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Built Heritage Assessment

**Land off Southam Road
Radford Semele
Warwickshire**

Gladman Developments

February 2014

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LAND OFF SOUTHAM ROAD, RADFORD SEMELE

1.0 INTRODUCTION

This Built Heritage Assessment has been researched and prepared by CgMs Consulting on behalf of Gladman Developments to provide an assessment of potential heritage sensitivities and opportunities that may influence development in this location.

The study site is located at Radford Semele, a village approximately 2km east of Leamington Spa town centre and comprises two irregularly shaped fields of agricultural land which are separated by Church Lane. Access into the eastern portion of the study site is via Radford Hill Farm on the north west boundaries and an additional access through a driveway from Offchurch Lane on its eastern boundary. The site boundaries to the south and south east are along the contours of Southam Road, as well as Offchurch Lane and the rear boundaries of its associated properties. Along the north boundary is a disused railway line with mature tree planting. Its western boundary is bounded by well-established hedgerows along Church Lane and mature tree planting adjacent to St Nicholas's Church. On the opposite side of Church Lane the western portion of the study site has its south and south west boundaries along Southam Road, the eastern boundary along Church Lane and its northern boundary to the Vicarage and The Glebe House.

CgMs has been commissioned to prepare a Built Heritage Assessment to identify heritage assets located within the vicinity of the study site and to analyse the degree to which the existing study site contributes to their setting, identifying areas of heritage sensitivity with regard to potential development. This information may then be fed into the development of a site masterplan to inform emerging proposals.

The study site itself does not contain any built heritage assets, however, a number of designated heritage assets have been identified within the vicinity of the study site including; Grade II Listed St Nicholas's Church to the north west, on the other side of Church Lane to the north of the western portion of the study site is the Grade II Listed Glebe House. Other listed buildings in the vicinity of the study site include Radford Hall and its associated garden wall, the Olde White Lion, and the Manor Cottage, all Grade II Listed buildings. Consequently, there is a requirement under the National Planning Policy Framework (NPPF) for the applicant to explain the significance of the particular heritage assets and demonstrate the impact that a proposal will have upon that significance.

This report makes reference to the relevant legislative framework contained within the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as national and local planning policy. In addition, relevant English Heritage Guidance has been consulted to inform the judgements made. It is further based on the findings of detailed historical research, a site visit and assessment conducted from publicly accessible locations around the study site, map studies and application of professional judgement.

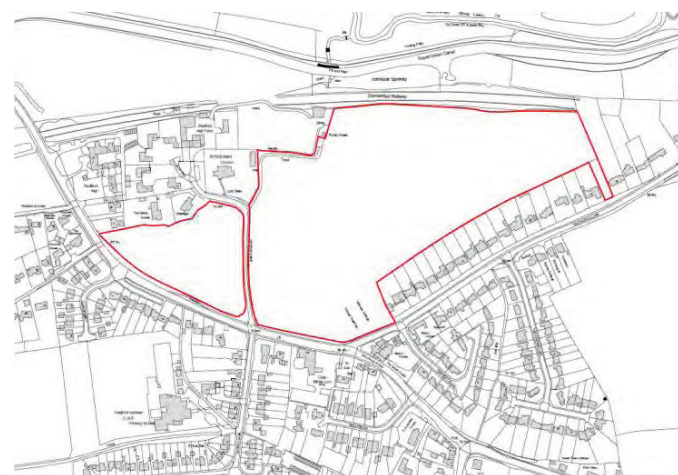


Figure 1: Aerial map of study site on the land to the north of Southam Road, Radford Semele. Church Lane, which runs through the study site, separates the land into eastern and western sections.



Figure 2: View of the eastern section of the study site looking north from Southam Road. The site's western boundary contains established hedgerows and mature tree planting along Church Lane as well as on its northern boundary.



Figure 3: View of the western section of the study site looking north from Southam Road. The site's eastern boundary contains established hedgerows and mature tree planting along Church Lane as well as its northern boundary with uninterrupted views of the Parish Church of ST Nicholas and The Glebe House.

2.0 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

2.1 LEGISLATION, NATIONAL PLANNING POLICY AND GUIDANCE

Where any development may affect designated or undesignated heritage assets, there is a legislative framework to ensure that proposals are developed and considered with due regard for their impact on the historic environment.

Legislation

Legislation regarding buildings and areas of special architectural and historic interest is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990. The relevant legislation in this case extends from Sections 66 and 72 of the 1990 Act, which state that special regard must be given by the authority in the exercise of planning functions to the desirability of preserving or enhancing listed buildings and their setting, and conservation areas and their setting respectively.

National Planning Policy

National Planning Policy Framework (March 2012)

In March 2012, the government published the National Planning Policy Framework (NPPF), which immediately replaced the existing policy regime, including the design and heritage policies (*Planning Policy Statement 1: Delivering Sustainable Development (PPS1)*), and *Planning Policy Statement 5: Planning for the Historic Environment (PPS5)*.

The national policy framework encourages intelligent, imaginative and sustainable approaches to managing change. English Heritage has defined this approach as 'constructive conservation', promoting a positive and collaborative approach to conservation that focuses on actively managing change. It aims to 'recognise and reinforce the historic significance of places, while accommodating the changes necessary to ensure their continued use and enjoyment' (Constructive Conservation in Practice, English Heritage, 2009).

The NPPF promotes sustainable development as a fundamental theme in planning. It encourages local authorities, in their plan-making, to positively seek opportunities to meet the development needs of their area (Paragraph 14). The NPPF further provides a series of 'Core Planning Principles' (Paragraph 17) of sustainable development, which highlight that planning should be a creative exercise in finding ways to enhance and improve the places in which people live their lives; that it should secure high quality design and a

good standard of amenity; and that heritage assets should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

The NPPF directs local planning authorities (LPAs) to apply the presumption in favour of sustainable development: the 'golden thread' which is expected to run through their plan-making and decision making. It must be noted, however, that this is only expected to apply where this does not conflict with other policies contained within the NPPF, including those relating to the protection of designation of heritage assets (Paragraph 14).

Section 7, 'Requiring Good Design' reinforces the importance of good design in achieving sustainable development, by ensuring the creation of inclusive and high quality places. This section of the NPPF affirms, in Paragraph 58, the need for new design to function well and add to the quality of the area in which it is built, establish a strong sense of place and respond to local character.

The guidance contained within Section 12, 'Conserving and enhancing the historic environment', Paragraphs 126-141, relate to the historic environment, and developments which may have an effect upon it. These policies provide the framework to which local authorities need to refer when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans.

In order to determine applications for development, Paragraph 128 states that LPAs should require applicants to describe the significance of the heritage assets affected and the contribution made by their setting. The level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance. According to Paragraph 129, LPAs should also identify and assess the significance of an heritage asset that may be affected by a proposal and should take this assessment into account when considering any impact upon the heritage asset.

