

The Archaeology of Wiltshire's Towns

An Extensive Urban Survey

BRADFORD ON AVON

Prepared By:

Wiltshire County Archaeology Service
Libraries and Heritage
Wiltshire County Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8BS.

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The Archaeology and History of Bradford on Avon.

CONTENTS

The Archaeology and History of Bradford on Avon.....	
1. <i>Introduction</i>	2
2. <i>Location and topography</i>	4
3. <i>Past work and the Nature of the Evidence</i>	4
3.1. <i>Introduction</i>	4
3.2. <i>Archaeological Work In The Town</i>	5
4. <i>Historical outline</i>	6
5. <i>Archaeological and Architectural Summary</i>	7
5.1. <i>Introduction</i>	7
5.2. <i>Prehistory (Fig. 4)</i>	7
5.3. <i>Roman (Fig.5)</i>	8
5.4. <i>Saxon (Fig.6)</i>	8
5.5. <i>Medieval (Fig.7)</i>	9
5.6. <i>Post-Medieval/Industrial (Fig. 8)</i>	10
5.7. <i>Built Heritage</i>	11
6. <i>Plan Form Analysis</i>	14
6.1. <i>Introduction</i>	14
6.2. <i>Saxon (Fig. 9)</i>	14
6.3. <i>Medieval (Fig.10)</i>	14
7. <i>Assessment</i>	15
7.1. <i>Summary of Research</i>	155
7.2. <i>Growth of the Town</i>	16
7.3. <i>The Archaeological Potential</i>	17
8. <i>Sources</i>	19
9. <i>Maps</i>	20
10 <i>Appendices</i>	21

LIST OF FIGURES.

- Fig.1. Extensive Urban Survey of Wiltshire; Areas Covered*
- Fig 2. Overview of Study Area*
- Fig 3. Archaeological Investigations*
- Fig 4. SMR Entries - Prehistoric*
- Fig 5. SMR Entries - Romano-British*
- Fig 6. SMR Entries - Saxon*
- Fig 7. SMR Entries - Medieval*
- Fig 8. SMR Entries - Post-medieval/Industrial*
- Fig 9. Plan Form - Saxon*
- Fig 10. Plan Form - Medieval*
- Fig 11. Growth of the Town*

1. INTRODUCTION

- 1.1. Towns are an important component of the historic environment which have developed over many hundreds of years and are under constant development pressures. The archaeological resource within our historic towns is an invaluable and irreplaceable source of data about past societies and the evolution of our culture. Despite these factors the archaeology of many towns, especially the smaller market towns, is poorly understood.
- 1.2. An increase in the amount of archaeological and historical data available and changes in legislation, such as the introduction of Planning Policy Guidance note No16, have meant that a reappraisal of the situation is now due. The Extensive Urban Survey of Wiltshire has been commissioned by English Heritage, as part of a National programme, to address the need for a new assessment of urban archaeology in the county. The current structure of the historic county of Wiltshire is two-tier, with the County Council working in conjunction with the four District Councils (Kennet, North Wiltshire, Salisbury and West Wiltshire) and the new unitary authority of Swindon – historically part of the county. The survey aims to map the development of all of Wiltshire's and Swindon's historic towns and to assess the extent of the surviving archaeology and built heritage. It is also proposed that the threat of development on the historic environment within the counties towns will be examined.
- 1.3. The origins of urban centres in England reach back to the Iron Age. During the Roman occupation new urban centres were linked by an efficient road system. In the Saxon period, defended towns and royal boroughs were developed and later medieval towns grew around markets as economic conditions improved or were 'planted' as planned new centres.
- 1.4. As far as is known the first towns in Wiltshire appeared during the Romano-British period but all the known examples are now greenfield sites, although some may have given rise to nearby settlements. Most modern towns in the county have their roots as Saxon villages or defended settlements such as Cricklade and Wilton. Many of the villages grew into small towns after the Norman invasion, often focussed around a castle or market and in the early thirteenth century 'planted boroughs', in which individual plots of land were sold by the major landowner.
- 1.5. The definition of a town for inclusion in the survey follows the criteria laid out in Heighway (1972), by which the settlement must possess certain characteristics such as defences, a mint, a market, a street plan, or a judicial centre, and demonstrate such urban attributes such as high population, a diversified economic base or a central or key location. For the purposes of the survey, however, the towns should meet these criteria historically, even if they no longer do so. This allows, for example, the inclusion of the five Roman towns in the county, and settlements such as the village of Heytesbury, which was

developed as a planned town in the 13th century, but which did not succeed as an urban centre. The full list of 34 towns included in the survey and the criteria for inclusion are included as Appendix 1 and 2 and are shown on Fig. 1.

Bradford on Avon satisfies at least three of the criteria: it occupied a strategic position on the road network (criterion vi); it had a diversified economic base (criterion viii) and it had a significant monastic institution (criterion xi).

- 1.6. The area of study in each town is defined by the size of the town as it stood in 1945, encompassing both the historic core of the town and the older industrial and suburban development. There is an emphasis on the earlier material, and the later Victorian and 20th century development are covered here only briefly. Although more detailed than Haslam's report, in most cases each study remains a brief summary of the data and a guide to the location of more detail for other researchers. The extent of the study area for Bradford on Avon is depicted in Fig. 2.
- 1.7. The research into each town will be encapsulated into two reports: a summary and assessment of the data gathered and an outline strategy for future management of specified sections of the urban area. This first report is intended to provide a clear and up-to-date synthesis of the available archaeological and historical data for Bradford on Avon, with an assessment of the main areas of historic settlement in the town and of the potential and sensitivity of the archaeologically important areas. The assessment reports are compiled from four main data streams: geographical and geological sources for the location and topographical summary; secondary historical sources for the historical outline; recorded archaeological data for the sites and finds information; the archive of the Wiltshire Building Record (WBR) for architectural data. The architectural summary is not subject to the same level of research as the other three data streams, and the information presented in the reports is based upon evidence compiled from the existing WBR archive, updated in places by field visits to note non-listed buildings of historic interest, combined with the DoE schedule of listed buildings.
- 1.8. This Assessment was prepared originally in 2001, with amendments from consultations added in 2004. Table 1 (archaeological investigations) has been updated, but the results of these more recent events have not been assimilated

2. LOCATION AND TOPOGRAPHY

- 2.1 The deposits underlying the town are Jurassic limestones which form the cliffs and valley sides, with clays and alluvium on the valley floor and riverbed. To the east of the town, the River Avon winds along a broad floodplain through level countryside, but beyond Bradford on Avon it has carved a steep-sided valley through the Forest Marble beds and the limestone hills to the west. Where it enters this valley the river curves in a broad bend to the north-east, with a wide shallow ford on a second bend where the cliffs rise nearly 70m above the river. It is this river crossing, which remained in use until the 19th century, that gave Bradford on Avon its name in the 7th century or earlier.
- 2.2 The town has spread well beyond its origins on the land adjacent to the ford, climbing the cliffs and covering the site of an Iron Age hillfort at the top. The canal and railway run to the south of the river and the town has now engulfed these as well. The commercial centre remains on the north side of the river around Church Street, Silver Street, and the Shambles, with industry concentrated along the river and the area round the railway line.

3 PAST WORK AND THE NATURE OF THE EVIDENCE

3.1 Introduction

- 3.1.1 This is a desk-based study, using material available within the County Council research facilities in Trowbridge: the Sites and Monuments Register; The Wiltshire Reference Library; the Wiltshire Record Office; and the Wiltshire Buildings Record. Historical data are generally drawn from secondary sources, normally the Victoria County History and histories of the individual towns, based on recommendations or specific requirements. Data on archaeological events and their results are drawn directly from the original reports or publications wherever these are available
- 3.1.2 The use of primary sources in the Record Office is restricted to maps and sometimes other pictorial material, which are consulted to locate accurately individual entities and to trace the growth of the settlement.
- 3.1.3 Bradford on Avon has a good documentary record and has attracted the attentions of historians for many years. As a result, there exist a number of detailed studies of the town. The V.C.H. remains the principal source of data, supplemented by the summaries in various archaeological reports and by Harrington-Clarke's work on the Saxon church. Two maps of Wiltshire (Andrews and Dury's 1773 and Greenwood's 1820) were the earliest maps consulted for the project, with various Ordnance Survey maps supplying data for the later 19th and early 20th centuries. Mr Martin Valatin, a local architect and historian, has made numerous contributions to this assessment derived from his research and observations in the town (Valatin 2002).

