard commemorating the Goodenough family of Sherston, one of whose members (Richard Goodenough) was involved in the Rye House plot to overthrow King Charles II in 1683, while the Estcourt-Cresswell family were owners of Pinkney Park, a substantial and important local estate.

- **Assessment of the Magnitude of Impact of the Proposed Development on the Heritage Assets and their Settings**

The proposed development will clearly not have a direct impact on any of the listed monuments; however the settings of specific groups of funerary monuments, located in the W and SW portions of the churchyard could potentially be affected by the proposals.

The new Vicarage, located close to the W boundary of the churchyard, will evidently feature to varying degrees in views of these groups of monuments looking NW and W across the churchyard. It will be particularly apparent in views looking across the churchyard from the group of five monuments situated NW of the nave and from the Estcourt-Cresswell enclosure and to a lesser degree from the clusters of monuments in the SW corner of the churchyard, from where views towards the new Vicarage will be largely obscured by existing tree-cover.

It may be argued that the potential visual impact will be lessened by the oblique orientation of the proposed Vicarage house and appropriate tree and hedge screening to further limit views of the new buildings from the churchyard. Particular attention will need to be given to the scale, massing and architectural detailing of both houses (and particularly the new Vicarage) to ensure that they respect the setting of the churchyard and its monuments. On this basis, the potential visual impact on the setting of the churchyard monuments may be assessed as being in the **Minor to Moderate** range.

7.3.3 Socket of medieval Cross in the garden to the south of The Vicarage

- **Identification of the Heritage Asset and its Setting**

Located towards the S end of the Vicarage garden is the heavily weathered, square masonry base and socket of the former medieval churchyard cross, of late 14th century date, which was relocated from its original position in the churchyard (SE of the chancel) to the Vicarage garden at some time between 1971 and 1981. The base and socket, designated as a Grade II listed building is situated in a secluded setting, within a wooded clearing at the S end of the Vicarage garden which is not accessible to the public.

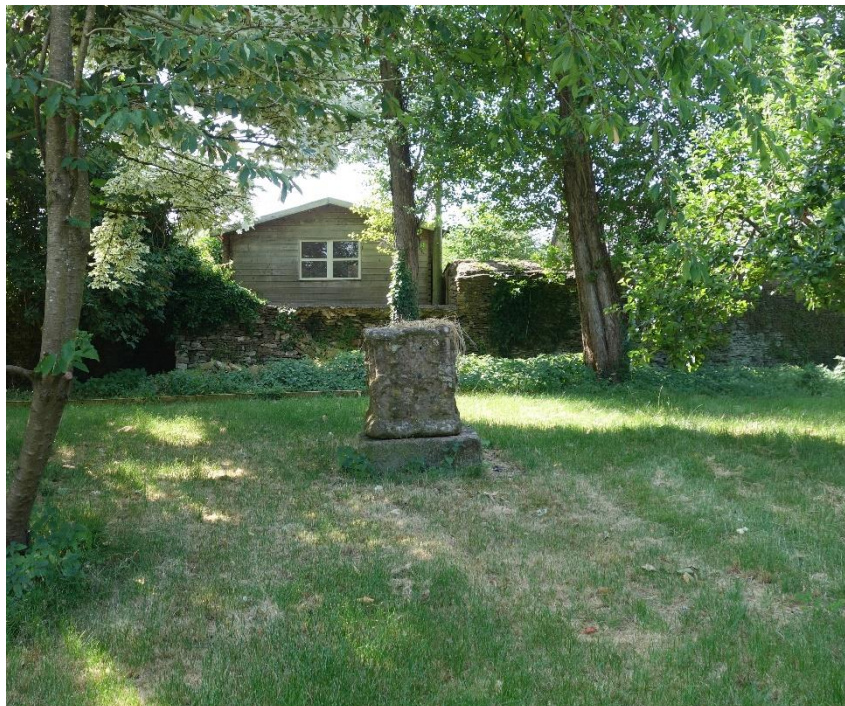


Plate 15: View looking S towards base and socket of churchyard cross at S end of Vicarage garden

The listed building description extracted from the National Heritage List (List Entry No. 1023237), reads as follows: *'Socket of medieval Cross. Late C14, re-sited in C20. Limestone. Square on plan of 1.5m high. Square plain base and socket with 2 tiers of panelling to each face: 2 crocketed triangular headed panels to lower section developing to 4 arched cusped panels above.'*

- **Assessment of the Significance of the Heritage Asset and the extent to which its Setting contributes to its Significance**

The remains of the churchyard cross may be considered to be of **High** significance in heritage terms, reflecting its listing as a Grade II listed monument but also its close association in historical terms with the nearby parish church of Holy Cross, a Grade I listed building. Although heavily weathered, it retains some traces of architectural detailing of late medieval date including the panels with cusped decoration. It is not a particularly elaborate or well-preserved example of its type and has been moved from its original location. The remains of the cross are located within a secluded clearing within the Vicarage garden which is not open to the public, although the monument is distantly visible from the W boundary of the churchyard.