Paragraphs 132 to 136 consider the impact of a proposed development upon the significance of a heritage asset. Paragraph 132 emphasises the need for proportionality in decision making, and identifies that when a new development is proposed, the weight given to the conservation of a heritage asset should be proportionate to its importance, with greater weight given to those assets of higher importance.

Heritage Assets are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a

degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and also assets identified by the local planning authority. Local planning authorities may identify what are referred to as undesignated heritage assets by drawing up Local Lists, through their conservation area appraisals process or through other means. In planning decisions, the effects of proposals on the significance of an undesignated heritage asset should be taken into account in determining the application, weighing the scale of harm or loss against the significance of the undesignated heritage asset (Paragraph 135).

A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

Significance is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

2.1 NATIONAL GUIDANCE

National Guidance

PPS 5: Historic Environment Planning Practice Guide (DCLG, DCMS, English Heritage, 2010)

Guidance is currently being drafted in order to support the NPPF, published in March 2012. In the interim period, *PPS 5: Historic Environment Planning Practice Guide*, issued by the Department of Communities and Local Government in collaboration with English Heritage and Department of Culture Media and Sport, remains valid, and provides important guidelines on the interpretation of policy and the management of the historic environment.

The guidance states that further to analysing the heritage significance of any heritage assets affected by proposals, any potential impact may be assessed as having beneficial effects, harmful effects or neutral effects.

The guidance further states that a proper assessment of the impact on setting will take into account, and be proportionate to, the significance of the asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

With regard to new development in sensitive areas, the Practice Guide identifies the issues which ought be considered to achieve successful good design:

- The significance of nearby assets and the contribution of their setting;
- The general character and distinctiveness of the local buildings, spaces, public realm and landscape;
- Landmarks and other features that are key to a sense of place;
- The diversity or uniformity in style, construction, materials, detailing, decoration and period of existing buildings and spaces;
- The topography;
- Views into and from the site and its surroundings;
- Green landscaping; and,
- The current and historic uses in the area and the urban grain.

Conservation Principles, Policies and Guidance (English Heritage, 2008)

Conservation Principles outlines English Heritage's approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in English Heritage's own advice and guidance through the planning process, the document is commended to local authorities to ensure that all decisions about change affecting the historic environment are informed and sustainable.

This document was published in line with the philosophy of PPS5, yet remains relevant with that of the current policy regime in the emphasis placed upon the importance of understanding significance as a means to properly assess the effects of change to heritage assets. The guidance describes a range of heritage values which enable the significance of assets to be established systematically, with the four main 'heritage values' being: evidential, historical, aesthetic and communal. The Principles emphasise that 'considered change offers the potential to enhance and add value to places...it is the means by which each generation aspires to enrich the historic environment' (Paragraph 25).

The Setting of Heritage Assets (English Heritage, October 2011)

English Heritage's guidance on the management of change within the setting of heritage assets seeks to provide a definition for the term of 'setting' itself, as well as guidance to allow councils and applicants to assess the impact of developments upon the settings of heritage assets.

The document defines setting as 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.' Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors.

This document provides guidance on practical and proportionate decision making with regards to the management of proposed developments and the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may be have positive or neutral effects.

2.2 STRATEGIC AND LOCAL PLANNING POLICY AND GUIDANCE

Local Policy

The Local Plan Framework is provided by the Warwick District Local Plan 1996-2011. The policies within the Warwick District Local Plan have been saved until replaced by policies in a Development Plan Document. As of October 2013, the Council is preparing a new Local Plan for Warwick District, which will guide the area's future development, the new plan went for public consultation during June -July 2013.

Many local planning policies (not only those for design and conservation) can affect development with regard to heritage assets and their setting; notably policies concerned with design quality and character generally take greater importance in areas concerning heritage assets. Therefore, policies relevant to proposed development in the eastern section of the study site at Radford Semele have been set out below:

Development Policy

DP1 'Layout and Design' states that the Council expects all development proposals to accord with the policies and proposals of the Plan and positively contributes to the character and environment of the District through careful consideration of design and layout with regard to the context of the site and the townscape and landscape of the surrounding area. All proposals are expected to harmonise or enhance with the existing settlement in terms of physical form, patterns of movement and land use; relate well to local topography and landscape features, including prominent ridge lines; reinforce or enhance the established urban character of streets, squares and other spaces; respect and reinforce local architectural and historical distinctiveness; and enhance and incorporate important existing features into the development. All components in the development, including the buildings, landscaping, access routes, parking and open spaces are well related to each other and provide a safe and attractive environment. Council emphasise that a fully integrated approach is taken to the development of significant sites, and that this should be informed by a thorough analysis of the site and its surroundings which is exemplified into a Character Appraisal and Design Statement. The Council support the use of imaginative new designs

in the right location, however, a poor layout and design which does not comply with this policy will be refused.

DP3 'Natural and Historic Environment and Landscape' states that the Council would refuse consent if development would adversely affect a listed building's architectural or historic interest, integrity or its setting. Development will only be permitted which protects important natural features and positively contributes to the character and quality of its natural and historic environment through good habitat/landscape design and management. Also, proposals will be expected to demonstrate that the landscape character of the area, especially its historic character, is protected and enhanced; provide appropriate levels of amenity space which incorporate suitable habitat features and hard and soft landscaping; integrate the amenity space and proposed landscaping into the overall development; secure the long term management and maintenance of habitat/landscape features; and protect best and most versatile agricultural land.

The historic environment of the District is fundamental to the wider character of the area's rural landscapes, towns and villages. The Government attaches particular importance to the 'greening' of the environment and the need to view landscaping as an integral part of new development and therefore encourage the protection of landscape, wildlife and historic features. Also, regulations to protect 'important' specimens of hedgerows in the landscape has been recognised by the Government and prevent their removal unless the relevant notification procedure has been fully complied with.

Rural policy

RAP1 'Directing New Housing' emphasises the requirement for residential development in rural areas will only be permitted if the land it is on has previously been developed; where any market housing meets a specific local need as identified by the community in an appraisal or assessment; it is affordable housing in accordance with Policy RAP4; it is housing for rural workers in accordance with Policy RAP5; as well as meeting an identified local need.

Designated Area Policy

DAP4 Protection of Listed Buildings states that the Council would refuse consent if development would adversely affect a listed building's architectural or historic interest, integrity or its setting.