3.2 Archaeological Work In The Town

3.2.1 Table 1 is a list of known archaeological events based on the County Sites and Monuments Record, the Excavations Register, and the Fieldwork reports kept in the County Archaeology Section in Trowbridge. Others have been added as a result of incidental mention in one of the above sources, and where there is enough information to get at least a general idea of the location of the event. The numbers refer to the map included in this report (Fig. 3).

3.2.2 For a town of its historic significance, there has been surprisingly little archaeological work in Bradford on Avon. This may in part be due to its lack of defences, a popular subject for research in the earlier part of the century, but must also reflect its early (1969) recognition as a conservation area.

3.2.3 The early excavations on Budbury hillfort above the town established the nature of the defences and were well documented, but included very little research on what lay within the bank and ditches. The discovery of the bath house and other rooms relating to a Roman Villa nearby resulted in a small excavation to establish the date and nature of the structures, but no further work was programmed. More recent archaeological interventions have been restricted to evaluations in which relatively small portions of the sites were sampled to establish the nature of the archaeological survival. Three of these were on the now defunct rubber mills and uncovered little of archaeological importance, and the fourth produced evidence of nothing earlier than post-Medieval structures.

Event	Year	Site Name / Location	Event Type	Excavator	Reference
001	1945	Budbury Hillfort	Trial Trenches	Underwood	(Wainwright 1970)
002	1969	Budbury Hillfort	Excavation	G.J. Wainwright	(Wainwright 1970)
003	1976	Budbury Roman Villa	Limited Excavation	1 A. Borthwick & R.Canham	Unpublished
004	1994	Greenland Mills	Desk-top Assessment & Evaluation	A C Archaeology	(Borthwick 1994, Hawkes 1994)
005	1994	Winsley Road	Evaluation	A C Archaeology	(Cox 1994)
006	1995	Abbey House	Evaluation	Wessex Archaeology	(Wess. Arch. 1995)
007	1996	Abbey House	Excavation	Foundations Archaeology	(King 1997)
008	1999	Kingston Mills	Evaluation	Cotswold Archae- ological Trust	(Wess. Arch. 1994, Kenyon 1999)
*009	1999	St Laurence School	Aerial Photographic Transcription	Emily Edwards	English Heritage 1999
*010	2000	St Laurence Chapel	Excavation	David Hinton	University of Southampton 2000
*011	2001	St Laurence School	Evaluation	Mark Corney	Mark Corney 2001
*012	2003	Barton Grange Farm	Recording	ASI Heritage Consultants	ASI 2003
*013	2003	St Laurence School	Watching Brief	Mark Corney	Mark Corney 2003
*014	2003	Barton Bridge	Watching Brief	ASI Heritage Consultants	ASI 2003

Table 1: Archaeological Events and Interventions in Bradford on Avon (see Fig. 3). Reports flagged thus * were received after the preparation of this Assessment, which was compiled in 2001.

4 HISTORICAL OUTLINE

- 4.1 This report is not intended to provide a major historical review of the history of Bradford on Avon and the material included here relates mainly to events which might have had some impact on the archaeology of the town, or its survival.
- 4.2 The earliest documented mention of Bradford on Avon is in the Anglo-Saxon Chronicle as the scene of the battle of Witgenesburg in 652, a possible indication of the Celtic name for Bradford. The founding of a monastery by St. Aldhelm in 705 has been read as the establishment of a minster church in a pre-existing settlement (Haslam 1976). In 955 King Eadred bequeathed the monastery and town to Nunnaminster (a monastery in the city of Winchester), and in 1001 the abbey was granted to Shaftesbury Abbey. Many scholars now believe that the chapel of St Laurence, once considered part of the original foundation of Aldhelm, dates to the late 10th or early 11th centuries, and may have been built by the nuns of Shaftesbury (Pugh 1953, Taylor 1972). This building aside, little remains to locate the Saxon settlement and the monastic enclave. The charter of 1001 includes a description of the bounds of Bradford on Avon and it is clear that the area included land on both sides of the river (Pafford 1952). Haslam (1976) argued that the settlement was based on the south bank of the Avon, towards the tip of the spur near the ford, with the monastic enclave on the north side of the river.
- 4.3 In 1086 Bradford on Avon had 33 burgesses and was “a small but flourishing centre for trade” (Haslam 1976, 9). The town continued to be held by Shaftesbury until the dissolution in 1539. There is no record of any fairs in Bradford on Avon in the medieval period (Pugh 1953).
- 4.4 The area of St. Margaret’s, south of the bridge, is named for St. Margaret’s Hospital, located there at the time of Leyland’s visit. It is probable that this was originally the leper hospital of the same name founded shortly before 1235, but whose location is unknown. Research has shown that the 1841 Tithe Map shows ‘the old Poor House’ on the site of Keate’s Garage in the Frome road (Valatin 2002). It was during this century that the first stone bridge was built across the river, linking the two halves of the town with an all-weather route. The ford continued to be used until the 19th century as a supplementary crossing.
- 4.5 There is some evidence for a chapel dedicated to St Catherine on the south bank of the river - a street leading from the area of the railway station towards the ‘Old Women’s almshouses’ was called St Catherine’s Street (Jones 1907, 39)

- 4.6 The economy of the town, in medieval as in later times, was based on the cloth trade, as noted by Leland in the 16th century (Chandler 1993). The prosperous merchants built their houses along the main streets in the town, whilst the weavers' houses spread up the hillsides around the town. The mills occupied the low and often boggy land along the river.
- 4.7 The town was hit by plague in 1609 and again in 1646. Between these times Bradford on Avon was in serious decline due to a slump in the Wiltshire woollen industry; little building work was undertaken and there was poverty in the town. Later in the century production switched from undyed broadcloths to medley cloth and the town's fortunes revived despite at least one disastrous fire in 1742.
- 4.8 Stone mining and quarrying are likely to have been a feature in the local economy since the Roman period. The location of Barton Farm may have been chosen to control and exploit a part of this resource (Valatin 2002).
- 4.9 The potential for industry in the 19th century was improved by the construction of the Kennet & Avon Canal and later the railway. These features came too late to aid the ailing cloth trade but undoubtedly supported the emerging rubber industry, and certainly the stone quarries.

5 ARCHAEOLOGICAL AND ARCHITECTURAL SUMMARY

5.1 Introduction

- 5.1.1 The following is a resume of the archaeological record of the town, drawn from the county SMR and the various excavation reports. Data on surviving buildings come from the Wiltshire Buildings Record unless otherwise stated. The bold print numbers in this section refer to entries in the Urban Survey database, and appear on the location maps in Figs. 4 - 8, which were created from the database and the SMR.

5.2 Prehistory (Fig. 4)

- 5.2.1 The earlier prehistoric period is poorly represented in Bradford on Avon (Fig. 4), with the Mesolithic represented by a flint borer (**BA001**) and an unprovenanced tranchet axe (BAU012). A single Neolithic arrowhead was found outside the actual study area and an axe head was found near Chantry Cottage. A Bronze Age axe and palstave also come from within the Parish, but were not more accurately provenanced. M.Valentin reports a wide distribution of prehistoric flintwork on the high ground above the town running towards Ashley, also that the Exeter Museum possesses 3 Bronze Age axes found at Barton Orchard (**BA040**)
- 5.2.2 The Hillfort on Budbury Hill (**BA002**) is the first evidence of settlement in the vicinity of the town. The 1969 excavations showed that the defences comprised

a bank protected by a double ditch, sealing off a six acre promontory overlooking the river and the ford. The bank has been almost totally destroyed by levelling for modern housing developments. A single rectilinear post-built hut was excavated inside the fort and close to the north-east corner. The stylistic and ceramic evidence indicated a date in the early Iron Age.

