

Brinkworth and Grittenham Neighbourhood Development Plan

Heritage Topic Paper
September 2024

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1. Introduction

- 1.1. The National Planning Policy Framework (NPPF)¹ states that heritage assets range from sites and buildings of local historic value to those of the highest significance. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.
- 1.2. Local heritage plays an essential role in building and reinforcing a sense of local character and distinctiveness in the historic environment. As set out in the Historic England advice note on Local Heritage Listings² communities and parish councils play a valuable role in the identification of non-designated heritage assets, which can be defined through neighbourhood plans. This enables the significance of any site or building to be better taken into account in planning applications affecting the building or site or its setting.

Key Definitions

Heritage Assets

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

Non-Designated Heritage Asset

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

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

Significance (for heritage policy)

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

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

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

- *archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*
- *architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.*
- *historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

Setting of a heritage asset

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

1.3. As of November 2023, the Heritage Gateway³ identifies a range of heritage assets within the Brinkworth and Grittenham designated neighbourhood area:

- 15 statutory listed buildings designated for their special architectural or historic interest, including one Grade I listed building (Church of St Michaels and All Angels).
- 1 scheduled monument of 'Medieval settlement 400m southwest of Crew's Farm'.
- 107 sites, buildings and monuments within the Wiltshire and Swindon Historic Environment Record (HER)⁴.
- 4 National Monument Records (NMR) on the Excavation Index.
- 2 entries listed on the Historic Milestone Society Database
- An additional 20 Historic England research records to be transferred to the HER.

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

⁴ <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 Brinkworth and Grittenham designated neighbourhood area.
- 1.5. Planning Practice Guidance (PPG)⁵ confirms that it is important that the decisions to identify them as non-designated heritage assets are based on sound evidence. The PPG continues to state that plan-making bodies should make clear and up to date information on non-designated heritage assets accessible to the public to provide greater clarity and certainty for developers and decision-makers. This includes information on the criteria used to select non-designated heritage assets and information about the location of existing assets. It is important that all non-designated heritage assets are clearly identified as such, including identification in the local historic environment record (HER)⁶.
- 1.6. This Topic Paper provides a robust and objective evidence-base to inform and underpin a NDP policy defining NDHAs in accordance with the following documents:
 - National Planning Policy Framework and Planning Practice Guidance
 - Wiltshire Core Strategy Policy 58 'Ensuring the Conservation of the Historic Environment'
 - Wiltshire Local Plan Pre-Submission Draft 2020-2038
 - Local Heritage Listing: Identifying and Conserving Local Heritage Historic England Advice Note 7 (Second Edition)⁷
 - Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12

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

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

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

2. Methodology

Criteria

- 2.1 It is important that a community develops criteria which respond to the local heritage of their area, reflecting the types of heritage assets and local distinctiveness.
- 2.2 An objective selection criterion is proposed, developed in line with criteria identified in Historic England Guidance⁸, 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.

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

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

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

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

Identification

2.6 A survey will be undertaken to ask residents which local heritage assets they would like to preserve for future generations. This nomination process will also be 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 Following the above, the table below lists all identified sites:

Nomination	Source	Taken forward for assessment
Brinkworth House, West End, Brinkworth, SN15 5DF	Steering Group Nomination	Yes
Brinkworth School, School Hill, Brinkworth, SN15 5AX	Steering Group Nomination	Yes
Brinkworth Village Hall, The Street, Brinkworth, SN15 5AF	Steering Group Nomination	Yes
Penn’s Lodge, Old Minety Road, Brinkworth, SN15 5DW	Steering Group Nomination	Yes
Primitive Methodist Chapel, Barnes Green, Brinkworth, SN15 5AH	Steering Group Nomination	Yes
The Three Crowns, Public House, The Street, Brinkworth, SN15 5AF	Steering Group Nomination	Yes