- **Assessment of the Magnitude of Impact of the Proposed Development on the Heritage Asset and its Setting**

Inevitably, the construction of the two new houses within the Vicarage garden will evidently result in a marked change to the setting of the churchyard cross. However, it should be emphasized that, as part of the proposed development, the southernmost portion of the garden containing the monument will be allocated for an extension to the churchyard and will thus be separated from the curtilage of the two new houses by a 1.5m high stone boundary wall. The secluded character of the immediate setting of the cross will thus be maintained and it will also be accessible to public view. It is suggested that this could represent an opportunity to conserve the existing fabric of the cross which is in a heavily weathered condition and to insert an appropriate display board describing the history of the monument. Taking all these factors into consideration, the magnitude of impact can thus be assessed as being in the **Minor to Moderate** range.

7.3.4 The Old Vicarage

- **Identification of the Heritage Asset and its Setting**

The Old Vicarage is a substantial two-storey masonry building of 17th century origin with extensive additions made in the mid-18th century and 19th century. It was designated as a Grade II listed building on 3rd December 1986. It is located immediately W of Holy Cross church, directly abutting the churchyard and features prominently in views of the church looking N and NE from Church Street (*Plate 16*).

The listed building description, extracted from the National Heritage List (List Entry No. 1199127) reads as follows:

'Former Vicarage, now detached house. Probable C17 core with mid C18 and C19 alterations and additions. Coursed rubble with flush rusticated dressed stone quoins to C17 and C18 ranges, squared and coursed rubble to C19 wing,

stone dressings and stone slate roofs: mansard to C18 range. End brick stacks to C18 block, stone elsewhere. U-shaped plan with core range parallel to churchyard, C18 block parallel to road and rear C19 wing. South front of 2 storeys and attic, 5 windows. All windows are 2-light, 2-pane C19 casements with keyed lintels; similar fenestration to 3 hipped dormers. Bay window to ground floor left, central gabled porch and 6-panel door with 4 glazed panels.'



Plate 16: View NW from Church Street showing front elevation of the Old Vicarage, a Grade II listed building

- **Assessment of the Significance of the Heritage Asset and the extent to which its Setting contributes to its Significance**

The Old Vicarage may be considered to be a heritage asset of High significance, reflecting its close association, both historically and visually with the Grade I listed church of Holy Cross and its churchyard which it immediately abuts (Plate 17). Although the fabric of the Vicarage is not of outstanding interest or significance in architectural terms, it exhibits a relatively complex building history, dating back at least to the 17th century and has a noteworthy mansard roof with dormers of 18th century date. The building features prominently in views of the parish church and churchyard from several viewpoints and can therefore be regarded as forming a key element of their respective settings. To the rear of the house is a large garden plot which borders the Vicarage garden at its NW extremity.

- **Assessment of the Magnitude of Impact of the Proposed Development on the Heritage Asset and its Setting**

The proposed development will not directly impact on views of the Old Vicarage as appreciated from Church Street or the southern portion of the churchyard. However, there is potential for views looking from and towards the

rear of the house to be slightly changed as a result of the proposed new houses, in particular the new Vicarage which will be located closest to the rear (NW) boundary of the Old Vicarage garden. However, it should be noted that the new Vicarage will be clearly demarcated from the curtilage of the Old Vicarage by a new boundary wall (1.5m high) and tree-screen. Existing tree- and hedge-cover along the boundary with the Old Vicarage will also be retained and the oblique orientation of the new house has been specifically designed to further reduce visual impact on the Old Vicarage and its curtilage, although it is likely that the rooflines of both new houses will nevertheless be partially visible in rear views from the Old Vicarage. The magnitude of impact from the proposed development on the setting of the Old Vicarage can be assessed as **Minor**, chiefly reflecting the limited visibility between the proposed new houses and the Grade II listed Old Vicarage.