5.3 Roman (Fig.5)

5.3.1 In 1976, levelling on the edge of a school playing field in Budbury revealed masonry that on excavation proved to be the remains of a Romano-British bath house (Borthwick & Canham 1976).

5.3.2 The main part of the Roman villa to which the bath-house belonged was revealed as a series of parch marks (**BA003**) in 1999 but has not been further investigated. Various finds have been reported from the adjacent housing estates, and at least four stone coffins of the period have been located or dug up on the hilltop to the south and south-east of the villa (**BA005, BA007, BA036**). One of these, exposed by a bulldozer in 1956, contained two skeletons and some animal bones and pottery, indicating a date in the early 4th century (**BA004**). A fifth stone coffin was found in the early years of the century near the brewery at the foot of the hill (**BA008**): this one like two other unprovenanced coffins, was clearly intended for a child's burial.

5.3.3 Pottery, coins and glass have been found at several sites in the same area, although as yet none have been related to specific features, even where controlled excavations have occurred.

5.3.4 There are reports of Roman finds closer to the town centre. It appears that a mosaic was seen during construction of the toilet block for the Barge Inn, and that Roman foundations were observed on the SW side of the Frome Road in the same area (**BA041**), Valatin 2002).

5.4 Saxon (Fig.6)

5.4.1 Despite the well documented origins and monastic focus of the town, there have been few archaeological finds from the Saxon period made in the town and the extent of the settlement is still unclear. The extant Saxon chapel of St. Laurence (**BA019**) had become obscure by later additions and was rediscovered in 1856 (Pevsner 1975), an important example of Late Saxon architecture. An evaluation adjacent to the chapel revealed only 8 sherds of pre-conquest pottery (Wessex Archaeology 1995) (**BA010**) and the robbed-out wall foundations seen in the test-trenches are most probably much later in date. During more recent excavations on the same site several postholes and a pit were investigated, again containing 10th-11th century potsherds and most probably pre-conquest in date (King 1997).

5.4.2 A single unprovenanced fragment of early medieval metalwork, a decorated triangular mount, is also known from the parish. Fragments of a Saxon cross are preserved in St Laurences and a fragment of a similar cross was found in a boundary wall of Horton's House (**BA042**, Valatin 2002).

5.5 Medieval (Fig.7)

5.5.1 The buildings that survive at Barton Farm (**BA012**) represent the remains of the Grange farm established by Shaftesbury Abbey and include one of the most outstanding tithe barns in the country, for which a date of c1230 has been suggested on stylistic grounds (Valatin 2002). The Abbey must have constructed the packhorse bridge (**BA014**) to gain access to farm land on the north side of the Avon and perhaps to higher and drier land above the town.

5.5.2 The parish church, Holy Trinity (**BA021**), stands next to St. Laurence's and contains 11th century features although most of it is in the later Perpendicular style.

5.5.3 Amongst the earliest surviving structures in Bradford on Avon are the bridges over the Avon: the Town Bridge (**BA013**) has two remaining 13th century arches, visible on its eastern side; and the pack-horse bridge (Barton Bridge) (**BA014**), a narrow crossing which dates to the 14th century. The Tithe Barn at Barton Farm is also 14th century, whilst the porch at Barton Farm, the Priory and Priory Barn (**BA039**) in Newtown and three timber-framed buildings in the Shambles are all 15th century in origin, although most have been considerably altered since. On the western edge of the study area, part of Belcombe Court is also 15th century (**BA040**). The water supply for the Priory was supplied from tanks located west at Ladywell, with a number of spurs observed along Newtown (Valatin 2002).

5.5.4 The earliest references to street names listed in Gover *et al* (1939) are for Frogmere Street (now Kingston Rd , **BA045**). in 1329 and Seynt Olesstret (St. Olave's St., now Woolley Street, **BA046**) in 1426. Pepput Street (now Pippet St, **BA047**) is first mentioned in 1583 but is probably Medieval in origin.

5.5.5 Medieval pottery and other miscellaneous finds have been dug up in Budbury in the area of the hillfort (**BA011**) and a little to the north of it (**BA015**) but no features or structural remains from this period have been found, despite the extensive excavations near the Iron Age site (Wainwright 1970). It is therefore not clear whether these finds relate to settlement or simply casual losses and agricultural activity.

5.5.6 During the excavations at Abbey House (Wessex Archaeology 1995, Foundations Archaeology 1996) medieval potsherds were found in several features including the two robber trenches (**BA010**); all however contained enough post Medieval material to indicate a later date for them. It is possible that the wall foundations themselves were Medieval, but this cannot be confirmed on the basis of the excavations to date.

- 5.5.7 St Mary Tory (**BA018**) possessed a chapel, probably originating as a hermitage, later becoming a pilgrim's hostelry (Haslam 1976,10).
- 5.5.8 Fieldwork by Wiltshire Buildings Record at 13 Kingston Lodge, Woolley Street (**BA024**) – listed as late 17C – revealed that the structure is late 16th century with origins in the 13th century.
- 5.5.9 Surprisingly, these are the only recorded finds excavated from the town, although of course there has been very little archaeological work done in the centre. Parts of both bridges, the parish church, and the buildings and barn at Barton farm (see below) provide the best evidence for the Medieval settlement.

5.6 Post-Medieval/Industrial (Fig. 8)

- 5.6.1 The old Church Hall (**BA041**) and Hall (Kingston House) (**BA038**) are early 16th century. The Chantry (**BA042**) has its origins in the 16th century although much of the structure dates to the following two centuries. There are a number of surviving buildings dating to the boom period of the late 17th century. The main part of the Town Bridge was erected at this time, as were Orpin's House (**BA043**) and the old Baptist Church. Others include houses in Market Street, Church Street, The Tory, Coppice Hill, and Whitehill.
- 5.6.2 The Abbey House (**BA044**) in Church Street is essentially an 18th century structure, although the annex has a 16th century core. The excavations there (Wessex Archaeology 1995) revealed the remains of two walls robbed out in the 17th or 18th centuries, and a pit and ditch of similar date (**BA010**). Their relationship to nearby buildings was not immediately evident.
- 5.6.3 The limestone formations around the town appear to have been extensively quarried, to judge from surface evidence and indications on the Tithe map and on early Ordnance Survey sheets. Little research has been carried out, but from the nature of the Roman complex recently discovered at St Laurence's School, it is evidently that freestone was being mined from Roman. The extent and importance of this industry is far from clear. The quarries at Box and Corsham may have dominated the market, and Bradford on Avon's production may have been confined to local projects. Sites are too numerous to plot, but the largest stone mines were situated either side of the Frome Road for easy access to the canal (Valatin 2002).
- 5.6.4 The woollen industry, for which the town became famous, was noted by Leland on his visit in c.1540, when wool production dominated all else. The names of numerous clothiers are recorded through the 16th and early 17th centuries, but a general slump in the trade affected Bradford on Avon for several decades, until a revival generated by the production of medley cloths from the mid-17th century set the town back on its feet.

- 5.6.5 During the 18th century, there were several fulling mills in operation, at least one dyehouse on the Kingston estate (Pugh 1953), and 17 clothiers were resident in the town in 1791. Greenland Mills (**BA023**) were started in the 18th century if not before, and by the mid 19th century were, with Kingston Mills (**BA020**), the largest mills in the town. The last mill to be built in Bradford on Avon was Abbey Mill (**BA063**), completed in 1875.
- 5.6.6 Figures for the late 18th – early 19th centuries show the industry still healthy but by 1830 the number of clothiers is down to six and the townsfolk were facing ruin. After 1848 Kingston Mill was converted for use as a rubber mill. This business expanded and by the end of the century two mills had been converted, along with a number of other buildings in the town.
- 5.6.7 There were two iron foundries in Bridge Street in 1903 and rug-making and leatherworking were both minor industries of the post-industrial period. There were at least two breweries in the 19th century and Spencer's continued to brew in Silver Street and Whitehead's Lane into the early 20th century. An annual fair was recorded in 1792, and continued until 1907 (Pugh 1953).
- 5.6.8 The Kennet and Avon Canal (**BA065**) was cut through the southern edge of the settlement in the early years of the 19th century, and in 1848 Bradford on Avon railway station was completed, although the railway line from Trowbridge was not actually opened for another nine years (**BA064**). Two new bridges carried it over the Avon to cross the southern spur between the river and the canal.

