

Rugby Borough Council Local Plan: Heritage Asset Review

S14/038 Land at Sherwood Farm, Binley Woods

S14/065B Land off Lutterworth Road, Brinklow

S16034 Land North of Coventry Road, Long Lawford

S14/122 Land off Squires Road, Stretton on Dunsmore

S14/004 The Old Orchard, Plott Lane, Stretton on Dunsmore

S14/064 Linden Tree Bungalow, Wolston

S14/011 Land at Coventry Road, Wolvey

S16/039 Wolvey Campus

S14/062 Ryton Training Ground, Leamington Road, Ryton on Dunsmore

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1. Introduction

- 1.1 JS Conservation Management & Town Planning Ltd have been asked to assess the implications from a historic environment perspective of the potential allocation of a number of sites for residential development. The assessment will then help to inform the preparation of the Rugby Local Plan.
- 1.2 This paper only assesses the elements related to the historic environment as it is acknowledged that there are many other considerations in determining the appropriateness of a site allocation, such as sustainability, access to sustainable transport and services, impact to wildlife, etc.
- 1.3 Assessments of significance are taken from information already available as well from professional opinion and assessment. It is acknowledged that further primary evidence and research may yield more significance which is not detailed in this report.

2. Legislative and policy requirements

- 2.1 In determining the appropriateness of any proposed development scheme, special attention shall be paid to the desirability of preserving listed buildings and preserving or enhancing the character or appearance of conservation areas as set out in sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.2 Regard should also be given the relevant parts of the National Planning Policy Framework, in particular paragraphs 17 and 126-141, and to the following:
 - **Rugby Local Plan 2011 Saved Policies (post core strategy adoption)**
 - Policy E17: Development affecting parks and gardens and other elements of the Historic Landscape
 - **Rugby Core Strategy 2011**
 - Policy CS16: Sustainable Design
 - Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment: English Heritage (2008)
 - Historic Environment Good Practice Advice Notes 2, and 3: Historic England (2015)
 - Heritage at risk study 2015, Historic England (2016)

3. Assessing Significance and appropriateness of development in relation to the historic environment

- 3.1 The policies, principles and guidance to the sustainable development of the historic development define the following values of significance which have been adapted into the most recent guidance note on assessing significance:

Evidential value: *the potential of a place to yield evidence about past human activity.*

Historical value: *the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative.*

Aesthetic value: *the ways in which people draw sensory and intellectual stimulation from a place.*

Communal value: *the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.*

3.2 As stated in the Historic England Guidance Note 3 on Site allocations:

“It is important to understand the significance of any heritage assets that would be affected by a potential site allocation. This involves more than identifying known heritage assets within a given distance, but rather a more holistic process which seeks to understand their significance and value. Whilst a useful starting point, a focus on distance or visibility alone as a gauge of impact is not appropriate.”

3.3 The Historic England Guidance Note 3 advises that the 5 steps should be considered in order to establish the appropriateness of site allocations:-

STEP 1: Identify which heritage assets are affected by the potential site allocation

STEP 2: Understand what contribution the site (in its current form) makes to the significance of the heritage asset(s) including:

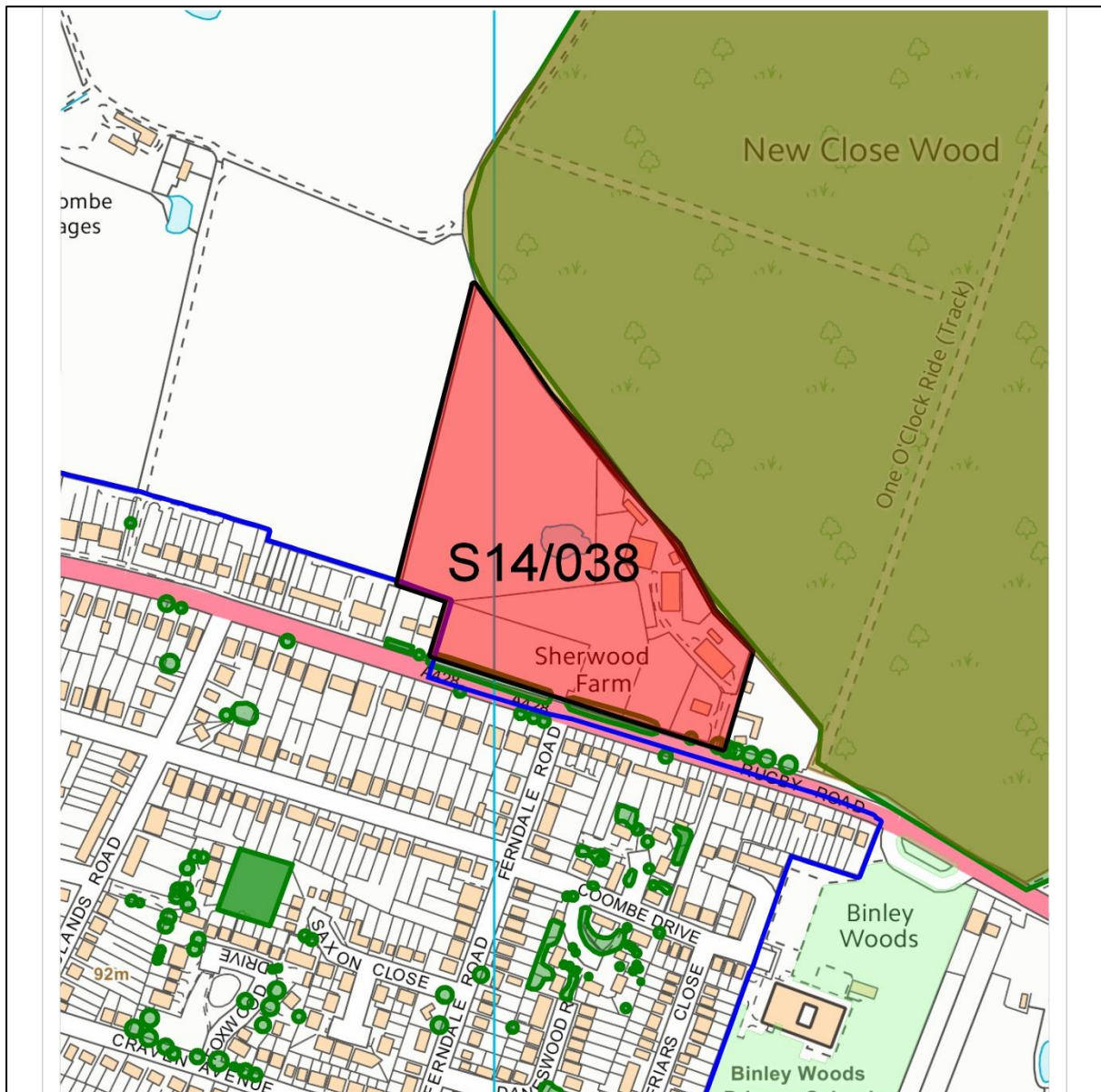
STEP 3: Identify what impact the allocation might have on that significance,

STEP 4: Consider maximising enhancements and avoiding harm through mitigation

STEP 5: Determine whether the proposed site allocation is appropriate in light of the NPPF's tests of soundness

4. Review of Sites

4.1 S14/038 Land at Sherwood Farm, Binley Woods



KEY

- Open Space
- Ancient Woodland / Local Wildlife Site
- Tree Preservation Order (TPO)
- Site S14/038
- Binley Woods Village Boundary


Proposed Dwellings: 62

Site Area 4.7Ha



Assessment:

Step 1 Heritage Assets: It is considered that the relevant heritage assets for this sites are as follows:-

Asset Name	Grade	Photo
Coombe Abbey Registered Park & Garden (Oak Tree Avenue)	II*	
Barn Approximately 10 metres from Old Lodge Farm farmhouse	II	Access not available
Old Lodge Farmhouse	II	Access not available.

Step 2 Significance & Contribution:

Contribution of the site in its current form to the significance of surrounding heritage assets

The subject site's contribution to the surrounding heritage assets is predominantly within the aesthetic, historic and evidential values, being part of the open countryside and rural landscape which surrounds and frames the heritage assets which are agricultural in nature and associated with the historic park and garden.

Old Lodge Farmhouse and Barn (Both Individually listed Grade II)

- **Evidential Value:** The farmhouse and barn has evidential value in that they are a good example of a group of farm buildings of 17th Century origins, which still maintain some association and linkage with the greater Coombe Abbey estate. The farm's positioning on a 17th Century park ride track which was once believed to be a Oak lined path can still be seen today and which the Registered Park and Garden extends to. The buildings have maintained their agricultural land use and still maintain this use today which is evidence of how past landowners ran the farm. The rural setting and this rural nature and positioning is therefore important in this context and is a feature within the open countryside and historic landscape.
- **Historic Value:** The relationship of the farmhouse, its ancillary buildings and the open countryside is important as it reflects the layout and hierarchy of buildings which is still reflected today with the newer built development of more recent vernacular.
- **Aesthetic Value:** The farmhouse and barn are fine examples of agricultural buildings constructed in the 17th Century and its presence within the landscape. The prominence and positioning of the farm house within the rural setting is still maintained today.
- **Communal Value:** The Farm house and barn communal value is limited due to their utilitarian use, however there may have been some associations featured in many memories and collective experiences of local people in the area, as part of associations with the Coombe Abbey estate.