Recreation Field, Shoemaker Lane, Brinkworth, SN15 5AH	Steering Group Nomination	Yes
Old School House, Grittenham, SN15 4JP	Community nomination	Yes
Poachers Pocket, Stoppers Hill, SN15 5AW	Steering Group Nomination	Yes

Assessment

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


Reference:	Brinkworth House	What3Words reference:	Publish.purses.obliging
Date:	21/12/2023	Identified by:	Steering Group
Name and Address:	Brinkworth House, West End, Brinkworth, Chippenham, SN15 5DF		
Type of Asset:	Building in parkland setting		
HER Reference:	Not Applicable		
Significance:			
Archaeological <input type="checkbox"/>	Architectural <input type="checkbox"/>	Artistic <input type="checkbox"/>	Historic X
			Setting X




Dated: May 2008

Description / History:
Brinkworth House was built between 1871 and 1881 and originally had three stories. The first known occupant was Captain Robert Bearsley of the 5th Dragoons and at the time of the census in 1881 he lived there with his wife, Miney, and her mother the Dowager Marchioness of Waterford. Visitors to the house at various times were Miney's brothers, Lord Charles


<p>Beresford, and William de la Pore Beresford, who had been awarded Britain's' highest award for gallantry, the Victoria Cross, at the battle of Ulundi in 1879 during the Zulu War.</p> <p>By coincidence a later owner of Brinkworth House was awarded the Victoria Cross. Adrian Carton de Wiart was born in 1880. He saw active service in South Africa during the Boer Wars and in Somaliland with the Camel Corps, where his actions earned him the DSO, but where he lost an eye. All this happened before he led a battalion of the Gloucester Regiment to capture La Boisselle in 1916, during the Battle of the Somme. Despite being injured on numerous occasions he lived to the ripe old age of 83.</p> <p>The building now houses a suite of serviced offices for newly started or small businesses.</p>		
Present condition and originality:		
In good condition. Original building was reduced to two stories after a serious fire and was recently extended to provide more space for business offices		
In Use? (Type of use)		
Business centre with fully serviced offices for small businesses		
Criteria: (not all will be relevant)		
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	Former residence of prominent and gallant individuals. House has evolved to become a business centre and venue which has been used for weddings and the Brinkworth Country Show for several years.
5. Illustrates the development of the area (individually or as a group), including reflecting the functional character or former uses of the area.	1	Building in parkland setting.
6. Contributes positively to the character or appearance of the area.	1	As above
7. Other local reasons of special value.	0	
Recommendation		
Included for designation as non-designated heritage asset		

Reference:	Brinkworth School	What3Words reference:	Apples.press. tweezers
Date:	22/12/2023	Identified by:	Steering Group
Name and Address:	Brinkworth Earl Danby's CE Primary School, School Hill, Brinkworth, Chippenham Wiltshire SN15 5AX		
Type of Asset:	Primary School		
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"/>
			
<i>Dated; May 2008</i>			
Description / History:			
Brinkworth National School (Church of England Educational Board) was opened in 1868. The Church of England Education Board was responsible for all aspects of the organisation and running of the school. Now combined with Dauntsey Primary School and called Brinkworth Earl Danby's CE primary School.			
Present condition and originality:			
Original Building well maintained with modern classrooms added to accommodate more children.			
In Use? (Type of use)			
School consisting of six classes of children of primary school age from Brinkworth, Dauntsey and the local area.			
Criteria: (not all will be relevant)			
1. Has architectural interest or quality.	2	Building is distinctive, with an individual character.	
2. Is a landmark feature.	2	A recognisable and important building for families in the village, and denotes the history of the village.	
3. Has a relationship with designated heritage assets (as	0		

part of their setting) in age, 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	
6. Contributes positively to the character or appearance of the area.	1	
7. Other local reasons of special value.	3	Essential part of village life for the education and well-being of local children
Recommendation		
Included for designation as non-designated heritage asset		