5.7 Built Heritage

- 5.7.1 This section of the report is intended to provide an introduction to the surviving built heritage of Bradford on Avon, and is not designed to be a comprehensive account of the town's notable structures, but is a selection of the salient architectural features and buildings within the Study Area, including, if present, significant unlisted structures. This data has been compiled by Wiltshire Buildings Record.
- 5.7.2 Detailed lists of historic buildings and architectural detail are included as Appendices 3, 4 & 5. Although individual Grade II listed buildings may be (where relevant) discussed in this section, they are not included as a comprehensive list in the Appendices, due to the very large quantities of additional data this would involve. Researchers seeking information on Grade II structures are directed to the appropriate Department of Environment or Department of National Heritage schedule lists.

5.7.3 Saxon

- 5.7.3.1 The most remarkable survival in the town is the grade A Church of St Laurence, Church Street. This Saxon building was not discovered until 1856 by Canon Jones, before which it was used as a 'skull house' and a free School.

5.7.4 Twelfth Century

5.7.4.1 Some Norman work survives in the grade B 12th century, 14th century & 15th century parish church and is known for its exceptionally long squint (nearly 20 ft).

5.7.5 Thirteenth Century

5.7.5.1 Two 13th century arches are retained in the grade I listed Town Bridge (mainly 17th century).

5.7.6 Fourteenth Century

5.7.6.1 Barton Bridge, Pound Lane (II*) is one of 4 buildings thought to date from the 14th century and is a Scheduled Monument. Barton Farm is an important group of early buildings, once a grange of Shaftesbury Nunnery. The grade I farmhouse is mostly early 18th century, but with portions dating from the late Middle Ages. The grade I Granary dates from around 1400 or earlier, and is noted for its fine open timber roof. The grade I Tithe barn is also noted for its roof, an original massive 14 bay span of two-tier crucks. The group is described as a rare complex of medieval buildings. Of Mediaeval date is the Priory Barn, Newtown, a grade II* rubblestone building once belonging to The Priory, a building of similar date now demolished. The porch was transported to Corsham Court (Valatin 2002).

5.7.7 Fifteenth Century

5.7.7.1 Belcombe Court's origins are in the 15th century, but this grade I house was altered and added to c1734 by John Wood the Elder, for Francis Yerbury, a wealthy clothier. 7 other buildings dating from the late mediaeval period, or 15th century are the barn at Belcombe Court, largely restored c1900, 5 The Shambles, now has an C18 front, and 6 & 6A retains an original 4-centred arched doorway. These form part of a group of early buildings in The Shambles noted as late mediaeval. Recent fieldwork at 11 Silver Street has revealed C15 origins. At some distance to the north overlooking the town is the late mediaeval grade B St Mary's Chapel, sometimes known as the Hermitage, largely restored in 1877.

5.7.8 Sixteenth Century

5.7.8.1 Founded in 1500, the Holy Trinity Church Hall (II*) was originally used as Church House for parish business, it was later used as a Cloth Hall, turned into cottages and after 1715, used as a school. It is one of only 5 buildings dating from this time

5.7.8.2 In the C16 it is suggested that most of the town lay within a triangle formed by Mason's Lane, Market Street, Silver Street and Whitehead's Lane.

5.7.8.3 The Chantry and Little Chantry (II*), outside this area are noted as being of immense townscape value. They retain a nucleus of C16 work, with C17 & C18 facades.

5.7.8.4 Few buildings representing the C16 and earlier C17 remain in the town. The great exception to this is The Hall, Holt Road, a large grade I house built by John Hall, a clothier, in about 1610, with the main front replaced c.1850.

5.7.9 Seventeenth Century

5.7.9.1 During the late C17 there was a revival of the woollen industry, calling for expansion in the town. Consequently the number of listed buildings is accordingly large – 86.

5.7.9.2 Orpin's House in Church Street is a grade II* late C17 ashlar house, named for Edward Orpin, for 40 years Parish Clerk of B-O-A and the subject of Gainsborough's painting "The Parish Clerk" in the National Gallery.

5.7.10 Eighteenth Century

5.7.10.1 Due to the success of the woollen industry at the end of the C17 and start of the C18, Bradford not only has many fine clothiers' houses, but retains many artisans' dwellings and workshops (1 to 18 Middle Rank), offices and mills, some of these in ashlar (Abbey Mills, Church Street (II*), 10-14 Barton Orchard. 53 to 59 Newtown, 26 to 32, and 33 to 37 Tory are an important group of grade II* cottages overlooking the town in a prominent position to the north-west, where the greatest expansion took place. The numbers of listed buildings here reach 139 with 21 of those listed grade II*

5.7.10.2 In Frome Road are the Mens Almshouses, a grade II* building of 1700 for the Dukes of Kingston and later the Earls Manvers.

5.7.10.3 There are a large number of grade II* C18 town houses throughout the town, reflecting the clothiers' wealth. The grade II* terraces to The Hall, Holt Road were added at this time.

5.7.11 Nineteenth Century

5.7.11.1 Some 68 C19 buildings are listed overall. Very little new building is said to have taken place in the first part of the century due to a recession (VCH vol VII) although 50 of those listed buildings date from the first part of the century including Greenland Upper Mill, Bridge Street (1807-10) now gone, The Dower House, Woolley Street (early), Berryfield House, Bath Road, and Christ Church, Mount Pleasant (1843). By the 1850's the town is said to have started to recover.

5.7.11.2 Bradford Railway station north and south platform buildings, dating from this time are noted as comprising a good 'Brunel-type' group.

6 PLAN FORM ANALYSIS

6.1 *Introduction*

6.1.1 The town has been divided into components, each representing blocks of activity and sub-divided by period. Bradford on Avon has no foundation in the prehistoric period, although unrelated archaeological remains belonging to this period are present within the study area. Evidence for Romano-British settlement is present on the north-west side of the town, but this would appear to be of rural rather than urban character.

6.2. *Saxon (Fig. 9)*

6.2.1 **COM1 – Saxon Settlement.** There are few clues to assist in defining the extent of the Saxon settlement, which seems to have been well established as a small riverside town at the time of Domesday. The ‘broad ford’ of the town’s name does not necessarily equate with the location of the surviving Medieval bridge, since the riverside between the bridge and the Saxon church has been extensively embanked and developed in recent centuries, and thus an earlier crossing point closer to the church may have been obscured. The alignment of St Margaret’s Street points to this crossing.

6.2.2 **COM2 – Monastery of St Aldhelm.** Flanking this early town, and indeed the reason for its presence, the Late Saxon monastic site included the Church of St Laurence, perhaps sited upon the remains of Aldhelm’s minster church. It is significant that the 12th century Holy Trinity Church is close to St Laurence’s and even further from the town bridge, further suggesting that the centre of the Saxon town was downstream of the Medieval centre.

6.2.3 The areas depicted on the Plan Form map are therefore tentative. Haslam (1976) suggested a possible area of settlement on higher ground opposite, in the area of St Margaret’s, but this has not been repeated here through lack of supporting evidence.

6.3 *Medieval (Fig. 10)*

6.3.1 **COM3 – Parish Church.** The present Holy Trinity Church contains features dating from the 11th century and was presumably constructed soon after the town and site of the Late Saxon monastery were granted to Shaftesbury Abbey in 1001. Its location, somewhat closer to the river than the Saxon church, suggests that some consolidation and embanking had taken place, valuable in a growing town constrained by the steep slope above it.