Tree Lined Avenue - Coombe Abbey Registered Park and Garden (Grade II*)

Although it is acknowledged that the entire formal park and garden of Coombe Abbey is nationally significant, the main area of assessment of the park and garden in relation to the subject housing site relates to the small strip of land projecting south of the A4027, to Old Lodge Farm.

- **Historic Value:** Historic maps from 1880 show that the drive was a tree-lined avenue and is attributed to having a similar purpose as the 'twelve o'clock ride,' which is one of the remaining 17th Century tracks which were designed by Captain William Winde.
- **Evidential Value:** Although the track is no longer a tree-lined avenue, the arrangement of the track is important for illustrating an early phase of formal garden and the laying out of tree lined avenues as part of the Coombe Abbey Estate. Only fragments from the 17th century survive on the ground, but they have the special quality of signifying the continuity of the

landscape as a setting for the house. The Park contains some of these fragments including a short length of Oak avenue North of Old Lodge Farm.

- **Aesthetic Value:** Much of the aesthetic value of the tree-lined avenue has been lost due to the felling of the trees along the track. All that remains is the layout of the track which has aesthetic value in the relationship and interpretation of the estate in the 17th Century.
- **Communal Value:** Given that the avenue in the past will have been frequented by important people visiting the estate, the avenues do maintain a communal significance, as well as its attribution to William Winde's laying out of formal gardens and avenues.

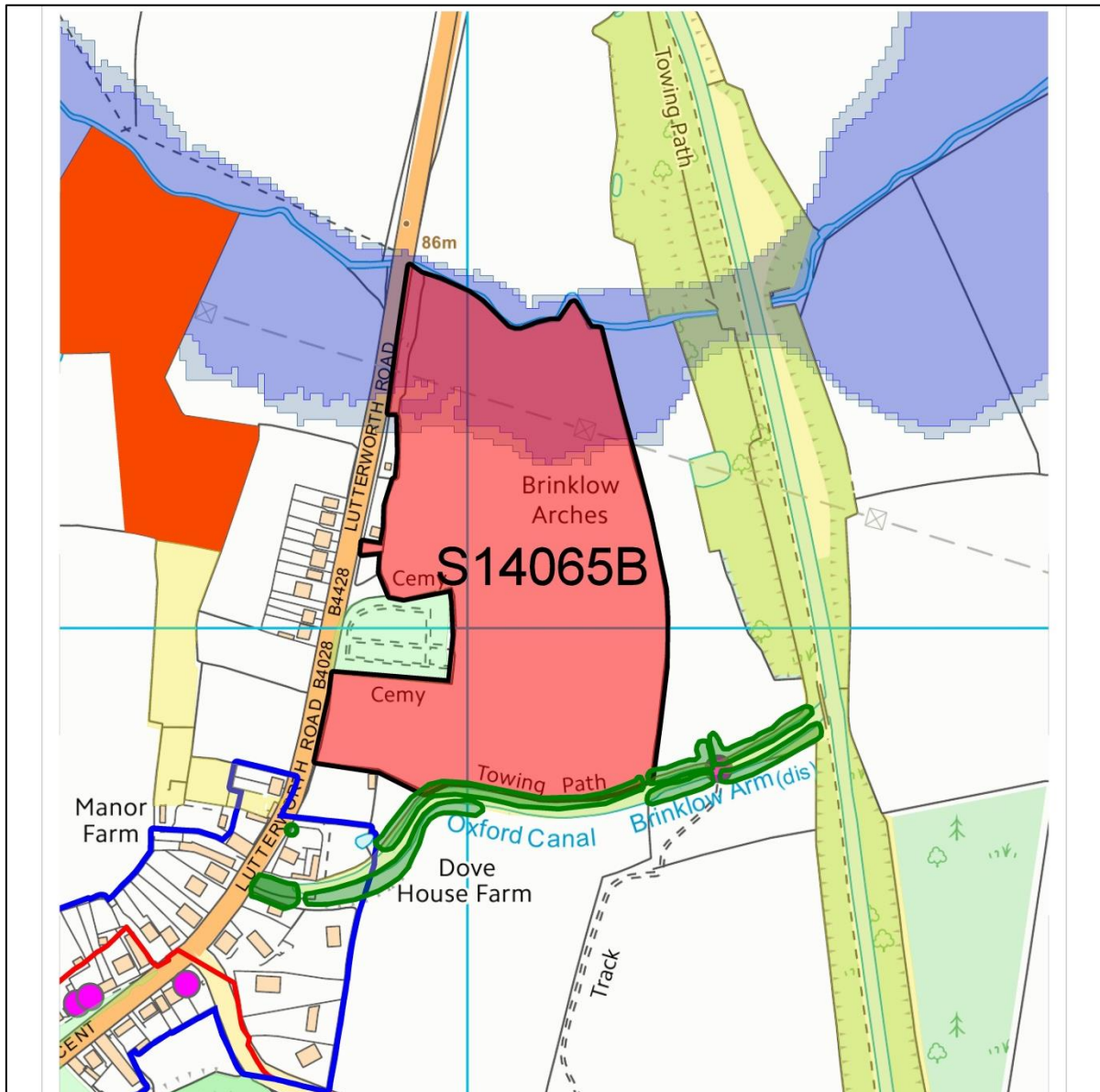
Step 3 Impact upon Significance:

- **Farmhouse and Barn:** The farmhouse and barn would be visible to the north west of the subject site, however only limited glimpses with hedges and Roseycombe farm in-between. The main harm caused to significance would be from an aesthetic and evidential value in that a development of housing would increase the urbanisation of the surrounding rural landscape.
- **Tree Lined Avenue (part of Coombe Abbey Registered Park and Garden):** As the remnants of the 17th Century track do not run past the Old Lodge and there is no longer a tree lined avenue, I do not consider that the development of housing on the subject site would cause harm to the remaining significance of the tree-lined avenue belonging to the Registered Park and Garden.

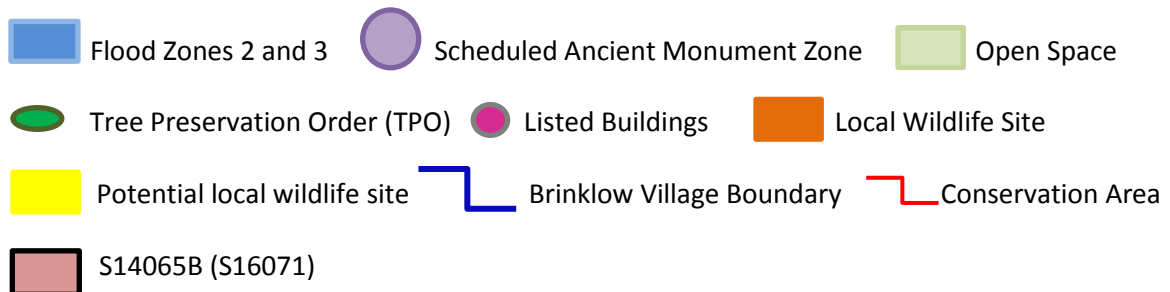
Step 4 Potential Mitigation: In developing a housing scheme to the subject site, development should be focused towards the road and south east of the site. The wooded area should be strengthened with further planting to the north-west of the site to minimise any harm to the aesthetic and evidential values of the Farmhouse and Barn.

Step 5 Appropriateness: With appropriate screening of the development to the north-west, the site if developed for housing would be appropriate from a historic environment perspective.

4.2 S14/065B Land off Lutterworth Road, Brinklow



KEY



Proposed Dwellings: 100



Site Area: 7.2ha



Assessment:

Step 1: Heritage Assets - It is considered that the following heritage assets are relevant to this site given their prominent position within the settlement as well as their relationship to the subject site:-

Heritage Asset	Grade	Photo
Brinklow Motte and Bailey Castle	SAM	
Church of St. John The Baptist	II* Heritage at risk	

Morgans Bridge, Oxford Canal	II	
Brinklow Conservation Area		

Step 2 Significance and contribution:

Contribution of the site in its current form to the significance of surrounding heritage assets

The subject site's contribution to the surrounding heritage assets is predominantly within the aesthetic, historic and evidential values, being part of the open countryside and rural landscape which marks the end of the historic core and the beginning of the open rural landscape. The site also surrounds and frames the heritage assets and contributes to the experience of the heritage assets, particularly the motte and bailey, the conservation area and the canal bridge.

Brinklow Motte and Castle (Scheduled Monument)

- **Evidential Value:** The motte and bailey castle in Brinklow is a good example of this type of monument and it survives very well. The castle occupied a site of significant strategic importance on the Fosse Way and is associated with the campaigns of William the Conqueror. The early abandonment of the site and the lack of modern development will ensure that early archaeological deposits will survive undisturbed at the castle site. These artefactual and structural deposits will provide evidence for the economy of the castle's inhabitants as well as earlier inhabitants there is attribution to the site being a sacred site before the castle was constructed with the hill located on a Roman Road.
- **Historic Value:** The relationship of the moat, castle and its position in the countryside are significant in explaining not only the methodology and appearance of the construction, but any artefacts left behind are significant in that they tell how previous inhabitants lived. It is also important to illustrate events prior to the Norman Invasion, with the hill being positioned along the Roman Road. There is also a strong association and linkage to Norman

times and its association with William the Conqueror; as well as ridge and farrow land in association with the castle.