Emerging documents

Revised Development Strategy, July 2013

Warwick District Council is currently preparing a new Local Plan; this 'Revised Development Strategy' went to public consultation from June to July 2013. Essentially, the Revised Development Strategy is now being progressed as a Local Plan for the Borough and sets out the vision, key objectives, land allocations and policies to guide the future development of the District over the next 15 years. Although the aforementioned current Core Strategy Policies are extant, the emerging Revised Development Strategy and its associated policies are a material consideration when assessing planning proposals. The most relevant of these emerging policies is highlighted below:

RDS3 outlines revised (interim) levels of housing allocations across the District and emphasises Council's Preferred Option regarding the location of housing development to be distributed within, and on the peripheries of, both existing urban and rural areas, as well as protecting the Green Belt from development where alternative non-Green Belt sites are suitable and available. Also, the Council seek to prioritise a higher level of growth in the larger, more sustainable villages with a reasonable level of services, like Radford Semele, rather than the smaller villages and hamlets.

3.0 ARCHITECTURAL AND HISTORIC APPRAISAL

3.1 HISTORIC DEVELOPMENT OF RADFORD SEMELE AND HALL

Historical development

The parish of Radford Semele is located to the east of Royal Leamington Spa town centre. To the north of the parish boundary is the River Leam with the Grand Union Canal traversing the parish east-west. Close to its northern edge is the former Rugby and Leamington branch line. A tributary of the River Leam bounds the parish to the west. The road from Leamington Spa enters the parish from the north west and passes west and south of Radford Hall and the Parish Church respectively, continuing in a south east direction towards the centre of the village. The main north-south axis road of Fosse Way lies to the east.

Evidence of a Roman villa was discovered on Pounce Hill Farm in the 1920s, to the west of Fosse Way. The earliest built structures in the parish includes the parish church of St Nicholas, and the Jacobean era Radford Hall, as well as the timber-framed cottages with brick nogging also likely dating from the early part of the seventeenth century.

Its name likely originates from 'Red Ford' or 'Reeded Ford', a probable crossing point over the River Leam combined with the name of the Norman landowner in the reign of Henry I, Henry de Simeley.

Construction of the canal, which passes through the parish began in 1795, and opened in 1800 as the Warwick and Napton Canal which later amalgamated into the Grand Union Canal. In 1925, the original locks were widened as part of a modernisation programme.

A railway line linking Leamington with Rugby opened in 1851, and included a fine skew arched bridge over the canal near the boundary with Offchurch. In 1967 the branch line closed and today much of the dismantled trackbed remains intact but only a few sections of are reused by walkers.

Parish Church

The oldest building in the village is the parish church of St Nicholas which was originally built in the early twelfth century by monks from Kenilworth Priory and consisted of a chancel and nave. The west tower, north vestry and south porch were subsequently added in the fourteenth century. Records of its development are unclear as only the rubble masonry and a small window in the south wall of

the nave dating to its original construction. During the medieval period, the village had been centred around the church until the early seventeenth century when the village moved southwards. It is not known the cause of the resettlement, but has resulted in the church becoming isolated from the village. In 1889, extensive alterations commenced in the interior of the church.

In March 2008, the church sustained a devastating arson attack which destroyed much of its significant fabric and only its external walls and the tower remaining. A local campaign to restore the church and revitalise it for community uses was finally completed in May 2013. All the roofs are modern tile and the north vestry features modern link gable windows.

Radford Hall Manor

Radford Hall is an early seventeenth century two storey, five bay manor house constructed of red brick with stone dressings, typical of the Jacobean style. There are remains of a rubble wall along Southam Road, which may predate the house and have once encircled the grounds. A fine postern gate in this wall is visible from the road. Originally the grounds featured a watermill which is recorded to have remained *in-situ* in 1606 and as late as 1653. In the eighteenth century, fishing rights in the River Leam belonged to the manor.

In 1836 the Hall was renovated by the architect William Thomas for the owner Henry Greswold Lewis resulting in much of the original stonework being covered in brick.

Today, the Hall has been subdivided and converted into several dwellings.

Radford was once famous in the area for its ale which was brewed at Radford Hall. Due to its popularity the Thornley family built a brewery on land opposite the Hall to expand production from 1900 until takeover and closure in 1969.

Other historic buildings in the parish include thatched houses on the south side of Southam Road and Manor Cottage near the turnoff to Offchurch. Manor House, situated at the junction of Southam Road and Offchurch Lane was built around 1800 and has a round tower four storeys high. Considerable additions to the building were undertaken in the late nineteenth century and has since been divided into four dwellings.

The White Lion Public House is a seventeenth century building. Recent excavations to the south of the site have uncovered a number of clay pipes dating to the seventeenth and early eighteenth centuries, discarded by patrons of the inn.

Historic map progression

From the historical maps shown overleaf, it can be seen that the land to the north of Southam Road (and covering the eastern section of the study site) had originally been under three separate land tithes by the late nineteenth century. The agricultural land extended up to Offchurch Lane which had a gradual development of residential properties by the middle of the twentieth century. To the west of the residential properties there was a tree line within the field, offset from the proposed development line boundary.

3.2 HISTORICAL MAP PROGRESSION



Figure 4: 1884 Tithe Map showing the eastern section of the study site was under separate land titles during the late nineteenth century.

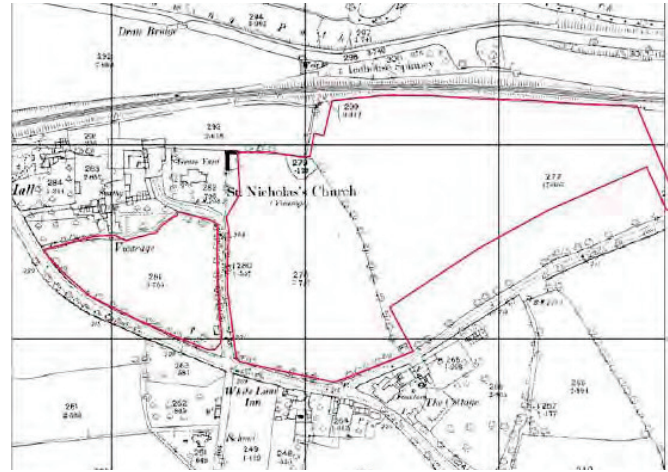


Figure 6: OS Map 1889.

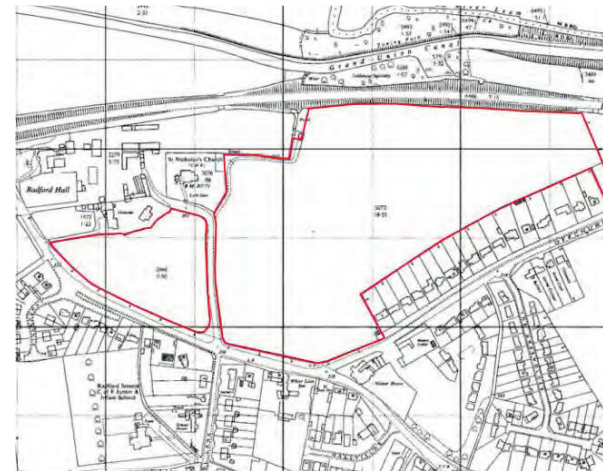


Figure 8: OS Map 1968.