6.3.2 **COM4 – Settlement Area.** The commercial focus of the later medieval town, at least by the 14th century but probably earlier, lay on the north bank of the river, around Silver Street, Church Street, Market Street, and the Shambles, with the market presumably centred on the last two streets. The bridging of the Avon in the 13th century may have been part of a planned redevelopment

of the town, moving the focus east to the market place at the north end of the town bridge. It is however possible that the shift in location was the result of organic expansion, and it was this dictated the siting of the bridge. The new bridge probably brought about the realignment of St Margaret's Street, and it may also have affected the opening up of the steeper route up Market Street and Mason's lane to link the upper and lower parts of the expanding town.

6.3.3 **COM5 – the Grange farm.** Barton Farm, next to the river at the south-western end of the town, was originally a monastic grange farm for the abbey, and still retains the 14th century tithe barn. The river terrace for some distance south-west of St. Laurence's and west of the Grange also belonged to the church, so that it may be assumed that Barton Bridge was built by the farm to improve access to its lands, rather than as a public river crossing.

6.3.4 **COM6 – St Margaret's.** The church also held land at the south-eastern edge of the town, where St. Margaret's hospital was established. The exact site of the hospital is unknown, but the rectangular block of land immediately south of St. Margaret's Hill is a tempting prospect, with the steps leading directly from it to the river. There are early cellars here which appear to pre-date the houses above them (Colin Johns, *pers. comm.*). The fields to the south were by 1843 associated with Barton Farm, and may have always been church property, belonging either to the grange or the hospital.

6.3.5 **COM7 – Market Place.** This may have originated as a new and planned element in the town following the construction of the stone bridge c1200. It is located some considerable distance from the parish church, and relates more clearly to the stone bridge than to the assumed Saxon crossing point near the church.

6.3.6 **COM8 – The Hall.** After the dissolution, it is likely that The Hall became the manorial seat, with part of the building dating almost to that time. The association with, and significance of, Kingston Farm at this time and earlier is not clear from the sources consulted for this study and may warrant further investigation.

6.3.7 **COM 9 – Roads.** A missing element is the original route of St Margarets St, heading for a ford and perhaps a wooden bridge near St Laurences church. A possible continuation of this early route may be represented by the footpath that leads up a steep slope to Conigre Hill.

7 **ASSESSMENT**

7.1 **Summary of Research**

7.1.1 Not only has very little archaeological research in fact been undertaken in Bradford on Avon to date, but not many chance finds have been reported, either. The obvious exceptions to this statement are the Iron Age Hillfort and

Romano-British villa and burials from Budbury, so that a reasonable amount is known about this peripheral part of the study area.

- 7.1.2 The town is, however, well endowed with surviving historic buildings, including a number of partial or near complete Medieval structures. 20th century reconstruction in the centre of the town has been relatively light and unobtrusive. Recent regeneration has focussed on the defunct Mills along the riverside, and all three main complexes have been converted in the last ten years, but the archaeological impact of these renovations has been minimal.
- 7.1.3 The documentary history of the town is reasonably extensive and has been well researched, so that its development can be traced from its inception in the 10th century, and in some detail since the end of the medieval period. The absence of urban defences, combined with the lack of archaeological work, has meant that it has not been possible to define accurately the outlines of the Saxon and Medieval settlements, and the areas given in the maps in this report are necessarily estimated. After 1773, there are maps available to enable an accurate trace of the town's growth to be made.

7.2 Growth of the Town (Fig. 11)

7.2.1 Saxon

- 7.2.1.1 Although Haslam has suggested an original Saxon settlement on the spur of high ground on the south bank of the river (1976, 10), there is no evidence for this. There was clearly settlement on the north bank by the late pre-conquest period, associated with the monastic community, which from the location of the church, stood on this side of the river, and this may have been the sole element of Saxon occupation.
- 7.2.1.2 The extent and nature of the monastic enclave is a subject of considerable interest for future research. Was there an early version of the Barton Farm complex nearer to the monastery church, represented by the land north of the river which was later farmed from Barton farm?
- 7.2.1.3 A Saxon road would have approached the ford serving this settlement from the south-east, roughly along St. Margaret's Street, and once over the ford it swung north-east along Church Street, Silver Street, and up White Hill to the Corsham road. Possibly there was a route heading up the steep slope and still preserved in the form of Conigre Hill.

7.2.2 Medieval

- 7.2.2.1 The layout of the settlement was determined by the topography: the river bend, the ford, and the bluffs in the narrowing valley. Wherever the original focus of the Saxon settlement was, by the 13th century it had shifted eastwards towards the new bridgehead and ultimately spread up the hill away from the crossing. The exact extent of this spread is not known as no medieval buildings

survive outside the commercial centre of the settlement but the northern boundary was probably formed in part by Mason's Lane (Pugh 1953).

7.2.3 Post Medieval

7.2.3.1 The 17th century slump as a result of the various plagues and fires which struck the town meant that in the 18th century, much of the regeneration took place on previously developed sites and peripheral expansion was limited to a few areas, although settlement did begin to spread up the steeper cliffs towards Budbury Castle. Nevertheless, a glance at the map (Fig. 11) shows that the town increased in area by around 60% in the period up to c.1770. Industrial expansion in the 19th century took place along the river banks and down along the Frome and Trowbridge roads, with residential development along the latter and also in Budbury above the cliffs. Although physically still separated by fields from the town, the manor of Woolley was by the end of the century becoming a suburb of Bradford on Avon. This trend continued into the first half of the present century, which also saw the recolonisation of Bearfield, an 18th century settlement north of Budbury which appears to have been deserted throughout the latter half of the 19th century.

7.3 The Archaeological Potential

7.3.1 One of the principal aims of this phase of the Extensive Urban Survey is to examine the archaeological potential of the town to assist with the development of a management strategy in the later phase of the project. Whilst all of the core town may be considered important archaeologically, it is necessary to try to highlight those areas of greater interest, either because of the importance of the remains or because better than average preservation is expected there.

7.3.2 In respect of Bradford on Avon, four key topics for potential archaeological research are immediately apparent: the interior of the Iron Age hillfort; the newly discovered Roman villa; the Saxon settlement on the south bank of the river; and the monastic settlement and later medieval expansion of settlement north of the river. Of these, only the site of the villa remains undeveloped and, for the present at least, not threatened by development. The spread of burials and artefacts across the Budbury area suggests that a great deal of related material has disappeared beneath the modern suburbs. The potential for further work in Budbury, both on the Roman remains and the Iron Age settlement within the hillfort, should not be underestimated and must be considered if any sizeable redevelopment occurs in future.

7.3.3 The lower town, the heart of the Saxon and medieval settlement, presents a different set of problems and opportunities. The problems to be solved remain fairly generalised: the location, limits and layout of the Saxon town and the monastic communities at Bradford on Avon; the changes in focus and expansion in the later medieval period; and the post medieval development of the wool and cloth industry up until the mid 18th century. Much of the street

frontages and riverside north of the river is densely built over, and the historic character of the area and the individual structures means that the chance of any large areas becoming available for research is slight. For some years to come, it may be expected that opportunities in this part of the town will consist of small windows in trenches dug for minor alterations and improvements. On the south bank development appears to have been less intense and the potential for information relating to the early Saxon occupation is good, should the opportunity arise to investigate a reasonable sized area of undisturbed ground.

7.3.4 The historic nature of the old town is therefore both blessing and curse in terms of archaeological research. Conservation of the historic fabric means that the archaeological resource is protected to a greater degree than is usual in urban environments; but at the same time the lack of opportunity for open area excavation and study means that the true potential and its variety across the town remain uncertain and limit our ability to predict the damage that development of any given portion might entail. The balance of current archaeological opinion weighs heavily in favour of conservation, but whilst content to accept the limits this imposes on research aims, every chance to improve the data base should be carefully considered, given the minimal level of knowledge available at present on the key historical and archaeological issues.