- **Aesthetic Value:** The castle no longer exists, however its fortified structure on a hill in surrounded by a moat is still evident. The construction of the mound and its positioning in the open countryside is of significance of explaining the fortification of sites and the association of the site with famous battles in history.
- **Communal Value:** The castle and motte will have associations and feature within the collective memories of people living, working and visiting Brinklow as a monument that can be from a number of locations. The monument has associations with the Norman invasion and William the Conqueror.

Church of St. John The Baptist (Grade II*) (Heritage at risk):

- **Evidential Value:** The Church is the oldest building in the Conservation Area, dating from the 15th Century with 19th Century modifications and is the only building constructed in stone. The building fabric and extensions and alterations are important as they illustrate the changing phases of the settlement and wealth of the village as the Church was where most people spent their money.
- **Historic Value:** The relationship and positioning of the church is important and reflects the layout and hierarchy of buildings within the settlement. The tower of the church is the tallest building in the settlement and can be seen from a number of locations surrounding the settlement.
- **Aesthetic Value:** The church is an example of 15th Century architecture as well as the associated extensions and alterations through the centuries. The building is symbolic in its architecture as a place of worship both internally and externally which is maintained and visible today.
- **Communal Value:** The Church will have featured in the collective memories of many of the local community who have worshiped in the church or attended events such as weddings, and funerals etc. The Church will have formed the backdrop of the many events in the town and features in a number of photos which relate to the town.

Brinklow Conservation Area

- **Evidential Value:** The conservation area is significant in terms of illustrating how the settlement has grown and the phases of development which may have been associated with the layout and development of the settlement, such as pre-Norman with the castle and moat and church, to the construction of the canals and the associated canal buildings as prosperity increased with the industrial revolution.
- **Historic Value:** The buildings which make up the conservation area contribute to the development of the settlement and its historic core, with building phases correlating to

particular times of prosperity, such as when the canal arrived into the settlement. The village has also had a market and has held events for many centuries with associations with famous residents and landowners.

- **Aesthetic Value:** The conservation area represents a historic and intact core of buildings which maintain architectural detailing and historic fabric and illustrates the foundations of the village which are pre-Norman.
- **Communal Value:** The intactness of the Conservation Area enables the area to retain a position in the collective memories of those that have worked, lived and visited the area.

Morgan's Bridge, Oxford Canal (Grade II)

- **Evidential Value:** The bridge shows the proliferation of ornate buildings and structures on the arrival of a canal to the town. Constructed of prefabricated cast iron plates and moulded railings, the bridge is a monument to the importance of the canal network and the industrial revolution to the England, as well as its demise with the closed arm in close proximity.
- **Historic Value:** The relationship, design and positioning of the bridge is important and reflects the time of canal building and the pathway to the development of Brinklow with additional buildings to facilitate the increased trades such as basket weaving, candle making, silk manufacturing and boat building. There are also associations with consulting Engineer William Cubitt, was part of many great engineering projects across the country.
- **Aesthetic Value:** The canal bridge is constructed of iron and is a fine example of canal bridge architecture of the early-mid 19th Century. The bridge was designed to stand out and is an interesting example from typically other canal bridges which are more utilitarian in design and appearance.
- **Communal Value:** The Canal bridge lies at the junction and acts as a gateway entrance for the settlement of goods and people arriving on the canal. It is therefore the visual landmark and gateway to the village and the importance of the canal network for the growth of the village.

Step 3 Impact upon Significance:

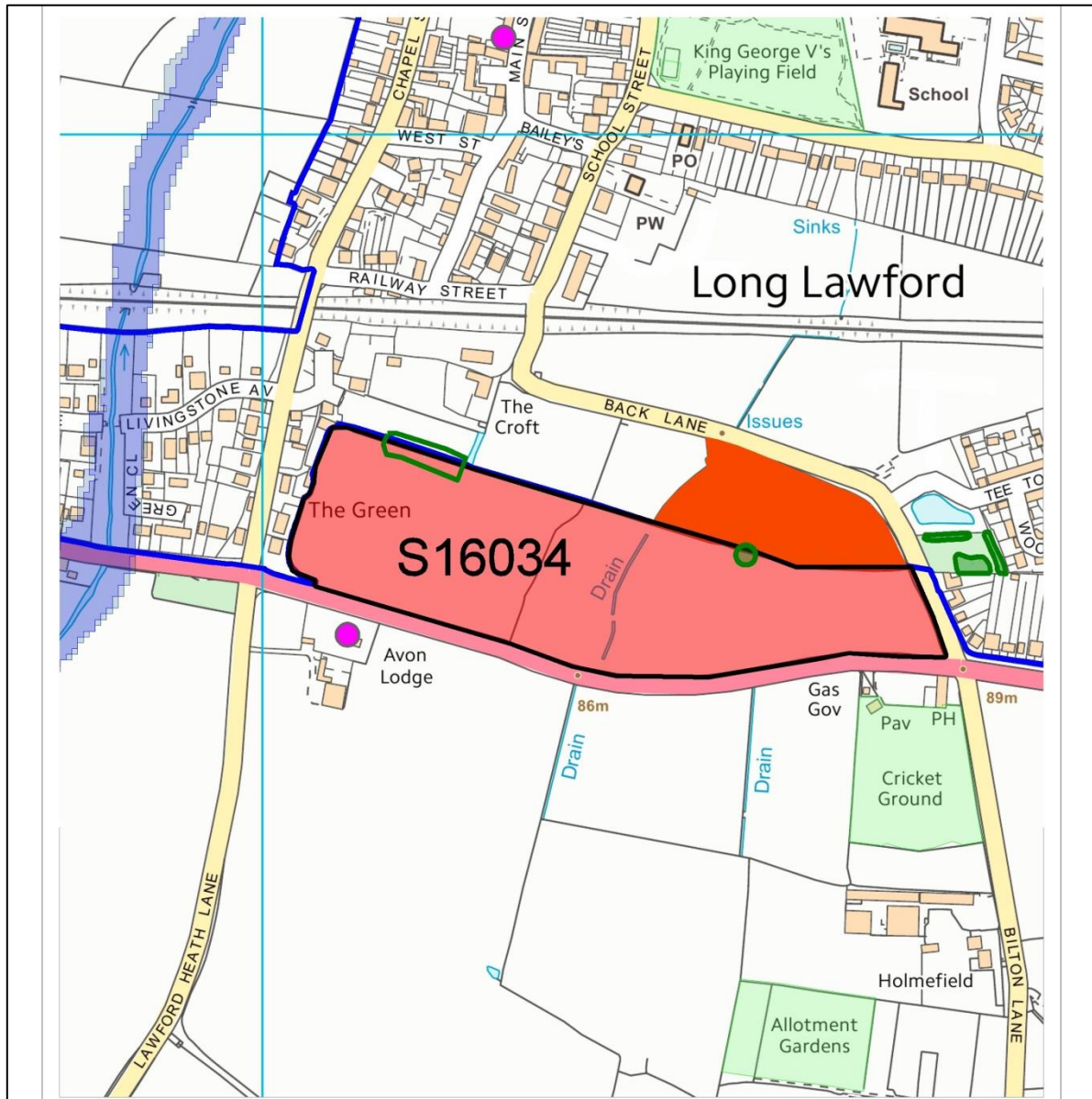
- **Brinklow Motte and Bailey Castle Scheduled Monument:** The main harm caused is to the evidential, historic, and aesthetic values, by the intrusion of a large number of dwellings into the landscape. Currently at the highest point above the town, views are gained across the countryside, and to the church tower which contributes to the setting of this monument open countryside can be gained, and this would be changed by the introduction of a large amount of housing which urbanises the environment and does not related well to the very linear nature of the village in this location. This harm would be 'less than substantial' however depending on how the site was developed could lead to an objection on conservation grounds.

- **Church of St. John The Baptist (Grade II*) (Heritage at risk):** Like the Motte and Bailey, the church is also positioned on an elevated point in the landscape, with views being gained from its surroundings. As the church is designated as heritage 'at risk' the guidance developed by Historic England says that further consideration needs to be given to this 'at risk' status and whether the allocation will impact upon this status. The 'at risk' status is predominantly due to the historic fabric and structural integrity of the building and as such the allocation should not further this 'at risk' status. There is a large amount of screening to the boundaries of the church, and I do not feel that the allocation would affect the experience of the church and its setting which would still be quite prominent in the landscape and therefore would not cause harm to its significance.
- **Morgans Bridge, Oxford Canal (Grade II):** Although the Brinklow arm of the Oxford Canal is disused, it can still be appreciated within the landscape. The landscape has changed dramatically to a leisure, rather than an industrial use and this is part of how we experience the canal in today's context. At this particular location of the bridge, the canal is quite wild and natural with mud towpaths and overgrown banks. Standing on top of the bridge, there are views into the subject site which affect the evidential, historic and aesthetic values of the significance of the bridge. Although this harm would be 'less than substantial' the harm predominantly due to the increased urbanisation which will change the experience of the bridge in its current context.
- **Brinklow Conservation Area:** The Conservation Area is centred around the B4455 which is very linear and represents the historic core of the settlement before heading south and west along Coventry road where the settlement expands to the more modern 20th Century housing form and estate. The loss of this site to housing would cause detriment to the setting of the conservation area, predominantly to the evidential, historic and aesthetic values, via the changing the way the conservation area is experienced in the landscape, resulting in 'less than substantial' harm. Given the conservation area's very strong linear form at the entrance to the conservation area, where the church and disused canal sit, the conservation area would as a result of the development be sandwiched in between two modern developments which would result in the loss of the historic relationship between the rural nature and the village.

