



# Dilton Marsh Neighbourhood Development Plan

Heritage Topic Paper  
January 2024

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# 1. Introduction

- 1.1. The National Planning Policy Framework (NPPF)<sup>1</sup> states 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<sup>2</sup> communities and parish councils play a valuable role in the identification of non-designated heritage assets, which can be defined through neighbourhood plans. Wiltshire additionally encourage local communities, through neighbourhood planning, to develop their own design assessments, guidance and locally specific heritage policy using appropriate expertise. The designation of non-designated heritage assets 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*

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

<sup>2</sup> <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag301-local-heritage-listing/>

*Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.*

- *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. As of July 2022, the Heritage Gateway<sup>3</sup> identifies a range of heritage assets within the Dilton Marsh designated neighbourhood area:

- 28 statutory listed buildings designated for their special architectural or historic interest, including one Grade I listed building (The Church of St Mary) and two Grade II\* listed buildings (Church of Holy Trinity and Chalcot House).
- 1 scheduled monument of 'Medieval settlement and associated field systems west of Brook Farm'.
- 76 sites, buildings and monuments within the Wiltshire and Swindon Historic Environment Record (HER)<sup>4</sup>.
- 5 National Monument Records (NMR) on the Excavation Index.
- An additional 22 Historic England research records to be transferred to the HER.

<sup>3</sup> <https://www.heritagegateway.org.uk/Gateway/Results.aspx>

<sup>4</sup> <https://services.wiltshire.gov.uk/HistoryEnvRecord/Home/Index>



- 1.4. The focus of this Topic Paper is to establish criteria for the identification of 'non-designated' heritage assets (NDHA) within the Dilton Marsh designated neighbourhood area.
- 1.5. Planning Practice Guidance (PPG)<sup>5</sup> 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 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)<sup>6</sup>.
- 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)<sup>7</sup>
  - Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12

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<sup>5</sup> <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

<sup>6</sup> <https://services.wiltshire.gov.uk/HistoryEnvRecord/Home/Index>

<sup>7</sup> <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>

## 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<sup>8</sup>, and will be tested through public engagement and consultation with the Wiltshire Council Historic Environment Officers.
- 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.

<sup>8</sup> <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 A survey was undertaken to ask residents which local heritage assets they would like to preserve for future generations. This nomination process was also aided by contributions from the NDP Steering Group and known surviving built heritage assets identified within the HER that are within the village boundary (and not already Listed).

2.7 The following table lists all identified sites:

Nomination	Source	Taken forward for assessment
The Memorial Hall	Community nomination	Yes
War Memorial	Community nomination	No. Asset already protected through Grade II Listing.
Weaver Pub	Community nomination	Yes
Weavers Cottages along the High Street	Community nomination	Yes
The Old Manse	Community nomination	No. Asset already protected through Grade II Listing.
The triangle of grass near the station	Community nomination	No. The site does not meet the criteria.
The Chalcot Parkland	Community nomination	Yes
Old School buildings in High Street	Community nomination	No. Asset already protected through Grade II Listing.
Stormore Chapel	Community nomination	Yes
Providence Baptist Chapel	Community nomination	No. Asset already protected through Grade II Listing.
Old School House	Community nomination	Yes
Pound at 7a Stormore	Community nomination	Yes

The orchard at Clearwood	Community nomination	No. The site does not meet the criteria.
Garden on the corner of St Mary's Lane, opposite Church Yard.	Community nomination	No. The site does not meet the criteria.
Deer Field south of Clivey	Community nomination	No. The site does not meet the criteria.
The village green at Stormore	Community nomination	No. The site does not meet the criteria.
Social Club	Community nomination	Yes
The Old Laundry	Community nomination	Yes
Land to the north east of Tanyard Way roundabout	Community nomination	No. The site does not meet the criteria.
Old pub south side of high st. west of school lane	Community nomination	Yes
Dilton Farm. North of High Street, behind the old school	Community nomination/ Historic Environment Record	Yes
Old Toll house, north of Clivey, opposite Clearwood	Community nomination/ Historic Environment Record	No. Asset already protected through Grade II Listing.
Dilton Marsh railway halt	Community nomination	Yes
The Holy Trinity church	Community nomination	No. Asset already protected through Grade II* Listing.
Black Dog woods	Community nomination	No. The site does not meet the criteria.
The Play Park	Community nomination	No. The site does not meet the criteria.
Horse field north of the High Street	Community nomination	No. The site does not meet the criteria.
Clay Close Farm	Historic Environment Record	Yes
41 High Street	Historic Environment Record	No. Asset already protected through Grade II Listing.
Red Pit House	Historic Environment Record	Yes


- 2.8 A number of sites were screened out as they were already protected through heritage designations or because they did not meet the criteria listed above. A total of 14 sites are therefore taken forward for detailed assessment.