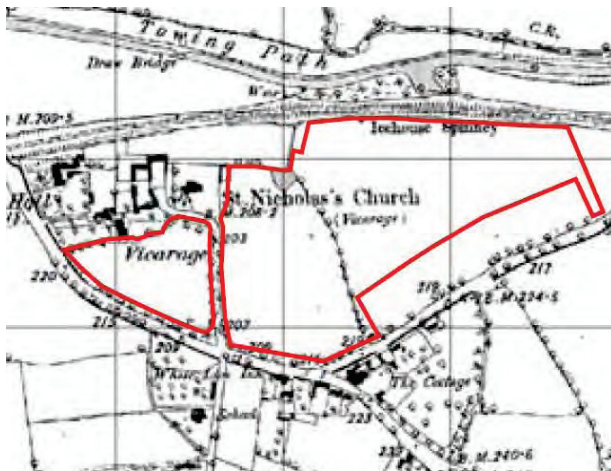


Figure 5: OS Map 1886-87.

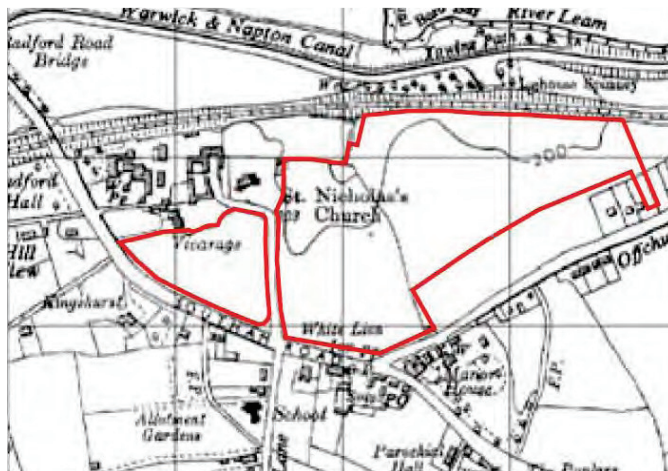


Figure 7: OS Map 1955.

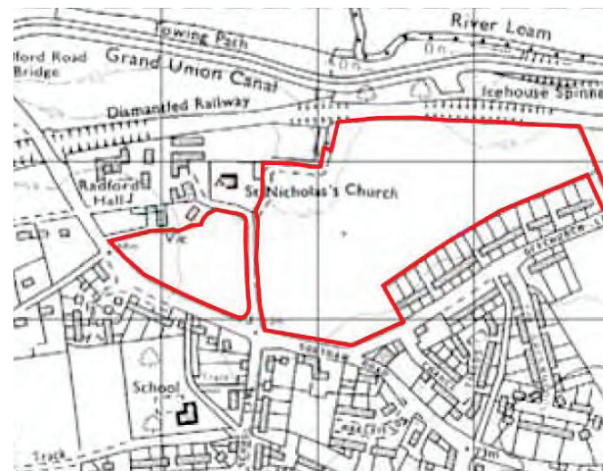


Figure 9: OS Map 1985.

3.3 SITE ASSESSMENT

The study site on the land off Southam Road, Radford Semele comprises two sections of arable fields which are separated by Church Lane aligned on a north-south axis (Figure 10). Both sections of the study site are located in the northern end of the village; residential development is located to the north and south of the western section boundaries, and to the south and east of the eastern section boundary.

Western section

The western section of land is roughly triangular in shape and relatively flat (Figure 11). Its boundaries are defined by post and wire fencing and sparse planting along its south and south western boundaries with Southam Road, and tall hedgerows and mature tree planting along its eastern boundary adjacent to Church Lane. Immediately to the north is a high brick boundary wall associated with The Glebe House, a Grade II Listed building that originally formed part of the vicarage that lies adjacent to it (Figure 12). Access into The Glebe House is to the west off Southam Road. Also to the north is the Grade II Listed Parish Church of St Nicholas and its associated Grade II Listed boundary wall and Lychgate (Figure 13). Modern detached housing are intermittently sited between the Church and the Grade II Listed Radford Hall.



Figure 10: View looking south along Church Lane with the boundary of the eastern and western sections of the study site defined by mature tree planting.



Figure 12: View from Southam Road of The Glebe House and its brick boundary wall to the north of the study site. The Grade II Listed building overlooks the western section of the study site.



Figure 11: View of western section of study site looking north east from Southam Road. The dense tree planting in the background is positioned along Church Lane, ensuring that inter-visibility between the western section and eastern section of the study site is obscured.



Figure 13: View looking north from Southam Road towards the Grade II Listed Parish Church of St Nicholas.

3.3 SITE ASSESSMENT

Eastern section

On the opposite side of Church Lane, the eastern section of the subject site is much larger. Its north boundary is defined by dense tree planting and the disused railway line embankment. In the north west the boundary follows a track skirting the eastern side of the graveyard with the church tower overlooking this part of the site (Figure 14). The track meets Church Lane which forms the western boundary. Along its west and south west boundaries are mature trees intermittently placed along Church Lane and Southam Road respectively (Figure 15). On the other side of Southam Road are two storey residential properties as well as the Grade II Listed White Lion Public House (Figure 16). The south east boundary abuts the long rear gardens of the two storey properties on Offchurch Lane (Figure 17). Its eastern boundary extends up to the rear garden of No 38 Offchurch Lane; between this property and No 36 Offchurch Lane is a secondary access into the study site.



Figure 14: View within the eastern section of the study site looking west towards the Grade II Listed Parish Church of St Nicholas.



Figure 16: View looking south from the eastern section of the study site towards Southam Road with views of the Grade II listed White Lion public house (right) and the Grade II Listed 64 & 66 Southam Road (left).



Figure 15: View looking north towards the eastern section of the study site from Southam Road.



Figure 17: View within the study site looking south towards the rear gardens of the Offchurch properties.

3.4 ASSESSMENT OF HERITAGE ASSETS: LISTED BUILDINGS

Although there are no designated heritage assets within the study site there are a number of listed buildings within the vicinity. The heritage assets which have a degree of inter-visibility with the study site are outlined below to assess their significance and their setting.

Parish Church of St Nicholas

Built in the early twelfth century and enlarged in the fourteenth century when the west tower was erected. Much of the building was entirely rebuilt in 1889 with the exception of the south wall which retains its original rubble stonework. In 2008, the building sustained heavy damage from fire with much of its original internal fabric destroyed. Restoration works were completed in 2013 and consisted of new tiled roof for the nave and remedial works to the stone walls. Its architectural and historical interest contribute to the heritage significance of the listed building.