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9 MAPS

1773. A Topographical Map of Wiltshire. Andrews & Dury.

1820. Map of the county of Wiltshire. Greenwood (Chandler 1998).

1842. Tithe Map

1886. Ordnance Survey, 1st Edition, 1:500 series.

1900. Ordnance Survey, 2nd Edition, 1:2500 Series.

1923. Ordnance Survey, 3rd Edition, 1:2500 Series.

1938. Ordnance Survey, 4th Edition (with revisions), 1:2500 Series.

10 APPENDICES

Appendix 1: Towns included in the Extensive Urban Survey of Wiltshire, with reference to urban criteria defined by Heighway (1972).

Town	Criteria	
1	Amesbury	iii, xi
2	Bradford-on-Avon	iii,vi viii, xi
3	Calne	iii,v
4	Chippenham	iii, viii, x
5	Cricklade	i, ii, v, xii
6	CUNETIO	i, ii, vi
7	Devizes	i, ii, iii, v, vi, vii, ix, xi
8	Downton	ii, iii, v
9	DUROCORNOVIUM	i, ii vi
10	EASTON GREY	i, vi
11	Great Bedwyn	iii, iv
12	Heytesbury	ii, iii
13	Highworth	ii, iv
14	Hindon	ii, vi, ix
15	Lacock	ii, iii, xi
16	Ludgershall	v
17	Malmesbury	i, iii, iv, xi
18	Market Lavington	ii, iii, v
19	Marlborough	ii, iii, iv, v, vi, vii, ix, xi
20	Melksham	iii, vi
21	Mere	ii, iii
22	Ramsbury	viii, xi
23	Salisbury	i, ii, iii, v, vi, vii, viii, ix, x, xi,
24	Sherston	ii, iii
25	SORVIODUNUM	i, vi
26	Swindon	iii, vii, viii
27	Tilshead	iii, v
28	Tisbury	vii, xi
29	Trowbridge	ii, iii, viii
30	Warminster	ii, iii, iv, vii
31	Westbury	iii, viii
32	Wilton	i, iv, v, vi, vii,
33	Wootton Bassett	ii, iii, v, viii
34	VERLUCIO	ii, vi

Appendix 2: Urban Criteria set out in Heighway (1972)

Urban Defences: A town, at some time in its history, might have a wall, or bank and ditch with wooden defences.

Internal Street plan: A town may be planned at any moment in its history; part of its street pattern may display evidence of deliberate planning, such as a grid lay-out. A street plan with provision for a market place will also distinguish a town.

Market: Perhaps the only indispensable criterion, although a market alone does not distinguish a town. The date of a market charter is usually taken in this study as indicating the date by which the place had become a town.

Mint: The existence of a mint often denotes a town.

Legal existence: This aspect of the town was one of the first to be studied and formed the basis of most of the early studies of towns. It has long been evident that legal history, once a favoured method of study does not provide the only clue to urban origins, in which economic causes play an important part. However, the date of a borough charter or the dates of taxation at borough rates or of the town's parliamentary franchise may provide a date from which the place may be called a town.

Position: A town may have a central position in a network of communications and this can be a clue to its importance. This can be a difficult criterion to assess as it involves knowledge of the age of the road system in relation to the town itself, the past navigability of rivers, and other related problems.

Population: A town will often have or have had a high density and size of population compared with surrounding places.

Diversified economic base: Archaeological or documentary evidence might suggest a diversified economic base, particularly a concentration of various crafts in one area, and evidence of long distance trade. For earlier periods, only archaeological evidence can determine this; it is a reflection on the state of urban archaeology that so little is known of this aspect.

House plot and house type: The town-plan may show long, narrow 'burgage-type' plots; surviving houses will be urban rather than rural in form.

Social differentiation: A town should contain a wide range of social classes and especially possess a middle class. House types, demonstrated in the earlier periods by archaeology, again form part of the evidence.

The presence of a *complex religious organisation* may also denote a town; i.e. the possession of more than one parish church or the existence of other institutions, especially monastic.

Judicial centre: A town may be a centre for courts of national or local status.

Appendix 3: Listed Buildings by Schedule Category (Refer to Dept. of National Heritage schedule for Grade II buildings)

Grade I

Church of St Lawrence (Saxon, C10)
The Town Bridge & Chapel (C13, C16, C17)
Belcombe Court, Belcombe Road (C15, C18)
The Hall, Holt Road (c1610)
Barton Farmhouse, Pound Lane (late mediaeval, early C18)
The Granary, Barton Farm, Pound Lane (C14/C15)
Tithe Barn, Barton Farm, Pound Lane (early C14) AM

Grade II*

Holy Trinity Church, Church Street (C11, C12, C14, C15)
Barton Bridge, Pound Lane (C14) AM
The Priory Barn, Newtown (late mediaeval)
St Mary's Chapel & cottage, Tory (late mediaeval)
Holy Trinity Church Hall, Church Street (early C16)
The Chantry & Little Chantry, Barton Orchard (C16, C17 C18)
8 Orpin's House, Church Street (late C17)
53 to 59 Newtown (late C17/early C18)
1 to 4 Men's Almshouses & Walled forecourt with gateway, Frome Road (1700)
Terraces to The Hall, Holt Road (early C18)
Westbury House & Railings (early C18)
St Margaret's Street (early C18)
13 Silver Street House, Silver Street (early C18)
Manor House, Whitehead's Lane (early C18)
22 Druce's Hill House, Church Street (early-mid C18)
Temple at Belcombe Court, Belcombe Road (1740's)
The Swan Hotel, 1 Church Street (C18)
Church House, 29 Church Street (C18)
3 Kingston Road (C18)
29 Market Street (C18)
5 St Margaret's Place (C18)
Sundial House, 13 Whitehead's Lane (C18)
Moxhams, 17 Woolley Street (C18)
St Olave's, 19 Woolley Street (C18)
Abbey House & Annexe, Church Street (late C18 & C16)
26 to 32, 33 to 37, Tory (late C18/early C19)
Lychetts, 15 Woolley Street (late C18/early C19)
Former Wesleyan Methodist Church, Coppice Hill (1818)
Christ Church, Mount Pleasant (1843)
Abbey Mills (main block), Church Street (1875)

Appendix 4: Buildings Survival by Century

Saxon

Church of St Lawrence

12th Century

Holy Trinity Church, Church Street

13th Century

The Town Bridge & Chapel (from C13, C16 & C17)

14th Century

Granary, Barton Farm, Pound Lane (C14/C15)

Tithe Barn, Barton Farm, Pound Lane (early C14)

Outbuilding to n.w. of tithe barn, Barton Farm, Pound Lane

Barton Bridge, Pound Lane (C14) AM

15th Century

Barn, at Belcombe Court , Belcombe Road (probably re-built in C18).

The Priory Barn, Newtown (late mediaeval)

Barton Farmhouse, Pound Lane (late mediaeval, early C18)

5, The Lock Up 6 & 6A, The Shambles

7, 8, The Shambles (late mediaeval)

11 Silver Street (C18/19 LBD, WBR fieldwork– c1400)

St Mary's Chapel & cottage, Tory (late mediaeval)

Abbey House Annexe

16th Century

Holy Trinity Church Hall, Church Street (early C16)

The Chantry & Little Chantry, Barton Orchard, The Old Forge, Bridge Street.

Morgans Lodge, 8 St Margaret's Hill, dated 1696.