### Assessment

- 2.9 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.


<b>Reference:</b>	The Memorial Hall	<b>Grid Reference:</b>	ST 85110 49936	
<b>Date:</b>	27/10/2023	<b>Identified by:</b>	Community	
<b>Name and Address:</b>	Dilton Memorial Hall, High Street, Dilton Marsh, Wiltshire, BA13 4DW			
<b>Type of Asset:</b>	Building			
<b>HER Reference:</b>	Not Applicable			
<b>Significance:</b>				
Archaeological <input type="checkbox"/>	Architectural <input checked="" type="checkbox"/>	Artistic <input checked="" type="checkbox"/>	Historic <input checked="" type="checkbox"/>	Setting <input type="checkbox"/>
				
August 2023				
<b>Description / History:</b>				
The Memorial Hall was originally built in 1921 by the Kings Arms, and has been extended over time. It is a red brick built hall with white stone title above the doorway.				
<b>Present condition and originality:</b>				
The building is well maintained with original façade. It has been extended over the years on either side and re-roofed, however extensions are in-keeping with character of the original building.				
<b>In Use? (Type of use)</b>				
Community Use				
<b>Criteria: (not all will be relevant)</b>				
1. Has architectural interest or quality.	2	Building is distinctive, with an individual character.		
2. Is a landmark feature.	3	Valued by the community for its longstanding community use and has a striking aesthetic value that stands out from surrounding buildings.		
3. Has a relationship with designated heritage assets (as part of their setting) in age, materials, or any other historically significant way.	0			

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	Building was originally built in memory of the soldiers who died in WW1, therefore has connection to important past events and people.
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	Building has an individual character that contributes to the appearance of the area.
7. Other local reasons of special value.	2	Building holds significant community value due to its use.
<b>Recommendation</b>		
Asset suitable for identification as non-designated heritage asset		

<b>Reference:</b>	Weavers Pub	<b>Grid Reference:</b>	ST 84392 49749	
<b>Date:</b>	27/10/2023	<b>Identified by:</b>	Community	
<b>Name and Address:</b>	The Weavers, High Street, Dilton Marsh, Westbury, Wiltshire, BA13 4DZ			
<b>Type of Asset:</b>	Building			
<b>HER Reference:</b>	Not Applicable			
<b>Significance:</b>				
Archaeological <input type="checkbox"/>	Architectural <input type="checkbox"/>	Artistic <input type="checkbox"/>	Historic <input checked="" type="checkbox"/>	Setting <input type="checkbox"/>
 <p>February 2023</p>				
<b>Description / History:</b>				
Previously the Prince of Wales Inn, the Weavers Pub is now run by the Fairfield Farm Trust				
<b>Present condition and originality:</b>				
Building has been subject to some planning history for minor additions. It has been re-faced/ re-painted externally, however general form and style has remained the same.				
<b>In Use? (Type of use)</b>				
Yes – Public House				
<b>Criteria: (not all will be relevant)</b>				
1. Has architectural interest or quality.	0			
2. Is a landmark feature.	3	The Pub was designated as an Asset of Community Value in February 2019. It is the only remaining pub in the village and provides a focus for social, recreational, and community events		
3. Has a relationship with designated heritage assets (as part of their setting) in age,	0			

materials, or any other historically significant way.		
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.	2	Continued use of the pub reflects functional character of this building and village community spirit.
6. Contributes positively to the character or appearance of the area.	0	
7. Other local reasons of special value.	0	
<b>Recommendation</b>		
Asset suitable for identification as non-designated heritage asset		



<b>Reference:</b>	Weavers Cottages	<b>Grid Reference:</b>	ST 84844 49851	
<b>Date:</b>	27/10/2023	<b>Identified by:</b>	Community	
<b>Name and Address:</b>	93-113 High Street			
<b>Type of Asset:</b>	Group of buildings			
<b>HER Reference:</b>	Not Applicable			
<b>Significance:</b>				
Archaeological <input type="checkbox"/>	Architectural <input checked="" type="checkbox"/>	Artistic <input type="checkbox"/>	Historic <input checked="" type="checkbox"/>	Setting <input type="checkbox"/>
 <p>August 2023</p>				
<b>Description / History:</b>				
A row of small traditional cottages along the High Street, originally lived in by the Weavers. The dwellings have long front gardens leading from the high street, and short back gardens. They are simple in form, constructed from a mix of red brick and painted with red tile roofs and chimney stacks.				
<b>Present condition and originality:</b>				
Many cottages remain as was with limited alterations.				
<b>In Use? (Type of use)</b>				
Yes. Private residential properties.				
<b>Criteria: (not all will be relevant)</b>				
1. Has architectural interest or quality.	3	Some of the cottages still exhibit the typical long weavers windows that were used to allow enough natural light into the rooms for their work.		
2. Is a landmark feature.	3	The weavers cottages are a particular feature of Dilton Marsh and characteristic of the village and street scene.		
3. Has a relationship with designated heritage assets (as part of their setting) in age, materials, or any other historically significant way.	0			