Plate 17: View looking W showing front elevation of the Old Vicarage with rear wing of 19th century date

7.3.5 Court House/Nos 1 & 3 Cliff Road

- **Identification of the Heritage Asset and its Setting**

Court House is a Grade II* listed building, originally constructed in the 16th century as the court house for Sherston manor and subsequently rebuilt in the late 17th century with later 19th and 20th century additions (Pevsner & Cherry, 1975, 471). It occupies a prominent corner plot on the W side of Court Street at the junction with Cliff Road (*Plate 18*), with extensive views looking NE and E across the recreation grounds towards the coniferous tree screen marking the W boundary of the existing Vicarage garden (*Plate 19*). The elaborate shell hood on carved brackets above the main doorway in the principal (E-facing) elevation is a particularly distinctive feature.

The listed building description, dated 12th December 1951 and extracted from the National Heritage List (List Entry No 1023232), reads as follows:

'Section of former Court House, now house and village store. Probable 16th century origin rebuilt in c1680, altered in the 19th and 20th century. Squared and coursed rubble rendered to north front with steeply pitched plain clay tile roof and 2 stone stacks, that to right with brick cap. L-shaped plan incorporating Nos 1 and 3 Cliff Road (q.v.). Two-storey, 5-bay range with 4-pane 19th century sashes to ground floor 2 left bays and upper windows; large shop windows to remainder. Large, elegant shell hood on ornately carved brackets to doorway off-set to left, 2-leaf glazed door. Moulded plinth, coved cornice. East end wall has 2 glazed openings with blocked stone surrounds and 2 flush cambered-headed strainer arches above moulded first floor string course. Interior. Ground floor room to left has late 17th century plaster ceiling with central floral rose, moulded oval compartment and fig and oak leaf sprays in the 4 corners. Late 17th century staircase with square newels and turned balusters, dado panelling and concealed 17th century fireplace in first floor room to left. Evidence of further plaster ceiling now lost in ground floor shop. Vaulted lock-up in basement. 17th century roof structure survives.'



Plate 18: View SW showing exterior of Court House, Sherston (a Grade II* listed house) with Nos. 1-3 Cliff Road to rear

- **Assessment of the Significance of the Heritage Asset and the extent to which its Setting contributes to its Significance**

The Court House may be regarded as a built heritage asset of **High** significance, reflecting its Grade II* listed status and its historic importance as the place where the manorial courts of Sherston were held since the 16th century. Although restored in the 19th and 20th centuries, much of the surviving fabric, both externally and internally, is of late 17th century date, including interior staircases, paneling and plasterwork and a vaulted lock-up in the basement. Its importance is further enhanced by its elevated corner location, featuring prominently in views looking along Court Street and across from the playing fields.



Plate 19: View looking NE from Court House across the recreation fields towards the Leylandii screen marking the W boundary of the Vicarage garden

- **Assessment of the Magnitude of Impact of the Proposed Development on the Heritage Asset and its Setting**

The proposed development will not directly affect the setting of the Court House/Nos. 1-3 Cliff Road; however there is potential for the removal of the *Leylandii* trees along the W boundary of the Vicarage garden to open up views looking from the Court House across the recreation ground at Pennymead towards the churchyard and the site of the proposed new Vicarage and house. On this basis the potential visual impact can be assessed as **Negligible**.

7.3.6 The Sherston Conservation Area

- **Identification of the Heritage Asset and its Setting**

Sherston itself is a large village situated 8km W of Malmesbury, in NW Wiltshire close to the border with Gloucestershire, within the Cotswold AONB. The historic core of the village, focused along the course of High Street/Church Street and its immediate backstreets, stands above and to the N of a long-established crossing of the River Avon. As discussed previously, the early, Saxo-Norman settlement focus appears to have been located on the raised ground between the parish church of Holy Cross to the E and Manor Farm to the W, which was subsequently expanded into a planned urban settlement focused along the High Street and Market Place at some point during the 13th century (McMahon 2004).

The prosperity of Sherston declined following a severe fire in the early 16th century which resulted in the town losing its borough status; however, as a result the street plan of the medieval town was preserved in a remarkably

intact state. In terms of designated built heritage assets, a total of 78 listed buildings lie within the bounds of the village of Sherston, including the Grade I listed church of Holy Cross, four Grade II* listed buildings including Court House of 16th century date and another 74 Grade II listed buildings ranging in date from the 16th through to the 19th century. A significant proportion of these listed heritage assets are funerary monuments within the churchyard of Holy Cross church, adjoining the site to the E, although there are also a number of fine stone-built houses and cottages ranging in date from the 16th through to the 18th century along the High Street.

The Sherston Conservation Area was originally designated in 1973 and then included the central High Street and its back streets, together with the Manor to the W and subsidiary settlement in the valley of the River Avon to the S. In 1992, the Conservation Area was expanded westwards to encompass the curtilage of Manor Farm, the Scheduled curvilinear earthwork to the N of Manor Farm and a portion of the 'Cliff' to the W. It was also expanded further to the E of Church Street, taking into account recent housing development on the E fringes of the settlement at The Tartars. Further expansion of the Conservation Area to the SW of Manor Farm occurred in 1997.