17th Century

7 Barton Orchard (C17, C18 front), 9 Barton Orchard

30, Bath Road Post Office, Bath Road, 1 Well Close Cottage, 3 Well Close House, Belcombe Road, 2, 15A Dutch Barton Cottage, 19 to 21, Church Street,

2, 5 & 6, 15, 20, 21, Wall and gates in front of 20, 21 & 22A, 22A, Coppice Hill, 2 to 5, 12, 16 to 20 Huntingdon Street, 15, 19, 20, 21, 24, 31, Market Street, 1A Priory

Close, 1, 2 & 3, 5, 6, 10 & 10B, 13, 14 & 16, Newtown, 1 St Margaret's Hill, 4, 6, St Margaret's Place, 1 & 2, 6 & 7, 10, 15, 16, St Margaret's Street, 20 & 21, 22, Silver

Street, 28, 73, White Hill, Dovecote to Manor House, Whitehead's Lane, 1 & 3 Wine Street, 1, 20, Woolley Street

Leigh House Farmhouse & Barn (C17 or late C16)

The Hall, Holt Road (c1610)

24 The Bridge Galleries, Bridge Street (1675)

4 & 5 Church Street

8 Orpin's House, 9 & 9A (1697), 10, Church Street, Ivy Terrace 2 to 4 Mason's Lane, 1 to 18 Middle Rank, 3 to 13 odds, New Road, 2, 8 & 9, St Margaret's Place, Rowing Club 49, St Margaret's Street, 34 & 35 Silver Street, 13 Kingston Lodge, Woolley Street (late C17)

62 & 62B Newtown (c1695)

Zion Baptist Church, Middle Rank (c1698)

4 Budbury Place, 9, 10 to 12, 14, 16, Coppice Hill, Providence Baptist Chapel – Bearfield Buildings, Huntingdon Street, 17 & 18, 47 & 48, 52 (The Mason's Arms), 53 to 59, 53 to 59, 60 & 61, Newtown, Liberal Club, St Margaret's, St Margaret's Street, 1, 2 & 3, 9A, Silver Street, 8 Greystones, 17 Hill House, Sladesbrook, 1 to 25 Tory, 8 & wall attached, 44, White Hill, Woolley Hill House, Woolley Street (late C17/early C18)

18th Century

Stone parapets at The Chantry and Little Chantry, 3 Orchard Cottage, 10 to 14, Barton Orchard. 198 Bath Road, Belcombe Farmhouse, 19 to 23, 25, Bridge Street, The Swan Hotel 1, 3, 6, Wrought iron gates to Abbey House, Church House 29, ?Wall with 2 arched recesses running east from Holy Trinity Church Hall, Stone-wall, steps and gatepiers to forecourt of No.29, Church Street, The King's Arms Hotel, Coppice Hill, The Barge Inn, Frome Road, Garden seat with Portico at The Hall, Holt Road, 2, 3, Gatepiers and gates on s. side of The Hall, Kingston Road, 5 to 8, 16 & 17, 18, 23, Pavement and wall in front of 21, 23 & 24, 28, 29, 32, 33, 34, 35, Market Street, 5 & 6, 8, Mason's Lane, Castle Hotel, Mount Pleasant, Seven Stars Inn 19, 27 to 31, 33, The Old Brewery, 38, 49, Newtown, 6 Barton Cottage, Pound Lane, Marishes 34, St Margaret's Hill, 3, 7, Garden wall opp. No.4, Stone Urn in garden opp. No.5, Small alcove in garden opp. No.5, St Margaret's Place, 11, 14B with archway, 42 & 43, 44, 45, 48, Water gate to N of Westbury House, St Margaret's Street, 3 The Shambles, 10, 14, 15, 16, 18 The Old House, 28, 29, 30, 32, 33, Silver Street, 5 Trowbridge Road, 78 White Hill, wall & outbuilding, Gazebo to Manor House, 4 & 5, 12, 13, Whitehead's Lane, Well Close Lodge, 4 6 & 7, Wine Street, 3, 5, 7 & 9, 11, 17 Moxhams, 19 St Olaves, Woolley Street (83)

1 to 4 Men's Almshouses & Walled forecourt with gateway, Frome Road (1700)

11 12 14 & outbuilding, Church Street, 19 Coppice Hill, The Three Horseshoes Public House, Frome Road, Terraces to The Hall, Holt Road, 10 to 13, 14, 27, Market Street, 1 New Road [WBR fieldwork], Westbury House, St Margaret's Street, Manor House, Sundial House, Whitehead's Lane (early)

19 The Old Cottage, Silver Street (1718)

22 Druce's Hill House, Church Street (early-mid C18)

Belcombe Court, (C15, mainly c1734), Temple, Coachhouse and archway, Grotto, Cottage, garden walls, Urn, Statue of Athene, Garden seat, Ha, ha, Rustic Arch, Gazebo, Belcombe Road (1740's)
 Congregational Church – Church Hall, St Margaret's Street (1740)
 Terrace wall, wall, Belcombe Court, Belcombe Road, 25 & 26 Market Street (mid)
 Abbey House & Annexe, Church Street (late C18 & C16)
 Bearfield Congregational Chapel, Huntingdon Street (c1787)
 Baptist Chapel, St Margaret's Street (1797)
 4, Barton Orchard, 18 Bridge Street, 22 & 23 Coppice Hill, 6, 9, 37, Kingston Road, 41, 42 & 43, 45 & 46, Newtown, 1, 10, St Margaret's Place, 19 & 20, Outbuilding at Westbury House, St Margaret's Street, 4 The Shambles, 7, 8 & 9, 17, 23, Silver Street, 26 to 32, 33 to 37 Tory, 6 to 11 Whitehead's Lane, 1 & 2 Winsley Road, 15 Lychetts, Woolley Street (late C18 or early C19)

19th Century

18, Gatepiers at 7, Church Street
 Churchyard gates (x3), Holy Trinity Church, Garden seat with Portico at The Hall, Holt Road. Summer House to rear of 13, 39, Newtown.
 Budbury House, Budbury Place, 16 & 17 The Dutch Barton, Church Street, Wesleyan Methodist Church, Coppice Hill, 14 Frome Road, 6 Huntingdon Street, Christ Church Vicarage 3, Round House 4, 9, Mason's Lane, 44 Newtown, 2 gatepiers at Northleigh, Railings and gates opposite no.5, St Margaret's Place, 8 & 9, 12 & 12A, 13 & 14A, 14, 21, 22, 46, St Margaret's Street, Widbrook Bridge, Kennet & Avon Canal, 2 & 3, 4, 7, White Hill, 12 Wine Street Terrace, 21 The Dower House, Gates and wall at nos. 19 & 21, Woolley Street (early) (33)
 Berryfield House, Bath Road, Building next west of 8, Church Street, Wall and Gate to north of Former Wesleyan Methodist Church, 4 Gates with lamp-bracket to south of above, Coppice Hill, Leigh House, Gatepiers and walls to above, Leigh Road, 1 Mason's Lane, Priory Lodge, 2 boundary walls to above, Newtown, Churchyard gatepiers to St Mary's Chapel, Tory x2 (early to mid)
 Former Wesleyan Methodist Church, Coppice Hill (1818)
 Old Gas Work & Buildings, Frome Road (1834)
 Christ Church, Mount Pleasant (1843)
 Former Primitive Methodist Chapel, Sladesbrook (1845)
 Mount Pleasant Community Centre, 1, Mount Pleasant (1847)
 North Platform Building, South Platform Building, Railway Station (1848)
 7, Wall to e & n of Vicarage Grounds, Midland Bank, Church Street, Gatepiers & gates to main entrance, Wall, The Hall, Holt Road, 31, Lamb's Factory at Kingston Mills, Silver Street, 39 Tory, Conigre House, Woolley Grange Road (mid)
 3 & 4, Roman Catholic Church of St Thomas More, Market Street (1854-5)
 Abbey Mills, Church Street (1875)
 Lloyds Bank, Church Street, Wall in front of Builder's Yard and path, Newtown, 23 to 26, 36, St Margaret's Street, 24, 27, Silver Street, 35 Wine Street (mid to late)
 1 Bridge Street (late)

20th Century

War Memorial in grounds of Westbury House, St Margaret's Street (1922)
The Post Office, The Shambles (1901 & 1936)

Recent fieldwork at 11 Silver Street (BA060) has revealed early C15 origins. At some distance to the north overlooking the town is the late mediaeval grade B St Mary's Chapel, sometimes known as the Hermitage, largely restored in 1877.

Founded in 1500, the Holy Trinity Church Hall (II*) was originally used as Church House for parish business, it was later used as a Cloth Hall, turned into cottages and after 1715, used as a school. It is one of only 5 buildings dating from this time.