Reference:	Brinkworth Village Hall	What3Words reference:	Chromatic.shutting. Retire
Date:	22/12/2023	Identified by:	Steering Group
Name and Address:	Brinkworth Village Hall, The Street, Brinkworth, Chippenham, SN15 5AF.		
Type of Asset:	Building consisting of main hall, reading room, kitchen, toilets, and storage rooms.		
HER Reference:	Not Applicable		
Significance:			
Archaeological <input type="checkbox"/>	Architectural <input type="checkbox"/>	Artistic X	Historic <input type="checkbox"/>
			Setting <input type="checkbox"/>
			
<i>Dated 20.7.2023</i>			
Description / History:			
Present building replaced previous village halls and reading rooms in 1998 and was extended and refurbished in 2008			
Present condition and originality:			
Modern building with good facilities			
In Use? (Type of use)			
Licensed for films, plays, live and recorded music. Suitable for wedding receptions, private functions, children's parties, meetings of village organisations and clubs.			
Criteria: (not all will be relevant)			
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)	0		

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.	1	
6. Contributes positively to the character or appearance of the area.	0	
7. Other local reasons of special value.	3	Essential facility in village centre for entertainments, meetings, parties, and artistic and cultural performances.
Recommendation		
The village hall is not recommended for designation as a non-designated heritage asset as it does not meet sufficient criteria, and is a relatively modern building. The hall will be protected via other means in the NDP (i.e. as a community facility).		

Reference:	Penn's Lodge	What3Words reference:	Failed.term. quote
Date:	23/12/2023	Identified by:	Steering Group
Name and Address:	Penn's Lodge, Old Minety Road, Brinkworth, CHIPPENHAM, Wiltshire, SN15		
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 checked="" type="checkbox"/>
			
<i>Dated May 2008</i>			
Description / History:			
Penn's Lodge is reputed to have once been the home of William Penn. New farm buildings stand on the site of the original farmhouse, approximately 100 metres from the road but the present Victorian building was built in the middle of the 19 th century.			
Present condition and originality:			
Building in good condition, albeit modified from its original state.			
In Use? (Type of use)			
Yes, used as a family home			
Criteria: (not all will be relevant)			
1. Has architectural interest or quality.	1	Early Victorian Farmhouse, with modifications made over the 20 th C.	
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	Reputed to be the home of William Penn, founder of Pennsylvania in the United States of America. The owner of the site has confirmed the existing house was not that of WP and was built 150 years after his death. They consider the association to be in name only, as is the case for most other buildings on Stoppers Hill (Penns Lodge Cottage, Hillside Penns Lodge, Penn House, Fairways Penns Lodge, etc.).	

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	See above
5. Illustrates the development of the area (individually or as a group), including reflecting the functional character or former uses of the area.	0	
6. Contributes positively to the character or appearance of the area.	2	Building has an individual character that contributes to the appearance of the area.
7. Other local reasons of special value.	0	
Recommendation		
Penn's Lodge is not recommended for designation as a non-designated heritage asset at the current time as it does not meet sufficient criteria. Further clarity can be sought on the narrative and history of this building.		

Reference:	Methodist Chapel	What3Words reference:	Tender.laminated.mascot
Date:	23/12/2023	Identified by:	Steering Group
Name and Address:	Primitive Methodist Chapel, Barnes Green, Brinkworth, CHIPPENHAM, SN15 5AH		
Type of Asset:	Building		
HER Reference:	Not Applicable		
Significance:			
Archaeological <input type="checkbox"/>	Architectural <input type="checkbox"/>	Artistic <input type="checkbox"/>	Historic <input checked="" type="checkbox"/>
			Setting <input type="checkbox"/>



Dated May 2008

Description / History:

Samuel Heath was the first person to bring the Primitive Methodist message to Brinkworth in 1824. By 1827 the 'Brinkworth Circuit' as it was known had come into being: with early meetings held in rented rooms, cottages, barns, lofts and workshops.