The Vicarage garden lies on the W edge of the Church Street 'Identity Area' as defined in the Sherston Conservation Area Statement. The Conservation Area Statement (NWDC 1999, 32) refers to this 'Identity Area' as comprising Church Street and the surrounding area to the N of the church towards Easton Town (bordering on Green Lane to the N), while to the SW the Identity Area is bounded by the intersection of Church Street, Court Street and the High Street, which is described in the Conservation Area Statement as forming the 'visual pinch' at the N approach to the High Street, defined by several Grade II listed buildings including the Post Office, a group of 18th century cottages on the N side of Court Street and further to the NE, the Rattlebone Inn of 17th century date.

- **Assessment of the Significance of the Heritage Asset and the extent to which its Setting contributes to its Significance**

The Sherston Conservation Area can be justifiably regarded as being of **High** importance, reflecting its historic importance as a remarkably well-preserved example of a shrunken medieval small town, both in terms of its modest scale and street layout. In terms of its built heritage, Sherston has an outstanding Grade I listed medieval parish church (Holy Cross) situated within a churchyard containing a remarkably large grouping of 18th and early 19th century funerary monuments (around 40 in number) as well as a sizeable collection of Grade II* and Grade II listed buildings ranging in date from the 16th through to the 18th century.

- **Assessment of the Magnitude of Impact of the Proposed Development on the Heritage Asset**

The new Vicarage and house are located within the historic core of Sherston, in close proximity to the Grade I listed parish church and churchyard, a highly picturesque and historically important *locale* which probably represents the site of the early medieval settlement of Sherston. However, while the new houses (in particular the new Vicarage) will clearly result in a discernible change to established views of these heritage assets, especially when viewed from the churchyard, it can be argued that these impacts can be mitigated through sensitive design and appropriate landscaping measures to minimize the visual intrusion of the new properties. This may include enhanced tree and hedge planting along the boundary with the churchyard or possibly moving the new Vicarage further back from this boundary. On this basis, and taking into account potential mitigatory measures, the magnitude of impact can thus be assessed as being in the **Minor to Moderate** range.