Step 4 Potential Mitigation: There is potential to mitigate some harm by screening to soften the impact caused by the extensive urbanisation of the site and the potential layout of the site which will have impacts to its surroundings. However there are concerns from a conservation perspective with regards to how the development sits in the landscape and how it impacts upon the historic, evidential and aesthetic values of the heritage assets as specified above which will change how the heritage assets are experienced and which cannot be mitigated.

Step 5 Appropriateness: There are concerns from a historic environment perspective regarding the development of this site which has the ability to impact negatively on how the heritage assets, in particular the motte and bailey, the canal bridge and environs and the Conservation Area are experienced.

4.3 S16034 Land North of Coventry Road, Long Lawford



KEY

- Flood Zones 2 and 3
- Local wildlife site
- Open Space
- Tree Preservation Order (TPO)
- Listed Buildings
- Site S16034
- Long Lawford Village Boundary

Proposed Dwellings: 100

Site Area: 6.5ha



Assessment:

Step 1 Heritage Assets: It is considered that the following heritage asset is relevant to this assessment of this site:-

Asset	Grade	Photo
Avon Lodge	II	

Step 2 Significance and contribution:

Contribution of the site in its current form to the significance of surrounding heritage assets

The subject site's contribution to the surrounding heritage asset is predominantly within the aesthetic, historic and evidential values, being part of the open countryside and rural landscape

which surrounds and frames the heritage assets and contributes to the experience of the heritage asset at this crossroads location.

Avon Lodge

- **Aesthetic Value:** The building is important for its late 18th Century construction and appearance. The building is a farmhouse with associated ancillary farm buildings and is positioned in an isolated position close to crossroads opposite a guide post at the entrance to the village of Long Lawford. The building has a prominent position within the open countryside and may have been a destination of rest for people travelling along the Coventry Road.
- **Evidential Value:** The building shows evidence of its farming activity and how the ancillary buildings have been constructed around it as farming operations have changed. The 1880 historic map shows that the cross roads was a location of a guide post, as well as various water pumps, which implies that the building would appear to have been a stopping point for travellers along the Coventry Road at this point.
- **Communal Value:** The building has been in this isolated location at the cross roads since the 18th Century and would feature in the collective memories of travellers passing through the area as well as local residents.
- **Historic Value:** The building has historic significance as it is an early example of a farmhouse and associated buildings which is located at a crossroads. It is unclear whether the dwelling may have been associated with any historic events or people.

Step 3 Impact upon Significance:

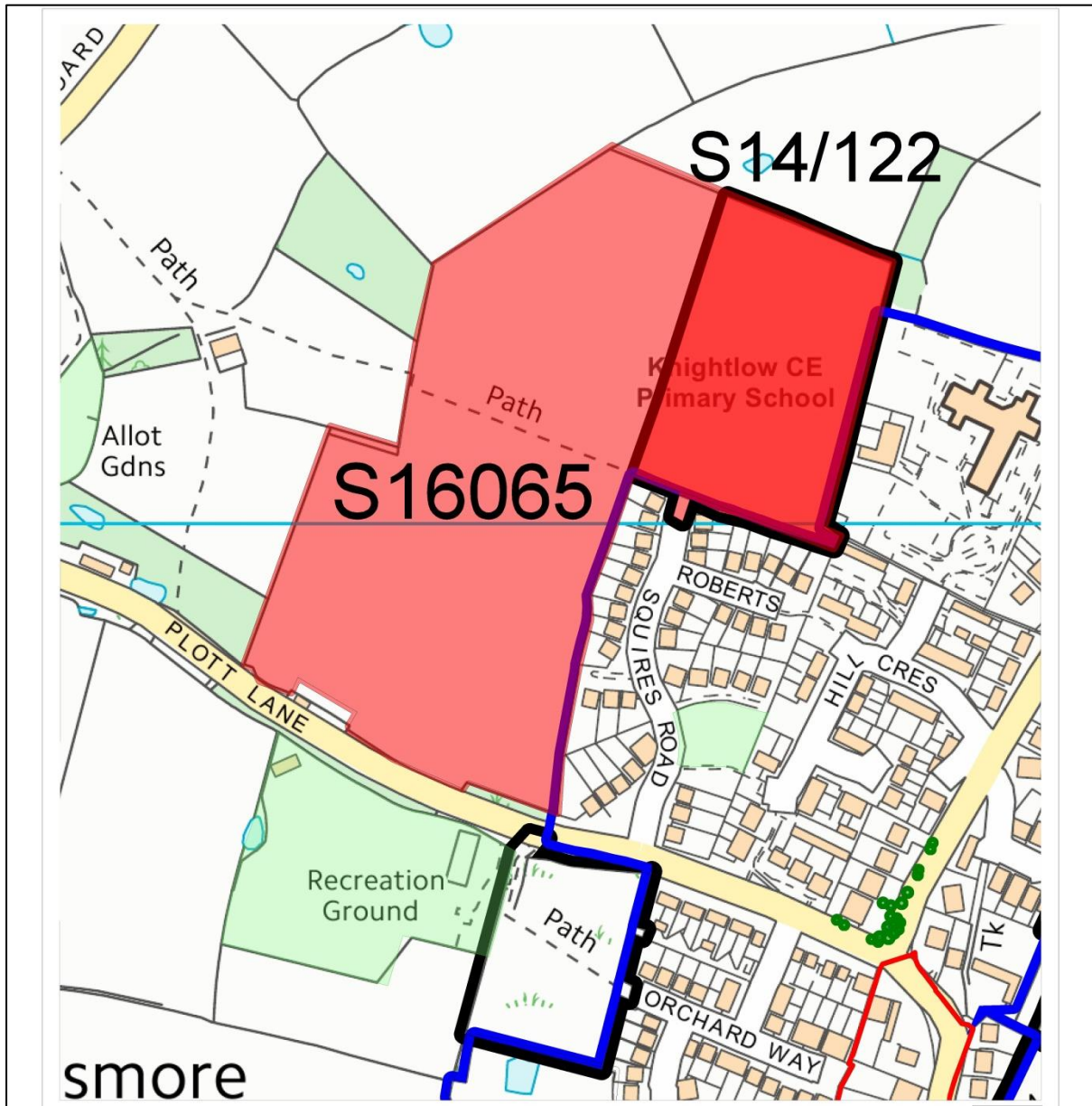
The main harm caused to Avon Lodge is to the evidential, aesthetic and historic values via the loss of context and isolation in the countryside and the urbanisation of the context and setting which has always remained rural and open, albeit some modern development to the north-west of the crossroads has affected this isolation. Although the site still remains open to the south with this development, and the harm could be considered to be 'less than substantial,' the harm is significant enough to warrant an objection to the scheme from a historic environment perspective.

Step 4 Potential Mitigation:






The harm to the setting of the listed building could be reduced by the development of the proposed allocated site so that the openness is preserved around the dwelling. An open space or natural grassland could be positioned to the south west corner of the site so that the openness around the dwelling is maintained, leaving a rural aspect around the listed building which carries over the road to the proposed allocation.

Step 5 Appropriateness: The site may be suitable for residential development, however care needs to be taken in the layout of properties in relation to the setting of the listed building.

4.4 S14/122 Land off Squires Road, Stretton on Dunsmore



KEY

-  Open Space
-  Tree Preservation Order (TPO)
-  Conservation Area Boundary
-  Site S16065 (and S14/122)
-  Stretton on Dunsmore Village Boundary

Proposed Dwellings: 50 dwellings

Site Area: 1.83ha



Assessment: The site comprises a smaller site to the north-west of the larger site which forms an inverted U-Shape.

Heritage Assets: Although the larger site has views towards the Church of All Saints, it is not considered that the subject site lies within the setting of this building. It is considered that the following heritage asset is relevant to this assessment of this site:-

Asset	Grade	Photo
Stretton on Dunsmore Conservation Area	N/a	

Step 2 Significance and contribution:

Contribution of the site in its current form to the significance of surrounding heritage assets

The subject site's contribution to the surrounding heritage assets is predominantly within the aesthetic, historic and evidential values, being part of the open countryside and rural landscape which marks the end of the urbanised component of the settlement and the beginning of the open rural landscape. The site has limited visibility to the conservation area and the church tower.