Surrounding the church is the graveyard which extends eastwards to abut against the boundary of the study site. On this boundary is a late twentieth century single storey building used for church administration. The principal view of the church is looking south across the field, which makes up the western section of the study site, and on towards Southam Road. Noise of passing traffic on Southam Road is visible and audible from the church and therefore has a negative contribution to the heritage asset. Its setting to the west and north is confined by the tree planting in the churchyard which obscures views to Radford Hall farm. Although views to the east and south east of the heritage asset are partly obscured from isolated tree planting on the boundary of the churchyard, the inter-visibility with the eastern section of the study site has a positive contribution to its heritage significance. Also, views between the church and the junction of Southam Road and Offchurch Lane to the south east are predominately unimpeded, although only the tower of the church is clearly visible. These views, however, have been affected over time from gradual residential development on Offchurch Lane. Although inter-visibility exists between the housing on Offchurch Lane and the church across the study site, the properties are considered to be a sufficient distance away from the church to not negatively impact on its setting.

As the setting of the heritage asset is proximal to the study site, the impact of the development proposed in the eastern section of the study site will be discussed in Section 4 of this report to assess whether it would visually effect on its heritage significance.

Churchyard boundary wall and Lychgate to south of Church

Constructed in conjunction with the 1889 church works, this low sandstone wall with plinth and saddleback coping is located to the south of the Church and contains a carved oak lychgate with seats on either of entrance gates; its roof topped in plain tiles. Both structures have been designated Grade II listing.

As the wall is defined along the southern boundary of the church, its setting is limited to the other side of Church Lane with a degree of inter-visibility with the western section of the study site, which has a positive contribution to its heritage significance. Due to proposed development being confined to the eastern section of the study site, there would be no impact on its heritage significance to warrant discussion in Section 4 of



Figure 18: South façade of Grade II Listed Parish Church of St Nicholas with Grade II Listed stone boundary wall and timber Lychgate.

The Glebe House

Originally part of the vicarage, the Grade II Listed two storey red brick building was built in 1830 and features a low pitched hipped roof with wide projecting eaves and topped by four pairs of twin shafted brick chimney stacks. The ground floor features modern glazed entrance doors set in rendered pilastered doorway with full entablature. All windows are timber framed sashes with glazing bars in moulded architraves.

The key setting of The Glebe House is to the south which overlooks the western section of the study site and extends up to Southam Road. The open field of the study site makes a positive contribution to the heritage significance of the house. Due to proposed development being confined to the eastern section of the study site, there would be no impact on its heritage significance to warrant discussion in Section 4 of this report.



Figure 19: South façade of The Glebe House overlooking the open space of the site's western section.

3.5 ASSESSMENT OF HERITAGE ASSETS: LISTED BUILDINGS

Manor Cottage, Grade II

This eighteenth century Grade II Listed brick cottage features a steeply pitched and decorative thatched roof with three eyebrow dormers containing metal casements with leaded panes. At both gable ends are two mid-nineteenth century panelled brick ridge chimney stacks. At ground floor level are two pairs of casements with leaded panes under segmental brick arches.

The cottage is located to the south east of the study site on the southern side of Southam Road and is set back from the public footpath. Its key visual setting is confined to the immediate residential properties on Southam Road which have a neutral contribution to its significance. Due to its orientation on Southam Road, and the corner of the study site being lined with dense hedgerows elevated above Southam Road, there is only a degree of inter-visibility with the study site. Therefore, Manor Cottage will be discussed in Section 4 of this report when assessing the development proposed in the study site.



Figure 20: View of Manor Cottage on Southam Road.

64 & 66 Southam Road, Grade II

To the west of Manor cottage are two Grade II Listed semi-detached single storey cottages with additional attic storeys. Both were built in the seventeenth century consisting of timber frames encased in later painted brick nogging and topped with decorative thatched roofs with brick chimney stacks. The three eyebrow dormers feature a pair of nineteenth century casements with cross glazing bars. The ground floor casement window at No 66 has been replaced with a modern equivalent.

Both properties are located to the west of Manor Cottage and consequently south east of the study site. As the south east corner of the study site is lined with hedgerows, elevated above Southam Road, there is a degree of inter-visibility between the study site and the heritage asset. Its key setting consists of Southam Road and immediate residential properties which have a neutral contribution to its significance. Therefore, 64 & 66 Southam Road will be discussed in Section 4 of this report when assessing the development proposed in the study site.



Figure 21: View of 64 & 66 Southam Road.

White Lion Public House, Grade II

This seventeenth century two storey building is Grade II Listed and consists of a timber construction faced in painted render with applied timber framing. The north façade was altered in nineteenth century and features five casement windows with cross glazing bars. The building was also extended to the rear in the twentieth century. The roof consists of a steeply pitched decorative thatched gable roof with three brick ridge chimney stacks. On the ground floor is a lean-to tiled canopy hood under which are three splayed bay windows and two pairs of casements, all with glazing bars.

The principal setting of the White Lion is facing north extending over the eastern section of the study site and towards the tree line obscuring the Parish Church of Saint Nicholas. In its immediate vicinity is the busy Southam Road; the noise levels from passing traffic has an audible impact to its setting and thus a negative contribution to its heritage significance. Due to its exposed position and clear inter-visibility with the study site, the heritage asset will be discussed in Section 4 of this report.



Figure 22: North façade of the White Lion Public House on the south side of Southam Road, opposite the study site.

4.0 PROPOSALS AND ASSESSMENT OF IMPACT

Proposals

Under the proposals, development of up to 130 residential dwellings are to be confined to the eastern section of the study site, with the proposed line of developable area demarcated to the west of existing residential development on Offchurch Lane. The remaining land has been specified as Public Open Space (POS) with a new primary access route sited on Church Lane for convenient access into the study site. Also, a community car park and balancing pond are to be located between the new access road and the northwest site boundary (Figure 23).

Assessment

From our findings, we are satisfied that the proposed western extent of the developable area for the residential scheme is considered to be acceptable in relation to the setting of the Grade II listed Church of St Nicholas, located to the north west. The open space of the study site positively contributes to its heritage significance and as such, any development would likely cause some harm to the heritage asset's significance as its setting would change from a rural character to being more urban. To ensure that this harm is mitigated, the proposed line of developable area is considered to be sited a sufficient distance away and consist of reinforced and enhanced vegetation (with the remaining land to be retained as POS) which would result in causing less than substantial harm to the heritage asset. Crucially, with no built development proposed in the western section of the study site, this would preserve the rural setting of the Church to the south to ensure that the POS remains a positive contribution to the heritage asset.