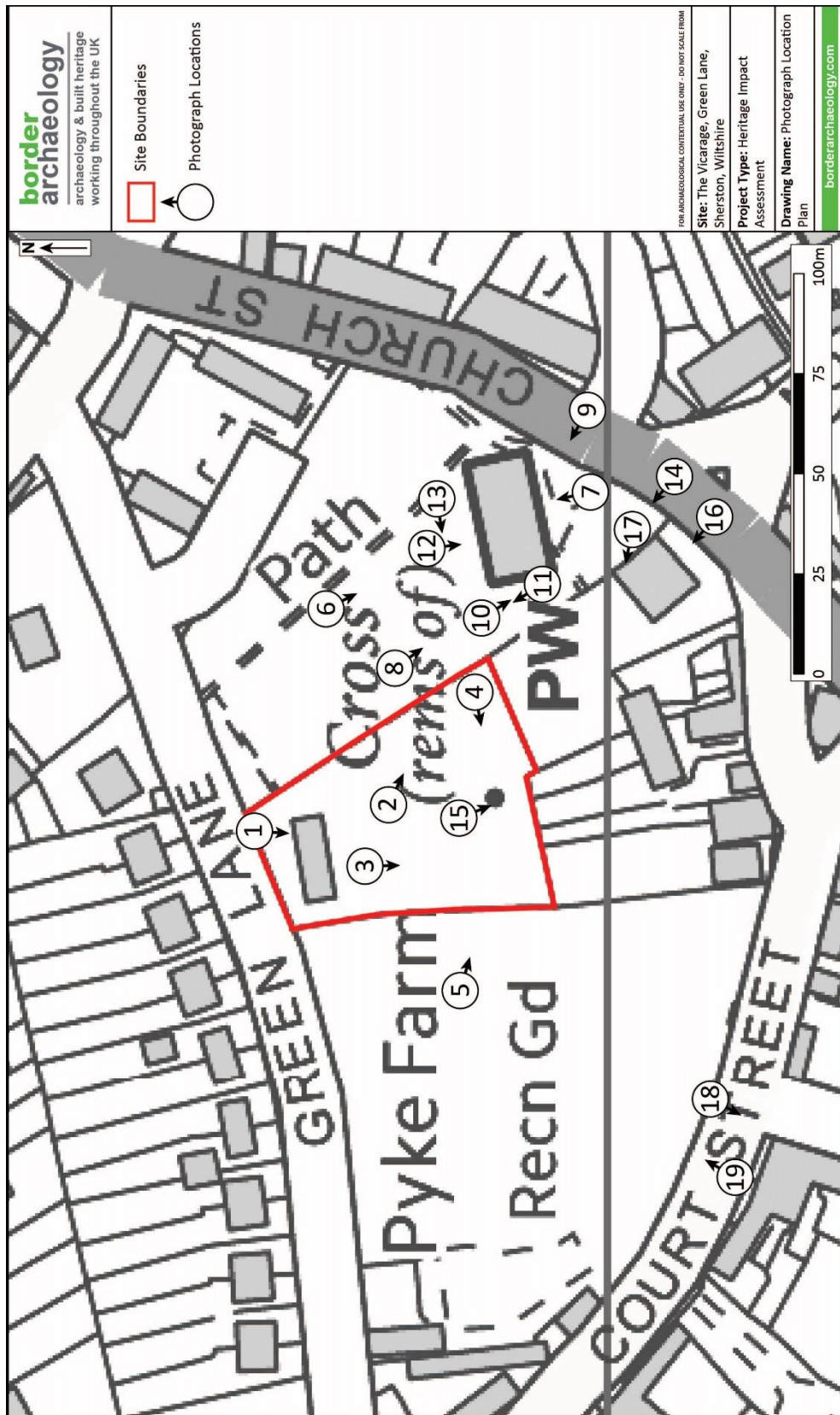


Fig. 7: Plan showing location of photographs taken during site visit

7.4 Overall Significance of Impact

Having determined the intrinsic significance of the heritage assets considered for the purposes of this study and assessed the magnitude of impact of the proposed development on these designated heritage assets and the Conservation Area, one can reach an informed overall assessment of the implications of the development proposals by means of cross-referencing the significance of the heritage assets against the magnitude of impact.

Heritage Asset	Significance of Heritage Asset	Magnitude of Impact	Overall Impact
The parish church of Holy Cross Sherston	High	Minor to Moderate	Slight to Moderate: This assessment takes into account the High importance of the church as a Grade I listed building of considerable historical and architectural value and the magnitude of impact, assessed as Minor to Moderate . Some slight changes to the setting of the church will occur as a result of the proposed development, with reference to views of the church looking S across the churchyard and views from the recreation ground (following the removal of the existing late 20 th century tree-screen). However, it may be argued that the new houses will only represent a peripheral intrusive element in these existing views and that their impact can be further softened by sensitive design and appropriate landscape mitigation measures.
The Churchyard Monuments at Holy Cross Sherston	High	Minor to Moderate	Slight to Moderate: This assessment reflects the High importance of the heritage assets, collectively, as a remarkable surviving group of pre-Victorian funerary monuments, of architectural and historical value, cross-referenced with the magnitude of impact, assessed as Minor to Moderate . Some slight changes to the setting of several groups of monuments on the W side of the churchyard will occur as a result of the development, although these can be minimised by sensitive design and landscape mitigation measures.
Socket of medieval Cross in the garden to the south of The Vicarage	High	Minor to Moderate	Slight to Moderate: The construction of the two new houses within the Vicarage garden will evidently result in a marked change to the setting of the churchyard cross, assessed as being of High importance due to its date and association with the nearby Grade I listed church. However, the southernmost portion of the garden containing the monument will be allocated for an extension to the churchyard and will be demarcated from the two new houses. It may thus be argued that the secluded character of the immediate setting of the cross will be preserved.
Old Vicarage Sherston	High	Minor	Slight to Moderate: This assessment reflects the High importance of the heritage asset, due to its close association in historical and visual terms with the adjoining Grade I listed church and churchyard, cross-referenced with the magnitude of impact, assessed as Minor . This assessment reflects the fact that the only visual impacts will be on views towards the rear of the heritage asset, which will be further limited by the retention of tree- and hedge-cover along the boundary with the Old Vicarage. Moreover, the oblique orientation of the new house has been specifically designed to further reduce visual impact on the Old Vicarage and its curtilage.