Stretton on Dunsmore Conservation Area

- **Evidential Value:** The conservation area carries significance in how it has developed over time towards the south with origins of the settlement dating to Anglo Saxon times. Buildings in the eastern and central part of the Conservation Area are generally smaller with larger buildings on the eastern side of School Lane and in the upper section of Church Hill. With buildings abutting the road to the north there is a sense of enclosure around the village greens. Larger buildings, such as the timber framed dwellings on School Lane and Manor House and Stretton House on Church Hill, illustrate the historic wealth and age of the settlement. The farms and fields established are still in evidence through Church Farm, Manor Farm and Moor Farm. This rearrangement affected the shape of the modern village. Many of the buildings from that time remain and the positions of the roads, paths and trackways closely reflect the early layout.
- **Historic Value:** The conservation area encapsulates the historic core of the settlement, and has historic value due to its Anglo Saxon origins. The earliest physical evidence of human settlement in Stretton is found close to the spring. Humps in the field to the west of Brookside and north of the village are potentially the sites of old buildings. In the seventeenth century increasing prosperity led to the building of fine half timbered houses such as Moor Farm. Common land in Stretton was enclosed in 1704. This had a major impact on the layout of the countryside with the creation of smaller fields.
- **Aesthetic Value:** The Conservation Area occupies low lying land; the surrounding land rises to the north, south and west. Buildings on the higher land are shrouded in mature trees which act as a backdrop to buildings within the Conservation Area. The buildings still retain much of their historic detailing and appearance. These trees, together with the buildings, result in a strong sense of enclosure within the designation and prevent views beyond. The focal point of the Conservation Area is the series of village greens at the centre. These are dissected by the stream and provide the foreground to the buildings which frame the centre. A number of mature trees are accommodated on the greens and include Hawthorn, Lime and Beech.
- **Communal Value:** The sense of enclosure is key to the communal value, with a strong identity within the village and the tight knit buildings which represent the historic core along with the characteristic green spaces.

Step 3 Impact upon Significance:

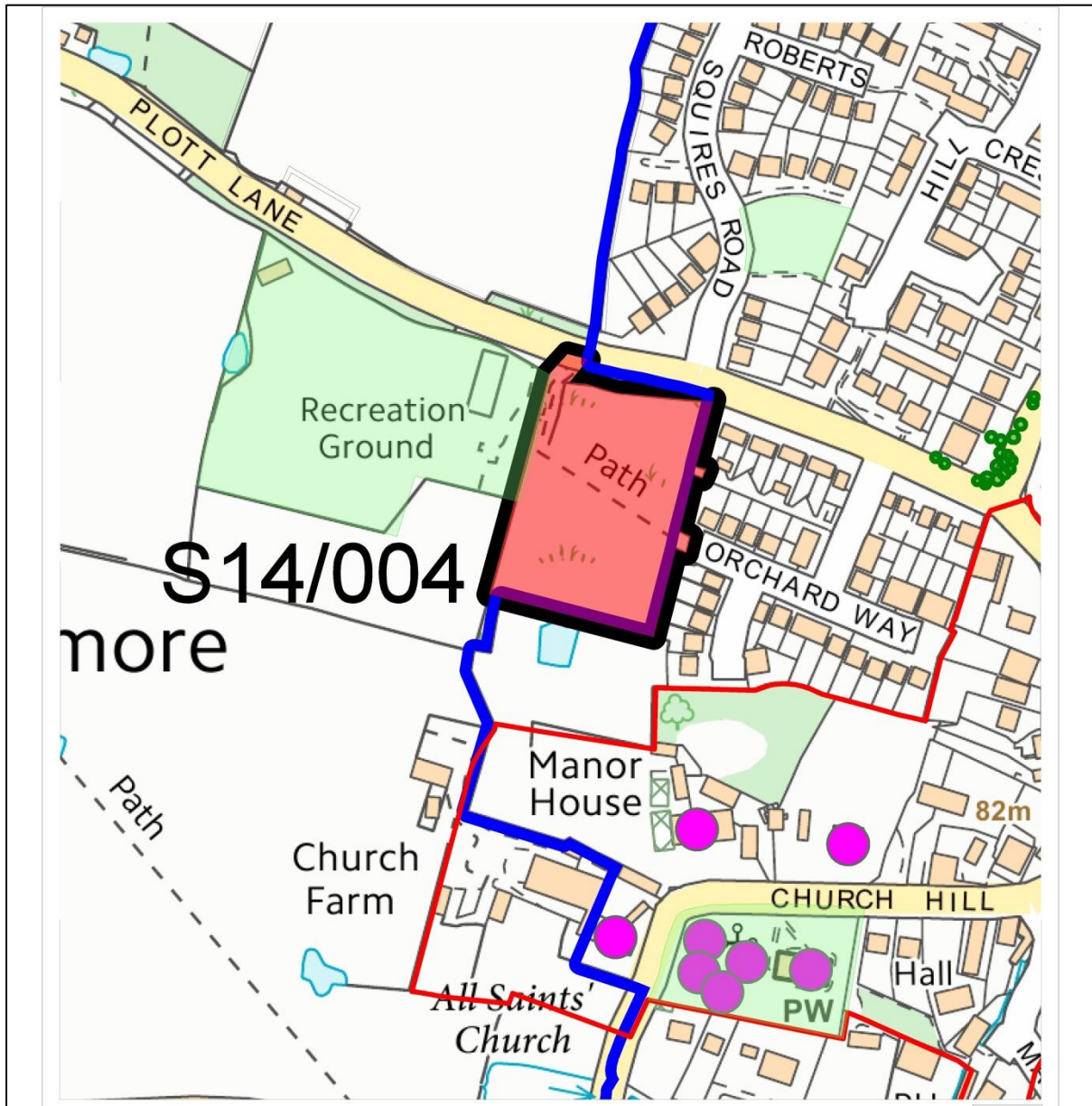
The main harm caused to the conservation area is considered to be 'less than substantial' as result of harm caused to the aesthetic value as the conservation area will be surrounded by further

development within the landscape. The conservation area itself is however encapsulated around the buildings, meaning that views from within to outside will be largely unaffected by the development of the site.

Step 4 Potential Mitigation: N/a

Step 5 Appropriateness: It is considered that the development of the smaller site should not cause the need for mitigation measures, with the development unlikely to substantially impact upon the character and appearance of the conservation area.

4.5 S14/004 The Old Orchard, Plott Lane, Stretton on Dunsmore



KEY

- Open Space
- Tree Preservation Order (TPO)
- Conservation Area Boundary
- Site S14004
- Listed Buildings
- Stretton on Dunsmore Village Boundary

Proposed Dwellings: 25




Site Area: 0.92ha



Assessment:

Step 1 Heritage Assets: It is considered that the site is not within the setting of four individually listed structures which consist of tombs and a sundial within the grounds of the Church of All Saints and therefore will not affect their significance. It is considered that the following heritage assets are relevant to the assessment of this site:-

Asset	Grade	Photo
Church of All Saints	II*	A photograph of the Church of All Saints, a stone building with a tall tower, surrounded by trees and a graveyard.
Manor House	II	A photograph of a white manor house with a red roof, partially obscured by trees and a fence.

Stretton House	II		
Church Farmhouse	II		
Stretton on Dunsmore Conservation Area	N/a		

Step 2 Significance and contribution:

Contribution of the site in its current form to the significance of surrounding heritage assets

The subject site's contribution to the surrounding heritage assets is predominantly within the aesthetic, historic and evidential values, being formally part of the Manor House which was once the orchard. The orchard and any remaining vegetation has recently been cleared allowing the site to be quite open. Although the land has been severed by the introduction of a row of trees to the rear of Manor House, the land is an open component to the rear of the trees and which remains given that much of the surrounding area has been developed for housing.



Left: Line of trees to the rear boundary of the Manor House; Right formal gardens to the rear of the Manor House.

Church of All Saints (Grade II*)

- **Evidential Value:** The Church is significant in that it is an almost intact example of a church from the early 19th Century. The building fabric is therefore important as it illustrates how the building was constructed under the fashions of church building at the time. The land is also important as a spiritual place given that a church has been in the same position before being demolished to build the current church and that a medieval graveyard exists.
- **Historic Value:** The relationship and positioning of the church on Church Hill is important and reflects the layout and hierarchy of buildings within the settlement. The tower of the church is the tallest building in the settlement and can be seen from a number of locations surrounding the settlement. There are also attributions to Thomas Rickman who was a major figure in Gothic Revival architecture, and Reverend William Clarke who funded the construction of the church.
- **Aesthetic Value:** The church is an intact and almost unaltered example of an early 19th Century church which is important. The building is also symbolic in its architecture as a place of worship both internally and externally which is maintained and visible today.
- **Communal Value:** The Church will have featured in the collective memories of many of the local community who have worshiped in the church or attended events such as weddings, and funerals etc. The Church will have formed the backdrop of the many events in the town and features in a number of photos which relate to the town.

Manor House (Grade II)

- **Evidential Value:** Manor House forms part of a group of large historic buildings which form a group around the church on Church Hill, which illustrate the historic wealth and age of the settlement. Manor house dates from the 16th Century and has a later 19th Century extension, with the form and appearance of the dwelling being similar to that of a hall house. The Manor house is also surrounded by large grounds, which contributes to its setting;
- **Historic Value:** The Manor House is one of the older buildings of the settlement and illustrates the wealth and age of the settlement and how it was formed. The wealthier and larger dwellings

are situated on Church Hill in large grounds and closer to the church, with smaller and terraced dwellings located towards the centre of the village.

- **Aesthetic Value:** The Manor House is a good and authentic example of a 16th Century house which appears to be a hall house. The building and grounds add to the well vegetated nature of the settlement and is a positive influence upon the character and appearance of the Conservation Area.
- **Communal Value:** It is unclear of the ownership and famous attributions of the Manor House, however given its location next to the church, will have featured in the collective memories of those attending the church and as a prominent building to the locals which is located in the more wealthy areas of the settlement.