From the Historical Map Appraisal in Section 3.2 of this report, the study site's eastern section was originally divided by tree planting when the land was under separate tithes. Although the proposed line of developable area would be sited further west than the original land title boundary, establishing new tree planting along this line is considered would set a similar historical precedent, thereby mitigating potential harm to the rural setting of the Parish Church. Additionally, the balancing pond proposed to the north would provide an additional natural landscape buffer to the setting of the heritage assets and thereby further enhance their rural setting.

To the north west of this area and proximal to the Church, is a proposed Community Car Park and a new balancing pond. It is considered that incorporating a community car park in the scheme would be beneficial for the local area. However, if the car park could be relocated and be sensitively landscaped with the use of grass reinforcement mesh, such an approach would preserve the Church's rural setting.

In relation to the other designated heritage assets proximal to the study site, it is considered the extent of the proposed line of developable area could potentially harm the rural setting of the Grade II listed Manor Cottage and 64 & 66 Southam Road properties, sited at the junction of Southam Road and Offchurch Lane, and their inter-visibility across the study site with views towards the Church. Although the busy road has a negative contribution upon their significance, their historical association with the study site nonetheless has a positive contribution. Where the developable area would abut against the southern boundary of the study site, it is considered that developing within this area could potentially affect the existing inter-visibility between the Church and the oldest surviving part of the village where the Grade II Listed Manor Cottage and 64 & 66 Southam Road reside. As such, the proposed line of developable area has been appropriately orientated as it nears the southern site boundary with Southam Road for sufficient POS to be retained. This would, therefore, reduce potential harm to the rural setting of 64 & 66 Southam Road, and Manor Cottage.

Furthermore, the proposed line of developable area is considered to be a sufficient distance away from the Grade II listed White Lion Public House to the south and avoid any visual harm on its rural setting towards the study site and further north in the direction of the Parish Church of St Nicholas.

Where the proposed primary access route is to be placed on Church Lane, the road would cut across the retained POS of the study site's eastern section (Figure 24). Although this would provide an additional element to reduce the rural aspect of the study site, it is considered that the road would negligibly impact upon the significance of the heritage assets which have direct inter-visibility with the study site.

To conclude, it is considered that the public benefits of providing residential housing in the local area, could balance any potential harm incurred to heritage assets in the vicinity in accordance with NPPF Paragraphs 134 and pertinent planning policies of Warwick District Council Local Plan Policy.

4.1 ASSESSMENT OF IMPACT



Figure 23: Proposed development plan on land off Southam Road, Radford Semele, with provision of public open space, enhanced landscape buffer to southern site boundary affords a degree of containment to the site, forming an appropriate setback from the existing urban edge (Source: Gladman Developments, dated February 2014).

4.1 ASSESSMENT OF IMPACT

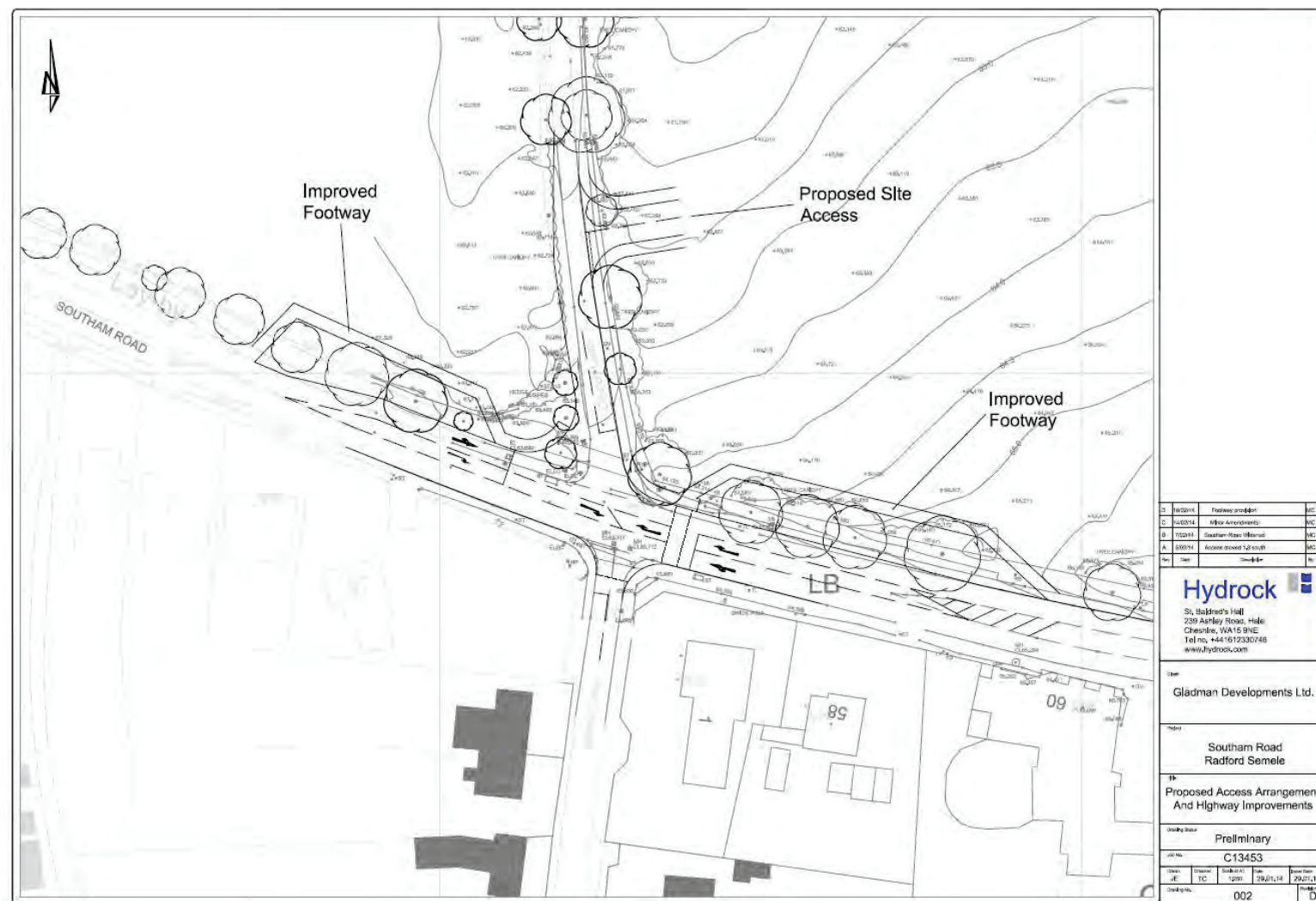


Figure 24: Proposed Access Arrangement and Highway Improvements Plan. Note: Drawing not to scale (Source: Hydrock Group Ltd, dated 29 January 2014).