Court House & Nos. 1 & 3 Cliff Road Sherston	High	Negligible	Slight: The proposed development will not directly impact on the setting of the heritage asset, assessed as being of High value due to its Grade II* listing; however, there is potential for the removal of the <i>Leylandii</i> trees along the W boundary of the Vicarage garden to open up views looking from the Court House across the recreation ground at Pennymead towards the churchyard and the site of the proposed new houses.
Sherston Conservation Area	High	Minor to Moderate	Slight to Moderate: The proposed development is located within the historic core of the Sherston Conservation Area, of High significance as an historic settlement with a well-preserved street pattern dating back to the medieval period and a fine collection of 16 th -19 th century houses, many of which are listed buildings. The new houses are situated close the Grade I listed parish church and churchyard, a highly picturesque and historically important area within the village. However, while the new houses will clearly result in a discernible change to established views of these heritage assets, especially when viewed from the churchyard, it may be argued that these impacts can be mitigated through sensitive design and landscaping measures to reduce the visual intrusion of the new properties.

Conclusion: *Based on the results of this Heritage Impact Assessment, informed by a detailed assessment of readily available archaeological and historical sources of information, the overall impact of the proposed development on the designated built heritage assets in the immediate vicinity (including the Sherston Conservation Area) has been assessed as being in the **Slight to Moderate** range.*

While the two proposed houses are evidently situated in a highly sensitive and historically important location, within the historic core of Sherston, a well-preserved example of a shrunken medieval town, and in close proximity to the Grade I listed church of Holy Cross and its churchyard, it may be argued that they will only represent peripheral elements in established views of these important historic buildings and will not significantly detract from the integrity and coherence of these specific heritage assets or the wider Conservation Area of Sherston. Visual impacts will be further reduced by the sensitive design and positioning of the new houses and appropriate landscape mitigation.

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9 Bibliography

9.1 Primary Sources

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9.2 Secondary Sources

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10 Cartography and Aerial Photography

(All maps were obtained from the Wiltshire and Swindon History Centre unless otherwise stated)

1773: Andrews and Dury's Map of Wiltshire

1813: OS Surveyor's Map of Malmesbury and district (including Sherston)

1839: Tithe map of Sherston Magna

1881: Ordnance Survey 1st Edition 25-Inch Map

1900: Ordnance Survey 2nd Edition 25-Inch Map

1921: Ordnance Survey 3rd Edition 25-inch Map

1955: OS provisional edition 6-inch Map

1981: Ordnance Survey 1:2500 Map

1991: Ordnance Survey 1:10000 Map

(Vertical and oblique aerial photographs of the site dating back to 1947 were consulted using collections held at the Wiltshire and Swindon History Centre and the Historic England Archive)

11 Appendix 1: Historic Maps



Fig. 8: Extract from the OS surveyor's drawing of 1813 (with site marked in red) showing earthworks W of church (Reproduced by courtesy of the British Library)

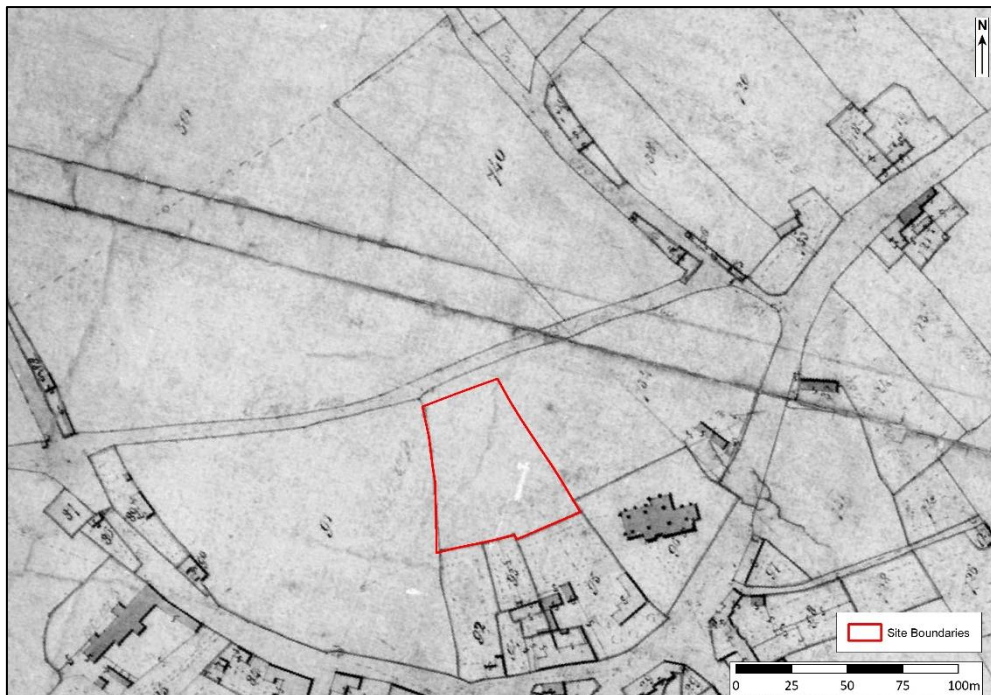


Fig. 9: Extract from the 1839 tithe map for Sherston Magna (with site marked in red) (Reproduced by courtesy of the National Archives)