Stretton House (Grade II)

- **Evidential Value:** Stretton House like Manor House, are both on Church Hill and illustrate the historic wealth and age of the settlement. The dwelling dates from the late 18th-early 19th Century and was a former vicarage.
- **Historic Value:** Stretton House was constructed for and lived in by Reverend William Clarke, who donated money for the construction for the church. The building contributes to the group of buildings around the church with grounds which illustrates the wealth of the settlement.
- **Aesthetic Value:** As the dwelling was constructed as a Vicarage, it shows the wealth in the village and the wealth of the Church, given that the original owner also funded the construction for the new church opposite. The building and grounds also add to the well vegetated nature of the settlement and is a positive influence upon the character and appearance of the Conservation Area.
- **Communal Value:** The dwelling has strong associations with the church, and given its location next to the church, will have featured in the collective memories of those attending the church and as a prominent building to the locals which is located in the more wealthy areas of the settlement

Church Farmhouse (Grade II)

- **Evidential Value:** The importance of farming on the development of the village is demonstrated by Church Farm, the last working farm in the settlement. During the 18th Century the importance of farming is demonstrated by the building which grew to be one of the largest buildings in the settlement. The changing alterations and additions reflect the changing of times and the wealth of agriculture in the development of the settlement. It is also interesting that the quite rural nature of the farmhouse is positioned on Church Hill, and reflects the grander character of buildings and grounds in this location.
- **Historic Value:** The Church Farmhouse dates from the late 16th – early 17th Century with later alterations and further outbuildings during the 18th, 19th and 20th Century and illustrates the importance of farming to the development of the settlement. The buildings and land are

significant in that they lie on the edge of the settlement and are more rural than part of the settlement.

- **Aesthetic Value:** The farmhouse is still a relatively intact example of a working farm which is still present today. It has aesthetic value in that it illustrates how farming was an essential part of the development of the settlement with the farmhouse growing over time to become one of the largest dwellings in the settlement.
- **Communal Value:** Given the prominent location of the farm in the settlement, the farm is a representation to the people of the village of the importance of the farming to the village.

Stretton on Dunsmore Conservation Area

- **Evidential Value:** The conservation area carries significance in how it has developed over time towards the south with origins of the settlement dating to Anglo Saxon times. Buildings in the eastern and central part of the Conservation Area are generally smaller with larger buildings on the eastern side of School Lane and in the upper section of Church Hill. With buildings abutting the road to the north there is a sense of enclosure around the village greens. Larger buildings, such as the timber framed dwellings on School Lane and Manor House and Stretton House on Church Hill, illustrate the historic wealth and age of the settlement. The farms and fields established are still in evidence through Church Farm, Manor Farm and Moor Farm. This rearrangement affected the shape of the modern village. Many of the buildings from that time remain and the positions of the roads, paths and trackways closely reflect the early layout.
- **Historic Value:** The conservation area encapsulates the historic core of the settlement, and has historic value due to its Anglo Saxon origins. The earliest physical evidence of human settlement in Stretton is found close to the spring. Humps in the field to the west of Brookside and north of the village are potentially the sites of old buildings. In the seventeenth century increasing prosperity led to the building of fine half timbered houses such as Moor Farm. Common land in Stretton was enclosed in 1704. This had a major impact on the layout of the countryside with the creation of smaller fields.
- **Aesthetic Value:** The Conservation Area occupies low lying land; the surrounding land rises to the north, south and west. Buildings on the higher land are shrouded in mature trees which act as a backdrop to buildings within the Conservation Area. The buildings still retain much of their historic detailing and appearance. These trees, together with the buildings, result in a strong sense of enclosure within the designation and prevent views beyond. The focal point of the Conservation Area is the series of village greens at the centre. These are dissected by the stream and provide the foreground to the buildings which frame the centre. A number of mature trees are accommodated on the greens and include Hawthorn, Lime and Beech.
- **Communal Value:** The sense of enclosure is key to the communal value, with a strong identity within the village and the tight knit buildings which represent the historic core along with the characteristic green spaces.

Step 3 Impact upon Significance:

- **Church of All Saints (Grade II*):** The church and tower is a monument which can be seen throughout the countryside and on the approaches to the village via glimpses through vegetated areas from the site as well as from the church. The main harm as a result of the development of the site is predominantly to the aesthetic value, as a result of the loss of glimpses towards the tower on approach roads, particularly along Plott Lane. It is considered that this harm would be 'less than substantial.'
- **The Manor House (Grade II):** The Manor house adjoins the south of the subject site, with a line of trees marking the boundary. Beyond these trees lies the grounds of the Manor House, as the subject site containing an orchard would have formed part of this site also. The harm caused as a result of the development is 'less than substantial' with the main harm caused is to the aesthetic, historic and evidential values in that the surrounding environment and the experience of the garden itself will have an increase of urbanisation, and a loss of its countryside setting, a loss of the historic relationship of the former orchard.
- **Stretton House (Grade II):** Stretton house lies to the east of The Manor House, and has similar harm caused to its aesthetic and evidential values by the increased urbanisation and the loss of surrounding countryside which informs its setting. It is considered that this harm would be 'less than substantial.'
- **Church Farmhouse (Grade II):** The significance of the farmhouse lies in its relationship to farming and the countryside surrounding. The experience of the farmhouse amongst the landscape would be unchanged and as such I do not believe the development of the subject site would cause harm to the significance of this heritage asset.
- **Stretton on Dunsmore Conservation Area:** The significance at this part of the conservation area relates to its rural setting which would be affected by the development of housing on the subject site. The main harm caused to the conservation area is considered to be 'less than substantial' as result of harm caused to the aesthetic value as the conservation area will be surrounded by further development within the landscape.

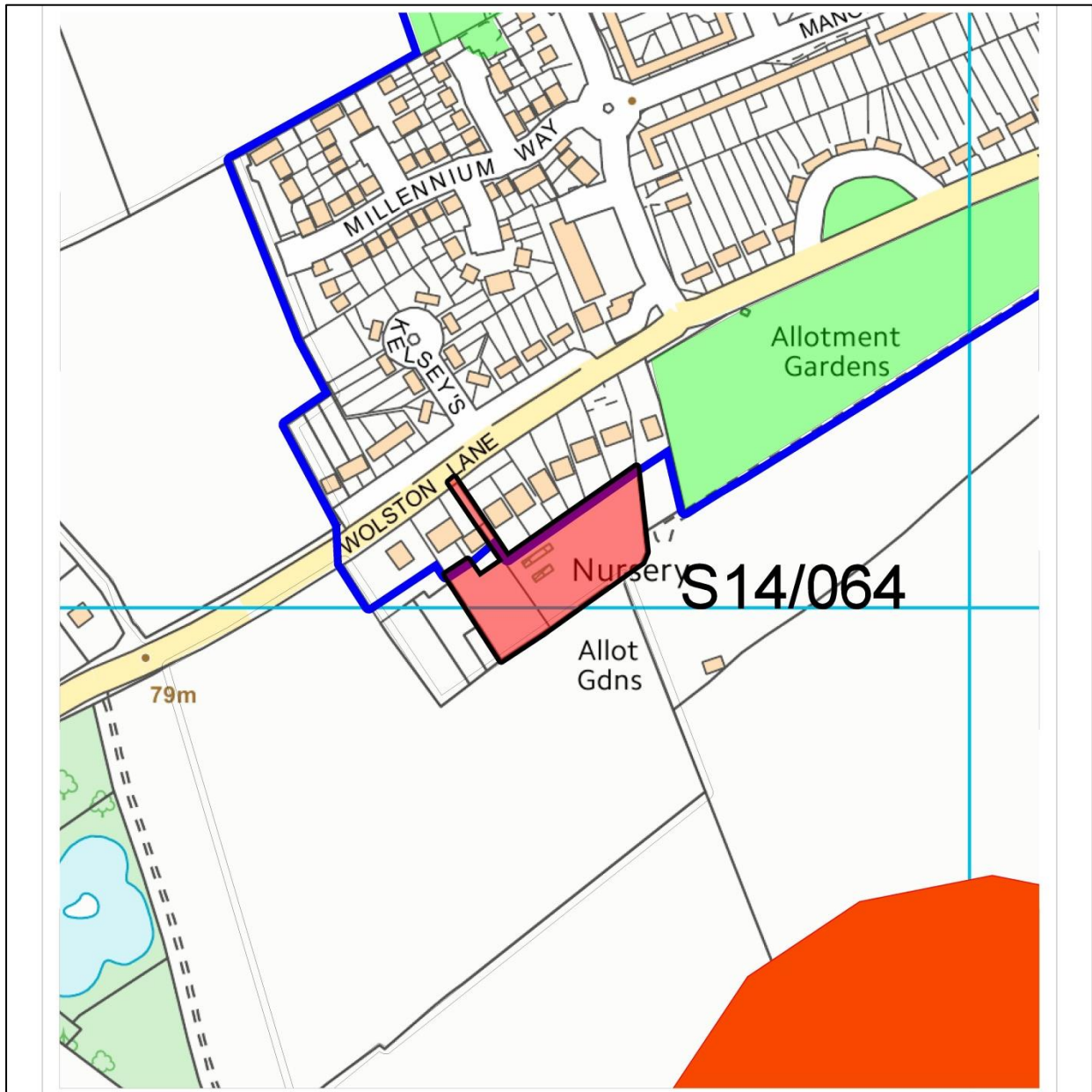
Step 4 Potential Mitigation

Although there is a large amount of vegetation, the strengthening of vegetated buffers to the southern edge of the site in particular would help soften the impact of residential development on the setting of listed buildings towards the south. The urbanisation of the rear of the Manor house by close boarded fencing would cause detriment and needs to be softened by an appropriate buffer which is well vegetated. It is important that the buffer does not form part of residential gardens, as this buffer will be most likely cleared away. Height, massing and scale of buildings towards the south should also be reduced to allow for the vegetation to dominate and screen views to and from the rear of the Manor House.