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	Reflects the association with the weaving industry, which brought a lot of employment to the area, where waterpower from the river Biss operated the mills. Dilton Marsh started as a small community of weavers and farmworkers. The weavers originally would have worked from their own homes, before the introduction of steam power meant they moved into factories.
5. Illustrates the development of the area (individually or as a group), including reflecting the functional character or former uses of the area.	3	Illustrates the first growth of the village as a weaving an agricultural village.
6. Contributes positively to the character or appearance of the area.	3	This area is representative of a view that typifies Dilton Marsh. The long front gardens may be unique to this village and reflect its historical development.
7. Other local reasons of special value.	0	
<b>Recommendation</b>		
Asset suitable for identification as non-designated heritage asset		

<b>Reference:</b>	Chalcot Parkland	<b>Grid Reference:</b>	ST 84663 49524	
<b>Date:</b>	27.10.2023	<b>Identified by:</b>	Community	
<b>Name and Address:</b>	Chalcot Park High Street, Dilton Marsh, Wiltshire			
<b>Type of Asset:</b>	Parkland			
<b>HER Reference:</b>	Not Applicable			
<b>Significance:</b>				
Archaeological <input checked="" type="checkbox"/>	Architectural <input type="checkbox"/>	Artistic <input type="checkbox"/>	Historic <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/>
				
July 2022				
<b>Description / History:</b>				
<p>The site is a rare example of a part of parkland, which extends to a village edge with high recreation and tranquillity value. The parkland has a strong connection to the Phipps family who built many of the houses, the church and the schools in Dilton Marsh. The Phipps' lived in Chalcot House and would drive their carriage across these fields to get to the church and school. They drove through an avenue of oak trees to get to the church and this is where the Avenue on the current residential estate gets its name.</p> <p>There are natural springs that run under the land and culminate in a culvert which runs through The Firs and under the High Street</p>				
<b>Present condition and originality:</b>				
The parkland is grazed and the grassland meadows and hedgerows are species rich environments through which there is public access on footpaths.				
<b>In Use? (Type of use)</b>				
Grazed Parkland				
<b>Criteria: (not all will be relevant)</b>				
1. Has architectural interest or quality.	1	There is a wealth of clay pipes that have been found on these fields which have been catalogued by local archeologist Marek Lewcun.		

2. Is a landmark feature.	3	The land has strong aesthetic qualities as historic parkland with approximately 39 specimen oaks of a range of varieties within an attractive enclosed valley setting with a woodland backdrop
3. Has a relationship with designated heritage assets (as part of their setting) in age, materials, or any other historically significant way.	3	Has historical relationship with the Grade II* Listed Chalcot House
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	Integral to the history of Dilton Marsh because of its association with the Phipps family. Includes almost 40 oak trees which were previously part of an avenue of oaks
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 parkland reflects the historic character and formation of the village. The fields are additionally full of clay pipes which have been collected and catalogued whose origins are nearly all local pipe makers with individual marks on them.
6. Contributes positively to the character or appearance of the area.	3	Parkland forms an important part of the character to the south of village and has a positive contribution to the setting of the village.
7. Other local reasons of special value.	0	
<b>Recommendation</b>		
Asset suitable for identification as non-designated heritage asset		

<b>Reference:</b>	Stormore Chapel	<b>Grid Reference:</b>	ST 84140 49652
<b>Date:</b>	27/10/2023	<b>Identified by:</b>	Community
<b>Name and Address:</b>	Stormore Chapel, Stormore, Dilton Marsh, Wiltshire, BA13 4BH		
<b>Type of Asset:</b>	Building		
<b>HER Reference:</b>	Not applicable		
<b>Significance:</b>			
Archaeological <input type="checkbox"/>	Architectural <input type="checkbox"/>	Artistic <input type="checkbox"/>	Historic <input checked="" type="checkbox"/>
			Setting <input type="checkbox"/>
			