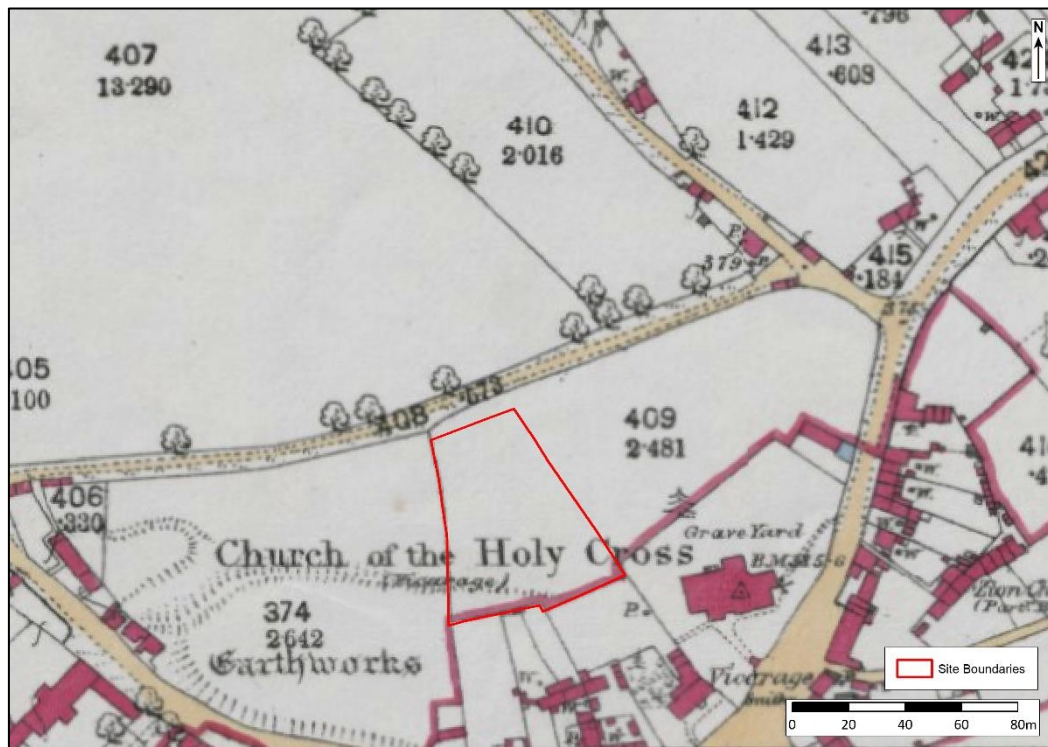


Fig. 10: Extract from the OS 1st edition 25-inch map of 1881 (site boundary in red)
(Reproduced by courtesy of Wiltshire and Swindon History Centre)