Step 5 Appropriateness

It is considered that subject to sufficient strengthening of vegetated buffers, and designs of dwelling which are limited in scale, massing and height towards the southern boundary would enable the site to be appropriate for residential development.

4.6 S14/064 Linden Tree Bungalow, Wolston



KEY



Open Space



Site of Special Scientific Interest (SSSI)



Site S14/064



Wolston Village Boundary

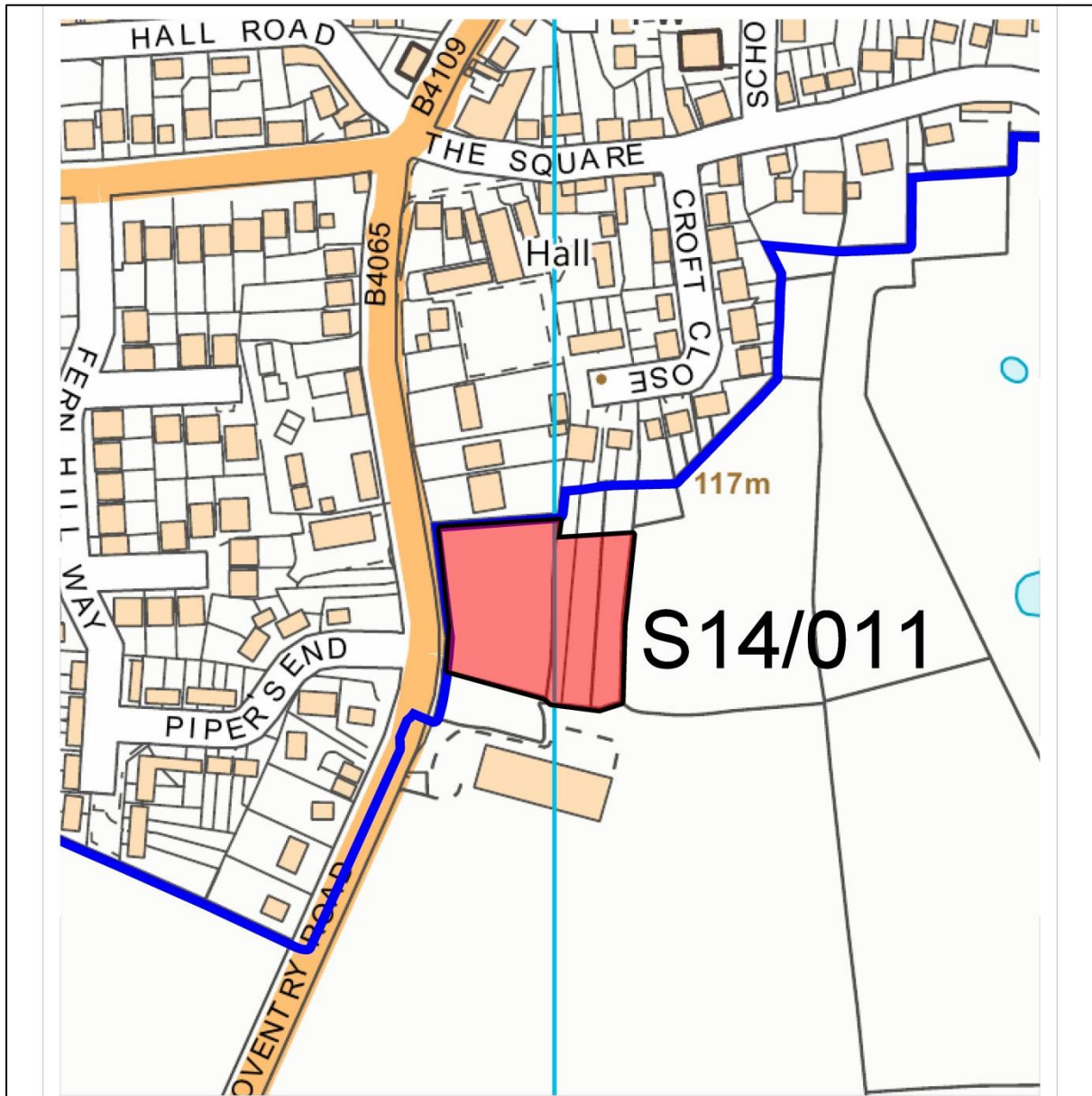
Proposed Dwellings: 15 Dwellings

Site Area: 0.57ha






Assessment:

Step 1 Heritage Assets: It is not considered that the site lies within the setting of any designated or non-designated heritage assets. Taking this into account, there would be no historic environment implications in the allocation of this site for residential development

4.7 S14/011 Land at Coventry Road, Wolvey



KEY

- | | | |
|---|---|---|
|  Designated Open Space |  Listed Buildings |  Tree Preservation Order (TPO) |
|  Site S14/011 |  Wolvey Village Boundary | |

Proposed Dwellings: 15 dwellings

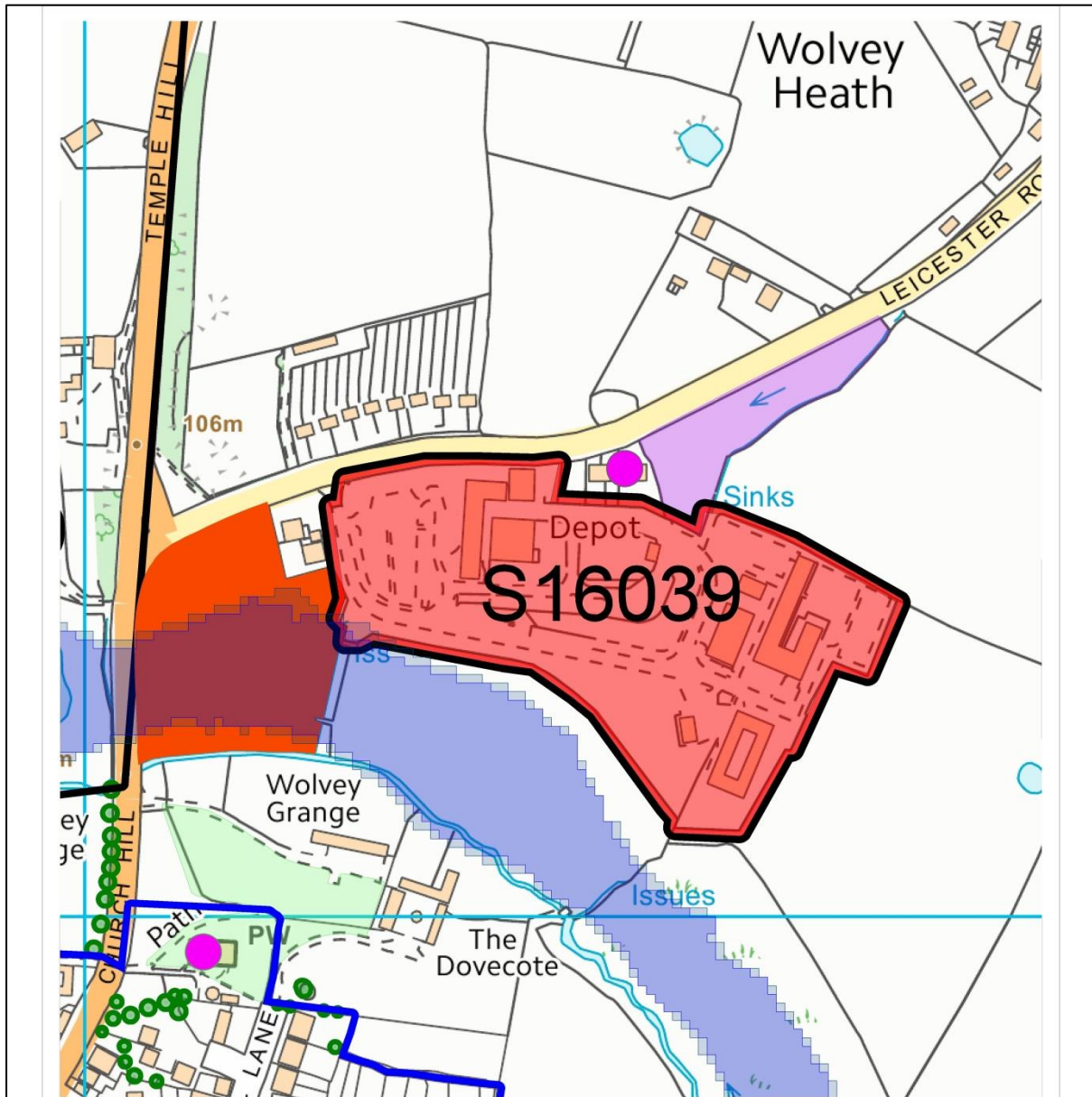
Site Area: 0.37ha











Assessment:

Step 1 Heritage Assets: Although the site is within close proximity to Bachelor's Rest, and Hollytree Cottage, it is not considered that the site lies within the setting of these or any designated or non-designated heritage assets. Taking this into account, there would be no historic environment implications in the allocation of this site for residential development

4.8 S16/039 Wolvey Campus



KEY

 Flood Zones 2 and 3	 Potential Local Wildlife Site	 Designated Open Space
 Local Wildlife Site	 Tree Preservation Order (TPO)	 Listed Buildings
 Site S16039	 Wolvey Village Boundary	

Proposed Dwellings: 85 dwellings

Site Area: 3.7ha



Assessment:

Step 1 Heritage Assets: It is considered that the following heritage assets are relevant to this assessment of this site:-

Asset	Grade	Photo
Church of St. John the Baptist	II*	
Three Roofs Cottage	II	

Step 2 Significance and contribution:

Contribution of the site in its current form to the significance of surrounding heritage assets

The subject site's contribution to the surrounding heritage assets is predominantly within the aesthetic, historic and evidential values, being part of an industrial/commercial environment which has negative impacts upon the surrounding open countryside and rural landscape. The site is a backdrop to the three rooves cottage as well as being visible from the church tower and part of the experience of these heritage assets.

Church of St. John The Baptist (Grade II*)

- **Evidential Value:** The Church is the oldest building in the settlement, dating from the 13th and 14th century, although having 12th Century origins. The building fabric and extensions and alterations are important as they illustrate the changing phases of the settlement and wealth of the village as the Church was where most people spent their money with a number of periods of alteration and restoration through the centuries as well as political movements such as the reformation.
- **Historic Value:** The relationship and positioning of the church is important and reflects the layout and hierarchy of buildings within the settlement. The tower of the church is the tallest building in the settlement and can be seen from a number of locations surrounding the settlement.
- **Aesthetic Value:** The church is a very early example of a parish church and contains a number of styles of architecture which illustrate the changing times and styles. The building is symbolic in its architecture as a place of worship both internally and externally which is maintained and visible today.
- **Communal Value:** The Church will have featured in the collective memories of many of the local community who have worshiped in the church or attended events such as weddings, and funerals etc. The Church will have formed the backdrop of the many events in the town and features in a number of photos which relate to the town.

Three Roofs Cottage (Grade II)

- **Evidential Value:** The row of 3 cottages date from the 17th Century and were one room plan and single storey and resemble a workers or squatters cottage. This form of architecture is interesting and uncommon with such small houses normally being demolished. The dwellings have evidential significance as they demonstrate building in the local with timber framing infilled with puddled clay and mud.
- **Historic Value:** Although the cottages have been extended, they illustrate a period in history in construction and their associated use which was a farm of the larger Coombe Abbey estate.
- **Aesthetic Value:** Although much of the context has been removed by the employment site and housing opposite, and extensions to the dwellings, the dwellings represent a very domestic form of architecture and development which is of significance.

- **Communal Value:** Given the isolated position near the road, historically the cottages would have stood out in the countryside. However much of this context of being part of the agricultural work has been removed by the employment site and housing opposite. There are however potential communal significance in the relationship of the dwellings with Coombe Abbey estate.

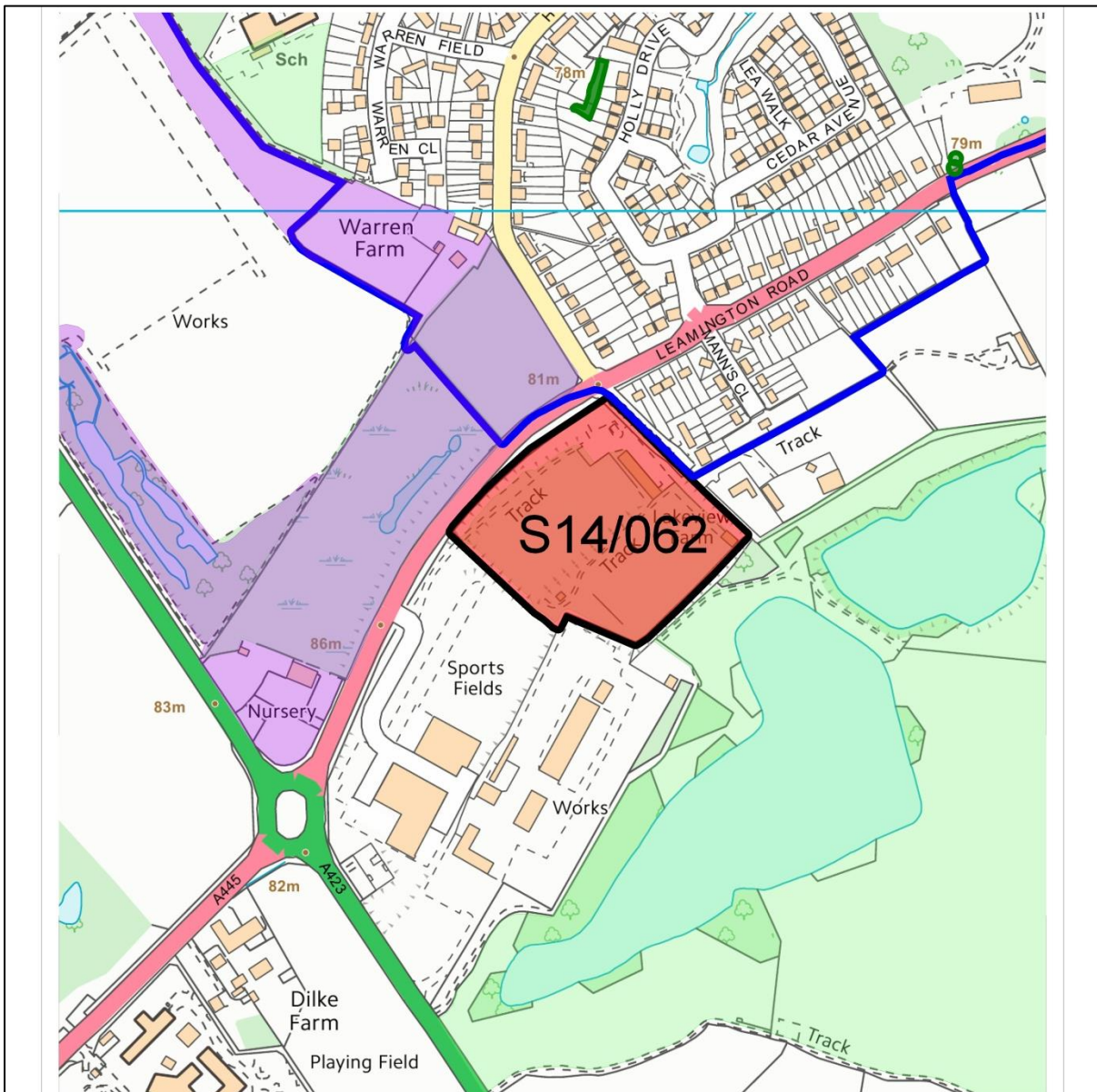
Step 3 Impact upon Significance:

- **Church of St. John The Baptist:** The tower would be visible from the proposed site for residential development, particularly during the winter months. The development of housing would involve the demolition of the employment site, some of which detracts from the setting of the building. The proposed dwellings would present as less than substantial harm, however the harm, with associated residential paraphernalia would be similar to the current employment site.
- **Three Roofed Cottages:** The listed building would be at the front of the site with the surrounds of the dwellings engulfed by residential development. I consider there would be less than substantial harm caused to the setting of the listed building, however care needs to be taken in designing a scheme, particularly with height mass and scale of dwellings around the cottages which are very small scale themselves. The development should also be set back from the street scene and appear subservient to the listed buildings with sufficient buffered vegetation.









Step 4 Potential Mitigation: For this site to be allocated, it is suggested that site specific policies should contain adequate and reinforced vegetated buffers particularly to the south of the site. Dwellings should be set back behind the listed three roofed cottages to allow them to sit better in the street scene, as well as care taken to ensure that dwellings surrounding the three roofed cottages appear subservient and not dominate the listed buildings in term of height, scale and visual massing.

Step 5 Appropriateness: It is considered that with mitigation measures employed that enables harm to heritage assets to be mitigated against.

4.9 S14/062 Ryton Training Ground, Leamington Road, Ryton on Dunmore



KEY

- | | | |
|---|--|---|
|  Flood Zones 2 and 3 |  Potential Local Wildlife Site |  Designated Open Space |
|  Local Wildlife Site |  Tree Preservation Order (TPO) |  Listed Buildings |
|  Site S14062 |  Ryton on Dunsmore Village Boundary | |

Proposed Dwellings: 75 dwellings

Site Area: 2.5ha



Assessment:

Step 1 Heritage Assets: It is not considered that the site lies within the setting of any designated or non-designated heritage assets. Taking this into account, there would be no historic environment implications in the allocation of this site for residential development