<i>February 2023</i>			
<b>Description / History:</b>			
Baptist Chapel. Plaque on front confirms the building was rebuilt in 1884. Red brick two-storey building with tile roof. Arched windows with stone surrounds. Front porch with pitched roof.			
<b>Present condition and originality:</b>			
Site remains in use a Baptist chapel, there is no planning history online to indicate any change to the building. Roof material on porch appears to have been replaced.			
<b>In Use? (Type of use)</b>			
Yes. Place of worship.			
<b>Criteria: (not all will be relevant)</b>			
1. Has architectural interest or quality.	2	Building has some attractive qualities with the shape of the windows and doors, and use of materials around these elements.	
2. Is a landmark feature.	3	Built in 1884 this is one of the oldest building in Stormore, it marks out the importance of the Hamlet of Stormore and contributes to the character of the immediate area. That it is still regularly used is testament to its importance for the community. For example, it was the centre used for the Stormore Queen's Platinum jubilee in 2022.	

3. Has a relationship with designated heritage assets (as part of their setting) in age, materials, or any other historically significant way.	0	
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	Reflects the formation of the separate hamlet of Stormore and historic community.
6. Contributes positively to the character or appearance of the area.	2	Building contributes positively to the street scene along Stormore.
7. Other local reasons of special value.	0	
<b>Recommendation</b>		
Asset suitable for identification as non-designated heritage asset		




Reference:	Old School House	Grid Reference:	ST 84553 49796
Date:	27.10.2023	Identified by:	Community
Name and Address:	The Old School, 151 High Street, Dilton Marsh, Wiltshire, BA13 4DR		
Type of Asset:	Building		
HER Reference:	Not applicable		
Significance:			
Archaeological <input type="checkbox"/>	Architectural <input checked="" type="checkbox"/>	Artistic <input type="checkbox"/>	Historic <input checked="" type="checkbox"/>
			Setting <input type="checkbox"/>
 <p><i>August 2023</i></p>  <p><i>1998<sup>9</sup></i></p>			
Description / History:			
<p>The location of the old British School which was incorporated in the early 1800s, and later housed the Dilton Marsh County Infants School. Red brick building with stone detailing around windows and quoining.</p>			


<sup>9</sup> <https://diltonmarshhistory.org/village-life-memories/photos/>

<a href="https://diltonmarshhistory.org/dilton-memories-2/the-story-of-dilton-marsh-infant-school-2/">https://diltonmarshhistory.org/dilton-memories-2/the-story-of-dilton-marsh-infant-school-2/</a>		
<b>Present condition and originality:</b>		
Building was converted in 1990's to a dwelling and has therefore undergone gradual transformation, likely to include the installation of rooflights and internal alterations/		
<b>In Use? (Type of use)</b>		
Yes. Private residential Property.		
<b>Criteria: (not all will be relevant)</b>		
1. Has architectural interest or quality.	3	Architectural style reflects that of the area with some attractive qualities including the stone detailing and window shape on southern elevation.
2. Is a landmark feature.	3	An attractive old building of historical significance and design that denotes the history of Dilton Marsh
3. Has a relationship with designated heritage assets (as part of their setting) in age, materials, or any other historically significant way.	0	
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	Historical use a school, the building still retains features from its previous use which reflects the historical development of the village.
6. Contributes positively to the character or appearance of the area.	3	Building positively contributes to the street scene.
7. Other local reasons of special value.	0	
<b>Recommendation</b>		
Asset suitable for identification as non-designated heritage asset		



<b>Reference:</b>	The Pound	<b>Grid Reference:</b>	ST 84088 49647
<b>Date:</b>	27/10/2023	<b>Identified by:</b>	Community
<b>Name and Address:</b>	The Pound, 7A Stormore, Dilton Marsh, Wiltshire, BA13 4BH		
<b>Type of Asset:</b>	Building		
<b>HER Reference:</b>	Not applicable		
<b>Significance:</b>			
Archaeological <input type="checkbox"/>	Architectural <input checked="" type="checkbox"/>	Artistic <input type="checkbox"/>	Historic <input checked="" type="checkbox"/>
			Setting <input type="checkbox"/>
			