The evangelical work of the circuit gained pace with amazing results and in 1833 the Brinkworth District was formed, which included other circuits from as far afield as Haverford West in west Wales, Bath, Salisbury, Frome, and St Ives. Between 1833 and 1848 the following circuits were some of those added to the Brinkworth District: Worcester, Reading, Aylesbury, Buckingham, Southampton, Pembroke, Hereford and Luton. This spread of Primitive Methodism springing from the Brinkworth Circuit was an incredible feat for such a small village, resulting in the description given to it at the start of the 19th century – 'the famous Brinkworth Circuit'.

In 1860 the Jubilee Chapel was built to replace the original chapel. Later an Assembly Room and Manse were built alongside the original home of the preacher next to the chapel which then became the caretaker's house.

Present condition and originality:

Assembly Room and Chapel were recently converted into family homes.


In Use? (Type of use)		
All three buildings now used as family homes		
Criteria: (not all will be relevant)		
1. Has architectural interest or quality.	2	Building has some attractive qualities with the shape of the windows and doors being distinctive to the Chapel. Stained glass windows remain.
2. Is a landmark feature.	2	Building is a large former Primitive methodist Chapel, and is prominent along Barnes Green.
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	Important centre of Primitive Methodism, as described above.
5. Illustrates the development of the area (individually or as a group), including reflecting the functional character or former uses of the area.	1	Reflects the introduction of primitive methodism within the village and the religious significance of this.
6. Contributes positively to the character or appearance of the area.	2	Building contributes positively to the street scene along Barnes Green.
7. Other local reasons of special value.	0	
Recommendation		
Included for designation as non-designated heritage asset		

Reference:	The Three Crowns	What3Words reference:	Realm.librarian.sandbags
Date:	23/12/2023	Identified by:	Steering Group
Name and Address:	The Three Crowns, The Street, Brinkworth, CHIPPENHAM, SN15 5AF		
Type of Asset:	Public House		
HER Reference:	Not Applicable		
Significance:			
Archaeological <input type="checkbox"/>	Architectural <input type="checkbox"/>	Artistic <input type="checkbox"/>	Historic X
			Setting X
 <p><i>Dated: May 2008</i></p>			
Description / History:			
Brinkworth originally had 5 public houses. Today only The Three Crowns remains. It is an important social meeting place.			
Present condition and originality:			
In good condition and well maintained			
In Use? (Type of use)			
Yes as a Pub and restaurant			
Criteria: (not all will be relevant)			
1. Has architectural interest or quality.	0		
2. Is a landmark feature.	2	Between church, school and village hall. The Three Crowns is at the centre of the village as would be considered an asset of community value.	
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.	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.	2	Attractive building in centre of village, contributes positively to the street scene.
7. Other local reasons of special value.	3	Essential part of village life as the only remaining pub and restaurant in the Parish.
Recommendation		
Included for designation as non-designated heritage asset		

Reference:	Recreation Field	What3Words reference:	Sketching.access. signature
Date:	23/12/2023	Identified by:	Steering Group
Name and Address:	Brinkworth Recreation Field, Barnes Green, Brinkworth, CHIPPENHAM, SN15 5AH		
Type of Asset:	Recreation Field for games and activities: includes a children's play area with zip wire, swings, climbing frame and obstacle course.		
HER Reference:	Not Applicable		
Significance:			
Archaeological <input type="checkbox"/>	Architectural <input type="checkbox"/>	Artistic <input type="checkbox"/>	Historic <input type="checkbox"/>
			Setting X
			