The Chantry and Little Chantry (II*), outside this area are noted as being of immense townscape value. They retain a nucleus of C16 work, with C17 & C18 facades.

The Hall, Holt Road, a large grade I house built by John Hall, a clothier, in about 1610, with the main front replaced c.1850.

8.Orpin's House in Church Street is a grade II* late C17 ashlar house, named for Edward Orpin, for 40 years Parish Clerk of B-O-A and the subject of Gainsborough's painting "The Parish Clerk" in the National Gallery.

10-14 Barton Orchard. 53 to 59 Newtown, 26 to 32, and 33 to 37 Tory are an important group of grade II* cottages overlooking the town in a prominent position to the north-west, where the greatest expansion took place. The numbers of listed buildings here reach 139 with 21 of those listed grade II* In Frome Road are the Mens Almshouses, a grade II* building of 1700 for the Dukes of Kingston and Earls Manvers.

Bradford Railway station north and south platform buildings, dating from this time are noted as comprising a good 'Brunel-type' group.

Appendix 5: Architectural Detail

Bradford-on-Avon is a stone town. The earliest building is in freestone and rubble (Church of St Lawrence - Saxon, C10; Holy Trinity Church from C11; Town Bridge from C13). Few early buildings survive, The Priory Barn, of late mediaeval date, is rubblestone with buttresses and flattened pointed arched openings.

Partly of mediaeval date is Barton Farmhouse, an L-shaped ashlar building with the early part having corner buttresses and an early transomed and mullioned window. Of rubble with a fine heavy principal roof is the Granary, whereas the Tithe Barn is a coursed rubble and ashlar building with a 14 bay roof of true and two-tier crucks.

Hiding behind an C18 front is 5 The Shambles, a building probably dating from the C15. Features retained from this date are a single-stage buttress with weathering and a 3-light square-headed window with leaded lights and concave-moulded stone mullions. Adjoining this is 6 & 6A, another partly C15

build in coursed rubble with an original 4-centred arch doorway with moulded jambs and door with surface tracery. The buildings in The Shambles are a late mediaeval group, no.7 is the only timber-framed (close-studded) building noted in the town. No.8 is said to be similar.

The Holy Trinity Church Hall in Church Street dates from the early C16 and is a buttressed rubblestone building with dripmoulded mullioned windows. It retains original timberwork and stone fireplaces. Morgan's Lodge, 8 St Margaret's Hill, dated 1696 (Valatin 2002), is also rubble with depressed 4-centred arches. The Hall, Holt Road, is a building of national importance dating from 1610. The main gabled facades are in ashlar with classical enrichment to bays, gables, parapets and porch. It's windows are transomed and mullioned. Other elevations are in rubblestone.

Original C17 features noted at this time are hollow moulded and ovolo mullions, casement windows, dripmoulds (24 Bridge Street), and flat stone hoods with chamfered door openings (2 to 5 Huntingdon St). Upper windows may be in small gables (4 & 5 Church Street). Good town houses in ashlar have classical motifs such as moulded strings, cornices, pilasters, bolection mouldings, architraves, rusticated quoins (Orpin's House, Church Street, 9 Coppice Hill) and towards the end of the C17 and beyond – oval or elliptical windows (53 to 59 Newtown). Lesser houses are in rubble, or rubble with ashlar features (20 Coppice Hill). Some of these are of great townscape value such as 1 to 18 Middle rank, a group of late C17 weavers houses which are mostly 2-storey with attics, and 1 to 25 Tory of which some are 3 storey.

C18 work is characterised by the extensive use of ashlar for good quality houses- (Belcombe Court (1734), The Chantry & Little Chantry, Barton Orchard). Many C18 houses in the town centre are in ashlar, with ashlar chimneys (1 to 4 Men's Almshouses, From Road, 1700). 19 to 23 Bridge Street are good examples of such dwellings, and maximise on street frontage by being 1 room deep and 3 storeys high at the front.

C18 embellishments include moulded architraves, dripmoulds, strings, moulded and dentilled cornices (23, 24 Silver Street) and rusticated quoins. The King's Arms Hotel, Coppice Hill has decorative iron work balconies. Windows have glazing bar sashes or timber casements with arched heads and keystones (25 Bridge Street), or are set under pediments (3, 9, Kingston Road), as are doors. In some instances the centre portion is broken forwards (Abbey House, Church Street) or have the doorway and central windows flanked by pilasters or rusticated quoins to form a central feature (Druce's Hill House, Church House, Church Street respectively). 26 to 30 Tory are designed to form a complete architectural unit by having the centre and end houses breaking forward slightly. Many roofs are of the mansard type (19 Newtown).

The Swan Hotel, Church Street has a painted ashlar front with a central Venetian window with Tuscan pillars, seen elsewhere in the town. A similar window at Church House, Church Street is flanked with Ionic pilasters. Early windows such as sashes with thick glazing bars exist at 19 Coppice Hill. Aside from Tuscan, the Doric order is favoured (29 Market Street).

Lesser buildings are in coursed freestone (7 Barton Orchard) with similar features, or rubble (30, Bath Road Post Office, Bath Road) usually with stone tiles. Towards the end of the C18 and into the C19 rendered stone and broad flush mullions became popular (4 Barton Orchard). Replacements roofs are in slate or pantiles.

Some of the earliest Gothick features are at Baptist Chapel, St Margaret's Street (1797).

During the C19 the use of ashlar was extensive (Berryfield House, Bath Road, Lloyds Bank, Midland Bank, Church Street, Leigh House, Leigh Road). There is a high level of embellishment in the town centre at this date – Midland Bank is in a Jacobean style with elaborate gables, cornices and windows, 3 & 4 Market Street is described as built in a free domestic Tudor style, the Roman Catholic Church has a tall elaborate octagonal tower with an onion dome supporting a ball and weathervane. Mount Pleasant Community Centre is another building also in a 'Domestic Tudor Revival style'. 24 Silver Street is mid to late C19 and has decoratively carved keystones. The fashion for having the centre portions of buildings breaking forward slightly was carried on into this century (Former Wesleyan Methodist Church, Coppice Hill, 1818, Christ Church Vicarage, 3 Mason's Lane). The Old gas works in Frome Road is dated 1834 and is constructed in a classical idiom, including a large triangular pediment with a lunette window. Other large buildings are relatively unembellished (Leigh House, Leigh Road). Mill buildings were in ashlar also with restrained ornament. Lamb's Factory Building in Silver Street has plain strings and pilaster buttresses. Middling buildings tended to be in ashlar with simpler details such as plain cornices and bands, and there was plain treatment of window surrounds, which were sometimes triple lights, with narrow side lights (46 St Margaret's Street) and usually rectangular fanlights to doors. 21 The Dower House, Woolley Street is noted as a good example of the plain Regency style. Rustication to quoins also noted at this time (36 St Margaret's Street)

The building next west of 8 Church Street, and Priory Lodge Newtown are example of early to mid C19 Gothic Revival. On a smaller scale is the Thatched Cottage, 1 Mason's Lane, an early to mid C19 cottage ornee with leaded casements prominently situated at the top of Market Street. It is also the only listed thatched house. Decorative bargeboards are noted at this period (Mount Pleasant Community Centre, 1 Mount Pleasant, 5, New Road).

Few C20 buildings are listed, these are the War Memorial in the grounds of Westbury House, St Margaret's Street, and the Post Office in The Shambles, both in ashlar and randomly coursed squared Bath stone respectively.

Other Details

Many roofs have been replaced by modern materials such as pantiles, but retaining 2 rows of stone tiles at the eaves (2, 5 & 6 Coppice Hill) A good deal of C18 and C19 century walls, rails, gates and overthrows have been retained (Stone Parapet at The Chantry and Little Chantry, Churchyard Gatepiers and

Gates to E. of Holy Trinity Church). Section of listed pavement on east side of Market Street.
Remains of industry in town centre represented by the Old gas works in Frome Road, which retains 3 former coke ovens.