<i>August 2023</i>			
<b>Description / History:</b>			
Original farm pound for Red Pit Farm, which was a 19 <sup>th</sup> C Farmstead.			
<b>Present condition and originality:</b>			
Building now forms part of 7a Stormore and has been converted to residential use in 2006. External appearance likely to remain as was.			
<b>In Use? (Type of use)</b>			
Yes. In use as residential store and workshop			
<b>Criteria: (not all will be relevant)</b>			
1. Has architectural interest or quality.	2	The form and architectural style of the building denotes its agricultural use, which stands out amongst the residential character of Stormore	
2. Is a landmark feature.	3	The old Pound is clearly visible from Stormore road and is an important feature of the local history. It's a landmark of what the village used to be and adds beauty to the area.	
3. Has a relationship with designated heritage assets (as part of their setting) in age,	0		

materials, or any other historically significant way.		
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 building forms a reminder of the agricultural history in the village.
6. Contributes positively to the character or appearance of the area.	3	Building positively contributes to the street scene along Stormore.
7. Other local reasons of special value.	0	
<b>Recommendation</b>		
Asset suitable for identification as non-designated heritage asset		

<b>Reference:</b>	Social Club	<b>Grid Reference:</b>	ST 85172 49814
<b>Date:</b>	27.10.2023	<b>Identified by:</b>	Community
<b>Name and Address:</b>	Dilton Marsh Social Club, Petticoat Lane, Dilton Marsh, Westbury, Wiltshire, BA13 4DG		
<b>Type of Asset:</b>	Building		
<b>HER Reference:</b>	Not applicable		
<b>Significance:</b>			
Archaeological <input type="checkbox"/>	Architectural <input type="checkbox"/>	Artistic <input type="checkbox"/>	Historic <input type="checkbox"/>
			Setting <input type="checkbox"/>
			
August 2023			
<b>Description / History:</b>			
<p>The club was originally known as the Dilton Services Social Club, and opened its doors in 1948 on the 14th February. The club was set up by a committee of ex-Servicemen and Home Guard from the village at the end of World War II. A Nissen hut from the American transit camp at Hisomley was donated and the committee raised money to build the foundations on which to erect it. It was transported in pieces from Hisomley to Dilton Marsh on tractors and carts. Early activities at the club included table tennis, snooker and skittles, and there were regular social events such as dances. The annual flower show was well attended and a very competitive event with flower, vegetables and all sorts of handicraft on display, including a men's cake competition.<sup>10</sup></p>			
<b>Present condition and originality:</b>			
<p>The outer skin of the social club, which forms the building as seen now, was added in the 1990s, and the Nissan hut removed from inside it.</p>			
<b>In Use? (Type of use)</b>			
Yes. Community Use.			
<b>Criteria: (not all will be relevant)</b>			
1. Has architectural interest or quality.	2	Building has its own character which stands out from surroundings. The building is now constructed of metal corrugated sheeting with a low pitched roof, which was added in the 1990s on top of the original WW2 Nissan Hut.	
2. Is a landmark feature.	3	The asset has strong communal ties, being used as the social club for over 75 years.	

<sup>10</sup> <http://www.whitehorsenews.co.uk/blog/2018/02/13/dilton-marsh-social-club-to-celebrate-70th-anniversary/>

3. Has a relationship with designated heritage assets (as part of their setting) in age, materials, or any other historically significant way.	0	
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	Historical associations as the WW2 Nissan Hut.
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.	0	
7. Other local reasons of special value.	0	
<b>Recommendation</b>		
Asset suitable for identification as non-designated heritage asset		


<b>Reference:</b>	The Old Laundry	<b>Grid Reference:</b>	ST 84533 49760
<b>Date:</b>	27.10.2023	<b>Identified by:</b>	Community
<b>Name and Address:</b>	The Old Laundry, 88 High Street, Dilton Marsh, Wiltshire, BA13 4DZ		
<b>Type of Asset:</b>	Building		
<b>HER Reference:</b>	Not applicable		
<b>Significance:</b>			
Archaeological <input type="checkbox"/>	Architectural <input checked="" type="checkbox"/>	Artistic <input type="checkbox"/>	Historic <input checked="" type="checkbox"/>
			Setting <input type="checkbox"/>
 <p><i>Old Laundry 1961<sup>11</sup> and Augst 2023</i></p>			
<b>Description / History:</b>			
<p>A two storey stone with red brick quoin detailing detached property that was historically used as a laundry in connection with Chalcot House.</p> <p>The laundry was originally run by three sisters. Water from the laundry was taken from a stream fed from a spring. The main laundry room had a long ironing work top running the entire length of the room under the windows which faced the road. In the middle of this room was a cast iron stove standing on a metal tray to catch the cinders from the coke fuel. This stove stood on four metal legs within the tray. The four sides of the stove sloped inwards towards the top so that many flat irons could be heated at the same time – the irons resting on ledges at the top and bottom of the slope. In this same room were many wooden clothes horses which benefitted from the heat of the central stove.<sup>12</sup></p>			
<b>Present condition and originality:</b>			
<p>Well preserved building, which has had some changes and extensions over time (addition of new porch/ two-storey side extension). The Old Laundry and has maintained its drying room, large windows on either side of the room which could open to allow the air through on rainy days. There are still hooks on the walls for hanging the sheets.</p>			
<b>In Use? (Type of use)</b>			