<i>Dated; September 2019</i>			
Description / History:			
Field leased by the Parish Council to provide a recreation field for the village. The present field replaced a farmer's field in another part of the village. Originally two old containers provided kitchen and storage facilities for village events.			
Present condition and originality:			
Field in good condition, grass cut regularly in summer by specialist contractors funded by Parish Council. Between 2014 and 2020 new play equipment, kitchen, storage containers and toilets were provided and maintained by the Brinkworth Sports and Heritage Society, a charitable organisation, which also organises entertainments and social events on the field and in the village,			
In Use? (Type of use)			
Play area for children (up to 14 years) with swings, zip wire, obstacle course, climbing frame etc. Larger area with football pitch for older children and adults, this also provides space for village events.			
Criteria: (not all will be relevant)			
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.	0	
5. Illustrates the development of the area (individually or as a group), including reflecting the functional character or former uses of the area.	0	
6. Contributes positively to the character or appearance of the area.	0	
7. Other local reasons of special value.	3	Essential space for: 1. playing games – football etc., 2. children’s area with play equipment. 3. field for large events – various Jubilee events, annual country show, 10k cross country run, concerts, annual bonfire and fireworks on Nov 5 th etc.
Recommendation		
The recreation field is not recommended for designation as a non-designated heritage asset as it does not meet sufficient criteria. It is proposed to allocate the land as Local Green Space in the NDP, which will protect the asset through other Policy.		

Reference:	Old School House	What3Words reference:	Converged.streetcar.rivals	
Date:	10/01/2024	Identified by:	Community Nomination	
Name and Address:	Old school House Grittenham SN15 4JP			
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 checked="" type="checkbox"/>
				
<i>Dated March 2023</i>				
Description / History:				
School House for the hamlet of Grittenham, built in 1860 with some original architectural features such as date plaque and external school bell structure				
Present condition and originality:				
Building in good condition but now extended into a family home				
In Use? (Type of use)				
Currently used as a family home				
Criteria: (not all will be relevant)				
1. Has architectural interest or quality.	2	Mid-Victorian schoolhouse with visible external architectural features.		
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)	2	Historical connection associated with the School which still retains the original character and design.		

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	Marks the centre of the Grittenham hamlet and was once accompanied by a village shop and Methodist chapel close to the site.
6. Contributes positively to the character or appearance of the area.	2	The building has been well restored and maintained and is a key feature of Grittenham
7. Other local reasons of special value.	0	
Recommendation		
Included for designation as non-designated heritage asset		

Reference:	Poachers Pocket	What3Words reference:	Opposites.shred.engage	
Date:	28/03/2024	Identified by:	BNPG member	
Name and Address:	Poachers Pocket, Stoppers Hill, Brinkworth, Chippenham, Wiltshire, SN15 5AW			
Type of Asset:	Georgian Cottage			
HER Reference:				
Significance:				
Archaeological <input type="checkbox"/>	Architectural X	Artistic <input type="checkbox"/>	Historic X	Setting <input type="checkbox"/>
<i>Image of asset</i>				
				
<i>Dated 03/11/21</i>				
Description / History:				
Built between 1808 and 1820. Originally a smallholding and later used as a bakery before becoming a family home.				
Present condition and originality:				
Good condition				
In Use? (Type of use)				
Family House				
Criteria: (not all will be relevant)				
1. Has architectural interest or quality.	2	Main building of brick Flemish bond construction (solid wall) Later additions at rear of Rattrap bond and modern cavity wall construction		
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.	0	
5. Illustrates the development of the area (individually or as a group), including reflecting the functional character or former uses of the area.	1	Originally a smallholding and later used as a bakery before becoming a family home.
6. Contributes positively to the character or appearance of the area.	0	
7. Other local reasons of special value.	0	
Recommendation		
Included for designation as non-designated heritage asset		

3. Conclusion

3.1 Following the assessment, a total of 6 sites are recommended for designation in the neighbourhood plan as non-designated heritage assets, as follows:

- Brinkworth House
- Brinkworth School
- Primitive Methodist Chapel
- The Three Crowns Public House
- Old School House
- Poachers Pocket

3.2 These assets are mapped overleaf.