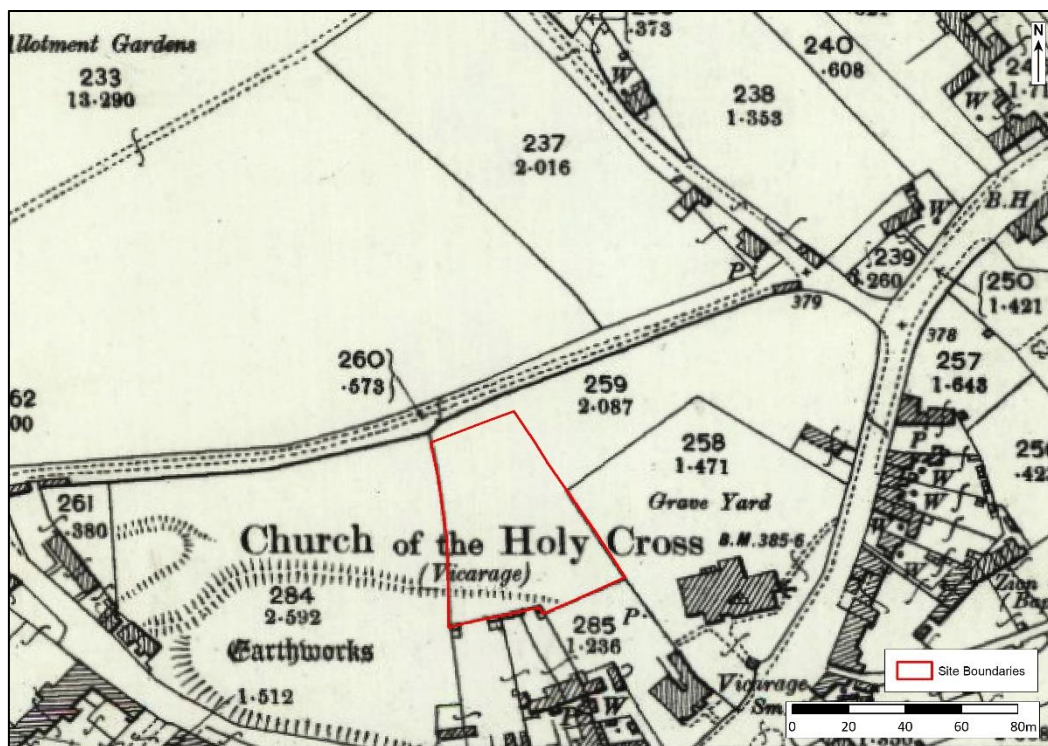


Fig.11: Extract from the OS 2nd edition 25-inch map of 1900 (site boundary in red)
(Reproduced by courtesy of Wiltshire and Swindon History Centre)

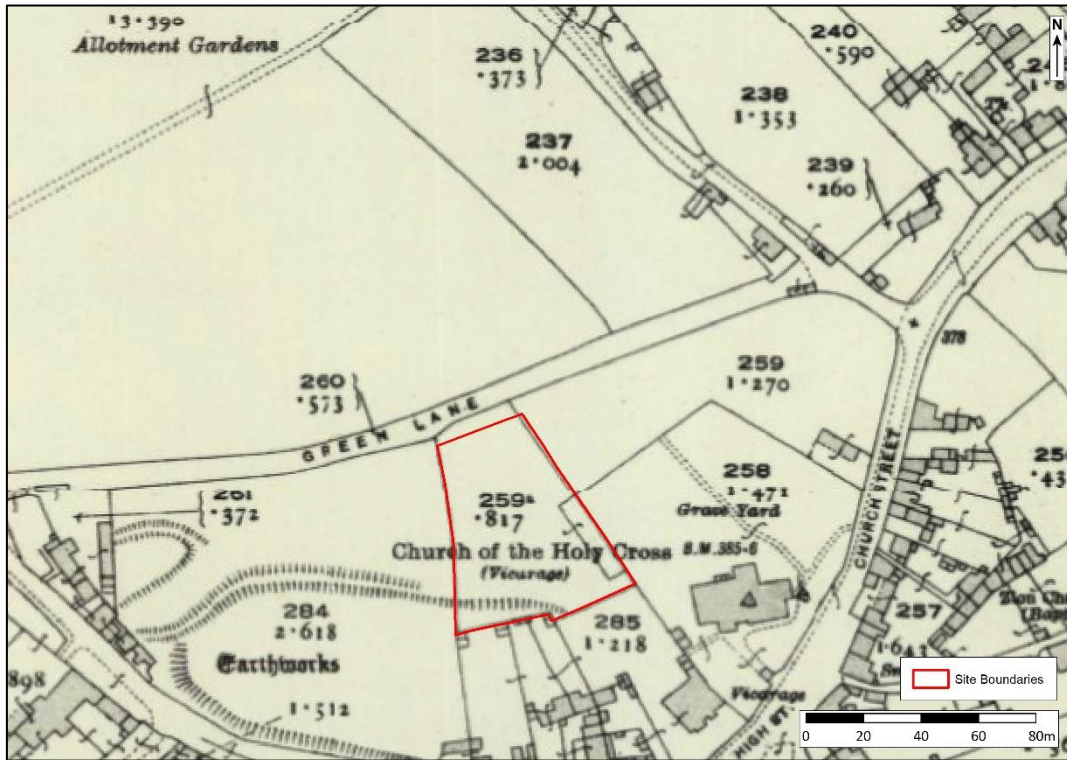


Fig.12: Extract from the OS 3rd edition 25-inch map of 1921 (site boundary in red)
(Reproduced by courtesy of Wiltshire and Swindon History Centre)



Fig. 13: Extract from aerial photograph dated 1947 (site boundary in red)
(Reproduced by courtesy of Wiltshire and Swindon History Centre)



*Fig. 14: Extract from oblique aerial photograph dated 1953 (with site marked in red)
(Reproduced courtesy of Wiltshire and Swindon History Centre)*



*Fig. 15: Extract from vertical aerial photograph dated 1971 (with site marked in red)
(Reproduced courtesy of Wiltshire and Swindon History Centre)*

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