<sup>11</sup> <https://diltonmarshhistory.org/village-life-memories/photos/>

<sup>12</sup> <https://diltonmarshhistory.org/articles-and-research/pre-war-memories/>

Yes. Residential Property		
<b>Criteria: (not all will be relevant)</b>		
1. Has architectural interest or quality.	3	Characterful building with interesting architectural detailing of the brick coins.
2. Is a landmark feature.	0	
3. Has a relationship with designated heritage assets (as part of their setting) in age, materials, or any other historically significant way.	3	Has associations in its use to the Grade II* Listed Chalcot House.
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.	2	Being a pre-1900 building, the property reflects the earlier development of Dilton Marsh.
6. Contributes positively to the character or appearance of the area.	3	The historic building contributes to the street scene and appearance of the High Street.
7. Other local reasons of special value.	0	
<b>Recommendation</b>		
Asset suitable for identification as non-designated heritage asset		



<b>Reference:</b>	Kings Arms	<b>Grid Reference:</b>	ST 84870 49815	
<b>Date:</b>	27.10.2023	<b>Identified by:</b>	Community	
<b>Name and Address:</b>	The Kings Arms, 44 High Street, Dilton Marsh, Wiltshire, BA13 4DY			
<b>Type of Asset:</b>	Building			
<b>HER Reference:</b>	Not Applicable			
<b>Significance:</b>				
Archaeological <input type="checkbox"/>	Architectural <input type="checkbox"/>	Artistic <input type="checkbox"/>	Historic <input checked="" type="checkbox"/>	Setting <input type="checkbox"/>
 <p>August 2023</p>				
<b>Description / History:</b>				
Historic Pub situated on the corner of High Street and School Lane.				
<b>Present condition and originality:</b>				
Building is no longer in use as a pub as was converted to a dwelling in a late 1900s, however the front panel remains on which the Kings Arms sign was written.				
<b>In Use? (Type of use)</b>				
Yes. Private residential property.				
<b>Criteria: (not all will be relevant)</b>				
1. Has architectural interest or quality.	0			
2. Is a landmark feature.	0			
3. Has a relationship with designated heritage assets (as part of their setting) in age, materials, or any other historically significant way.	0			
4. Has historical associations with (1) features such as historic road layout, a park or a landscape	0			



feature, and / or (2) important or prominent people or past events.		
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 Kings Arms was a village pub in the pre 1900s, and the features on the front of the building still reflect this former use and the community function of the building.
6. Contributes positively to the character or appearance of the area.	2	Building contributes positively to the street scene of the High Street.
7. Other local reasons of special value.	0	
<b>Recommendation</b>		
Asset suitable for identification as non-designated heritage asset		



<b>Reference:</b>	Dilton Farm	<b>Grid Reference:</b>	ST 84479 49918	
<b>Date:</b>	27.10.2023	<b>Identified by:</b>	Community/ HER	
<b>Name and Address:</b>	Dilton Marsh Farm, Shepherds Mead, Dilton Marsh, Wiltshire, BA13 4DX			
<b>Type of Asset:</b>	Farmstead			
<b>HER Reference:</b>	MWI70239			
<b>Significance:</b>				
Archaeological <input type="checkbox"/>	Architectural <input type="checkbox"/>	Artistic <input type="checkbox"/>	Historic <input checked="" type="checkbox"/>	Setting <input type="checkbox"/>
<i>No image as access unavailable</i>				
<b>Description / History:</b>				
Dilton Marsh Farm is described in the HER as a partially extant 19th century farmstead of regular courtyard plan. The courtyard is of L-plan (with a detached house) with additional detached elements to the main plan. The farmhouse is detached with gable on to the yard. Located within or in association to a village. There has been a partial loss (less than 50%) of traditional buildings. (1)				
<b>Present condition and originality:</b>				
No planning history available online would suggest limited changes to the layout and form of the buildings which hold historic interest.				
<b>In Use? (Type of use)</b>				
Yes. Private residential and agricultural use.				
<b>Criteria: (not all will be relevant)</b>				
1. Has architectural interest or quality.	0			
2. Is a landmark feature.	0			
3. Has a relationship with designated heritage assets (as part of their setting) in age, materials, or any other historically significant way.	0			
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	As highlighted in the HER, the site is a surviving partially extant example of a 19 <sup>th</sup> Century farmstead, with historic courtyard layout. The traditional 19 <sup>th</sup> C farmsteads and buildings make a significant contribution to both landscape character and local distinctiveness. <sup>13</sup>		
5. Illustrates the development of the area (individually or as a group), including reflecting the functional character or former uses of the area.	2	Illustrates the agricultural history within the village.		