5.0 SUMMARY OF FINDINGS

This Built Heritage Assessment is to inform development proposals for the study site on land north of Southam Road, Radford Semele, together with a review of relevant national and local planning policy and guidance, with particular regard for policies relating to developments which affect designated heritage assets and their setting. The proposals are considered to comply with NPPF policies relating to the historic environment as well as in accordance with Warwick District Council's existing Local Plan, dated 1993-2011, as well as the emerging Revised Development Strategy currently in public consultation.

The historical development of the study site in addition to an extensive study of the history of the designated heritage assets in its vicinity has been used to inform the assessment of these proposals.

Proposals for the eastern section of the study site include new residential development of up to 130 units, confined by a proposed line of developable area in the centre of the site, west of Offchurch Lane properties and extending north towards the boundary abutting Radford Hall farm. This Built Heritage Assessment has demonstrated that the eastern section of the subject site is within the visual setting of the Grade II Listed Parish Church of St Nicholas to the west and with 64 & 66 Southam Road, and Manor Cottage to the south east. The significance of their visual setting is directed across the study site, with a degree of inter-visibility between the Church and Southam Road and Offchurch Lane to the south.

To ensure that visual impact to the heritage assets is minimised, proposals include tree planting along the line of developable area. Although there will be a visual change to the heritage asset's setting in this direction it is considered this proposal would cause less than substantial harm to its rural setting. This is to be achieved by effectively screening the proposed development, in addition to historically reintroducing tree planting on the site, which is compliant with English Heritage's guidance in *The Settings of Heritage Assets*. Where the line of the developable area could impact on 64 & 66 Southam Road and the Manor Cottage, this line is to be truncated eastwards to ensure that existing inter-visibility between the heritage asset across the subject site to the Church is retained.

APPENDICES

APPENDIX A: STATUTORY LIST DESCRIPTIONS

① The Manor Cottage, Grade II

Date of listing: 28 January 1987

List Entry No: 1364960

Circa C18 painted brick cottage. Steeply pitched thatched roof with gabled ends. One storey and attic. At ground floor two pairs of casements with leaded panes under segmental brick arched. Wooden shutters. Central plank door under flat hood supported on carved corbels. Glazed fanlight above canopy. Three eyebrow dormers with old metal casements with leaded panes. Two mid-C19 panelled brick ridge chimney stacks.

② 64 & 66 Southam Road, Grade II

Date of listing: 23 January 1987

List Entry No: 1035138

Circa C17 timber-framed cottages encased in later painted brick. Thatched roof with gabled ends. One storey and attic. Casements with glazing bars, three pairs under segmental brick arches (two to No 64 and one to No 66). Modern metal casement to No 66. Two plank doors. Two eyebrow dormers each with a pair of C19 casements with cross glazing bars. Two brick ridge chimney stacks.

③ The White Lion Public House, Grade II

Date of listing: 23 January 1987

List Entry No: 1035196

Circa C17 timber framed building altered in C19, and extended at rear in C20. Steeply pitched thatched roof with gabled ends. Faced in painted render with applied timber framing. Two storeys, long five window range with at first floor five pairs of C19 casements with cross glazing bars. To ground floor lean-to tiled canopy hood under which are three splayed bay windows and two pairs of casements, all with glazing bars. Also four panel door. Three brick ridge chimney stacks.

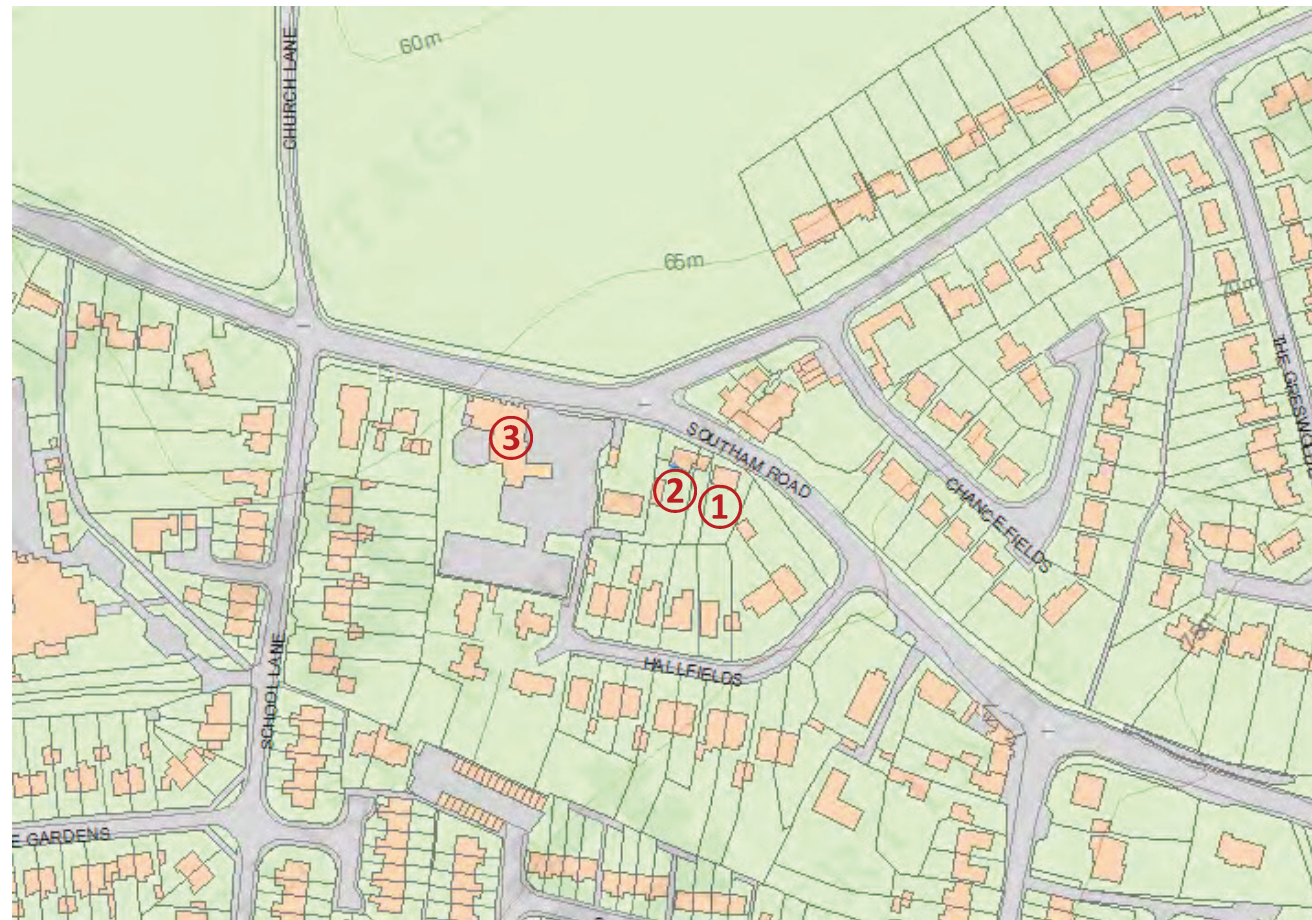


Figure 25: OS plan of Radford Semele with location of heritage assets labelled.
Source: English Heritage.