<sup>13</sup> Wiltshire & Swindon Farmsteads and Landscape Project for English Heritage & Wiltshire Buildings Record - <https://wshc.org.uk/our-services/archaeology/24-our-services/archaeology/253-wiltshire-farmsteads.html>

6. Contributes positively to the character or appearance of the area.	0	
7. Other local reasons of special value.	0	
<b>Recommendation</b>		
Asset suitable for identification as non-designated heritage asset		

<b>Reference:</b>	Dilton Marsh Railway Halt	<b>Grid Reference:</b>	ST 85571 50033	
<b>Date:</b>	27.10.2023	<b>Identified by:</b>	Community	
<b>Name and Address:</b>	Dilton Marsh Halt, High Street, Dilton Marsh, Wiltshire			
<b>Type of Asset:</b>	Feature			
<b>HER Reference:</b>	Not Applicable			
<b>Significance:</b>				
Archaeological <input type="checkbox"/>	Architectural <input type="checkbox"/>	Artistic <input type="checkbox"/>	Historic <input checked="" type="checkbox"/>	Setting <input type="checkbox"/>
  <p>July 2022</p>				
<b>Description / History:</b>				
<p>The GWR opened the Halt in 1937. The first train went to Trowbridge, Bath and Bristol. There was no staff to sell the tickets and therefore passengers must go to a bungalow nearby where the owner sold them on commission basis until 1947. In 1969 the station was renamed plain Dilton Marsh, and its platforms were reduced to the length of one coach.</p>				
<b>Present condition and originality:</b>				
<p>Station still open, however the Halt has been heavily altered in the late 20<sup>th</sup> Century and has lost the original signs both at the entrance point and on the platform. The platforms were resurfaced with Concrete in the 1990s, when the shelters were also replaced. Trains run between Warminster and Bristol Temple Meads.</p>				
<b>In Use? (Type of use)</b>				
Yes, Railway station.				
<b>Criteria: (not all will be relevant)</b>				
1. Has architectural interest or quality.	0			
2. Is a landmark feature.	0			
3. Has a relationship with designated heritage assets (as part of their setting) in age, materials, or any other historically significant way.	0			
4. Has historical associations with (1) features such as historic road layout, a park or a landscape	3	<p>The Halt was the subject of a poem written by Sir John Betjeman, an English poet, writer, and broadcaster who was Poet Laureate from 1972 until his death in 1984. Betjeman wrote this poem as part</p>		

feature, and / or (2) important or prominent people or past events.		of a successful campaign to save Dilton Marsh station when it was threatened with closure in the 1960s.
5. Illustrates the development of the area (individually or as a group), including reflecting the functional character or former uses of the area.	3	Reflects the historic opening of the railway, which was an important transport connection for the development of the village.
6. Contributes positively to the character or appearance of the area.	0	
7. Other local reasons of special value.	1	Views from the top of the Halt offer vantage points across to the White Horse to the east and over the village to the east.
<b>Recommendation</b>		
The Halt has historical connotations for the village as an important transport connection and has been recognised by Betjeman in his poem 'Dilton Marsh Halt', unfortunately the platforms have been heavily altered in the late 20 <sup>th</sup> Century which may have altered the original structures that were present at the time of Betjeman's visit. There are no surviving historical GWR structures on the site, however it is of strong local importance.		

<b>Reference:</b>	Clay Close Farm	<b>Grid Reference:</b>	ST 85563 49859
<b>Date:</b>	27.10.2023	<b>Identified by:</b>	HER
<b>Name and Address:</b>	Clay Close Farmhouse, 1 Petticoat Lane, Dilton Marsh, Wiltshire, BA13 4DG		
<b>Type of Asset:</b>	Farmstead		
<b>HER Reference:</b>	MWI70247		
<b>Significance:</b>			
Archaeological <input type="checkbox"/>	Architectural <input type="checkbox"/>	Artistic <input type="checkbox"/>	Historic <input checked="" type="checkbox"/>
			Setting <input type="checkbox"/>
<i>No Image as access not available.</i>			
<b>Description / History:</b>			
Clay Close Farm is described in the HER as a partially extant 19th century farmstead of regular courtyard plan. The courtyard is of U-plan with additional detached elements to the main plan. The farmhouse is set away from the yard. Located within or in association to a village. There has been a partial loss (less than 50%) of traditional buildings.			
<b>Present condition and originality:</b>			
Farmstead now enclosed by residential development. There is no planning history available online for the farm itself which suggests there has been limited change to the buildings.			
<b>In Use? (Type of use)</b>			
Yes, private residential and agricultural use.			
<b>Criteria: (not all will be relevant)</b>			
1. Has architectural interest or quality.	0		
2. Is a landmark feature.	0		
3. Has a relationship with designated heritage assets (as part of their setting) in age, materials, or any other historically significant way.	0		
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	As highlighted in the HER, the site is a surviving partially extant example of a 19 <sup>th</sup> Century farmstead, with historic courtyard layout. The traditional 19 <sup>th</sup> C farmsteads and buildings make a significant contribution to both landscape character and local distinctiveness. <sup>14</sup>	
5. Illustrates the development of the area (individually or as a group), including reflecting the functional character or former uses of the area.	2	Illustrates the agricultural history within the village.	
6. Contributes positively to the character or appearance of the area.	0		

<sup>14</sup> Wiltshire & Swindon Farmsteads and Landscape Project for English Heritage & Wiltshire Buildings Record

7. Other local reasons of special value.	0	
<b>Recommendation</b>		
Asset suitable for identification as non-designated heritage asset		

<b>Reference:</b>	Red Pit House	<b>Grid Reference:</b>	ST 84294 49773
<b>Date:</b>	27/10/2023	<b>Identified by:</b>	HER
<b>Name and Address:</b>	Red Pit Farmhouse, 1 Stormore, Dilton Marsh, Westbury, Wiltshire, BA13 4BH		
<b>Type of Asset:</b>	Building		
<b>HER Reference:</b>	MWI71463		
<b>Significance:</b>			
Archaeological <input type="checkbox"/>	Architectural <input checked="" type="checkbox"/>	Artistic <input type="checkbox"/>	Historic <input checked="" type="checkbox"/>
			Setting <input type="checkbox"/>
			
<i>Dated</i>			
<b>Description / History:</b>			
Red Pit House is described in the HER as the only surviving historic structure of the 19 <sup>th</sup> C Farmstead. It is of red brick construction with a rendered front and rear elevation. There is clay tile roof, which has a double pitch forming an M-shaped roof. Chimney stacks sit on both pitches of the northern elevation.			
<b>Present condition and originality:</b>			
The building is in good condition and has been extended over time however it is thought the façade and form remain very much as was. The house is now surrounded by modern residential development at Greenacres however the large open space to the front of the dwelling is retained.			
<b>In Use? (Type of use)</b>			
Yes. Private residential property.			
<b>Criteria: (not all will be relevant)</b>			
1. Has architectural interest or quality.	3	The building has some architectural interest as pre-1900 traditional farmhouse, with butterfly roof, chimney stacks and traditional windows.	
2. Is a landmark feature.	3	The building faces onto, and connects to, Stormore Green, which has become a significant community	

		focal point. The traditional character of the building is an important feature in the street scene.
3. Has a relationship with designated heritage assets (as part of their setting) in age, materials, or any other historically significant way.	0	
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 house is a surviving feature of an historic farmstead thought to be linked to Red Pit farm, an important element of the agricultural history of the village.
5. Illustrates the development of the area (individually or as a group), including reflecting the functional character or former uses of the area.	2	Being a pre-1900 building, the property reflects the earlier development and agricultural history of Dilton Marsh.
6. Contributes positively to the character or appearance of the area.	2	The building faces onto Stormore Green, which has become a significant community focal point. The traditional character of the building is an important feature in the street scene.
7. Other local reasons of special value.	0	
<b>Recommendation</b>		
Asset suitable for identification as non-designated heritage asset		



### 3. Conclusion

3.1 Following the assessment, a total of 14 sites are recommended for designation in the neighbourhood plan as non-designated heritage assets, as follows:

- The Memorial Hall
- Weaver Pub
- Weavers Cottages along the High Street
- The Chalcot Parkland
- Stormore Chapel
- Old School House
- Pound at 7a Stormore
- Social Club
- The Old Laundry
- The Former Kings Arms
- Dilton Farm. North of High Street, behind the old school
- The Halt
- Clay Close Farm
- Red Pit House

3.2 These assets are mapped overleaf.

Non Designated Heritage Assets

Whole Village

Dilton Marsh

Author:

Date: 28/11/2023