APPENDIX A: STATUTORY LIST DESCRIPTIONS

④ Parish Church of St Nicholas, Grade II

Date of listing: 11 April 1967

List Entry No: 1364924

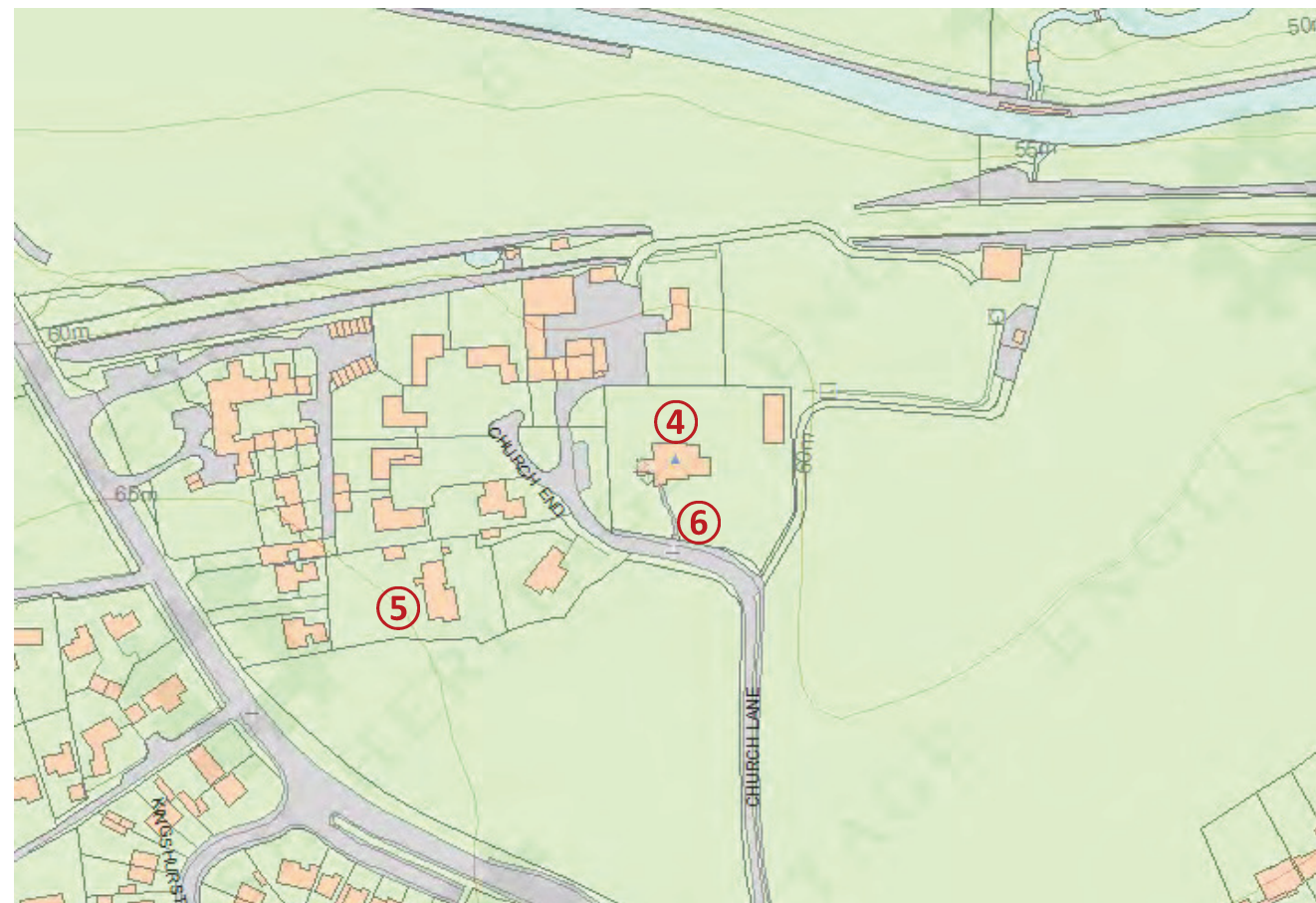
Parish church. Built early in C12 and enlarged in C14 when tower erected. However, practically entirely rebuilt in 1889 with the exception of tower and south wall of the nave. The cost of this rebuilding (£2,200) was defrayed by John Francis-Greswolde-Williams, the patron of the living and lord of the manor. The work was designed by Messrs R Rowe and Son, architects, of Worcester, and carried out by Councillor Dawkes of Leamington. Walls of ashlar faced except south wall of nave which is of random rubble. Steeply pitched plain tile roof. Apart from a three-light east window with Perpendicular tracery to chancel, the other windows to the main body of the church are mainly of two-trefoiled lights. However, in south wall of nave is a small C12 window of which the round head is in one stone and it has a hood mould with square stops. There is an 1889 rose window above the south doorway, the latter with two moulded orders is of C14 date. The Perpendicular west tower is of two stages, with angle buttresses terminating just below the embattled parapet. In its west face is a window of three cinquefoiled lights. Interior: The chancel arch is pointed, and of two chamfered orders supported on short shafts with foliated capitals resting on corbels. The nave opens into north aisle by an arcade of three pointed arches with moulded piers. The nave opens into the tower by a lofty two-centred arch of two chamfered orders, the impost being cut back as square pilasters. Reredos of Caen stone, four columns supporting three canopies with carved mouldings and finials - given by Dr Blunt in memory of his Mother.

⑤ The Glebe House, Grade II

Date of listing: 20 March 1985

List Entry No: 1087080

Built in 1830 at a cost of £1,357 as the vicarage. Paid for by Henry Greswold Lewis, lord of the manor. Brick, low pitched slate roof with hipped ends and wide projecting eaves. Frieze at eaves level. Two storeys, four bays. Square on plan. Ground floor with modern glazed entrance doors set in rendered pilastered doorcase with full entablature, and three windows. First floor with four windows. All windows are sashes with glazing bars in moulded architraves. Four pairs of twin shafted brick chimney stacks.



⑥ Churchyard boundary wall and Lychgate to south of Church, Grade II

Date of listing: 23 January 1987

List Entry No: 1335824

Dated 1889. Contemporary with rebuilding of church. Low sandstone wall with plinth and saddleback coping. The timber lychgate of carved oak, roofed in plain tiles has seats to left and right of entrance gates.

Figure 25: CS plan of Radford Semele with location of heritage assets labelled. Source: English Heritage.

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