

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	ALD.05
Site Address	East of Campden Lawns, Alderminster
Site Capacity	Approx. 24 dwellings

Site Description

The site is located behind a modern housing development at Skylark Road to the south-west, and to the west of other dwellings. The site itself is a grassed field bounded by mature hedgerow and trees to the north and fencing to the south. The site is undulating in topography, and rises in elevation from south to north. The Grade II listed Quince Cottage is located approximately 75 metres from the SE corner of the site, at a significantly lower elevation. The Grade II listed Tithe Farmhouse is located approximately 60 metres to the SW corner of the site, also at a significantly lower elevation. A public footway runs to the south of the site, as part of the open space associated with the modern housing development along Skylark Road.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Quince Cottage, Alderminster
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Designated Heritage Asset. • Grade II listed building.
Contributing elements to significance of the heritage asset	<p>Designated 1972. Listing description: “House. c1600 with C19 alterations. Timber-frame with brick infill, some plastered, on brick and stone plinth and brick to end; steeply pitched thatched roof with brick stack to rear of ridge and octagonal end stack with reconstructed shaft. 3-unit plan. EXTERIOR: single storey plus attic; 3-window range. Ground floor has tall window to left end and small canted leaded oriel; dormer over C19 tile-roofed brick lean-to outshut has 2-light small-paned casement; tall 2-light, and higher 3-light windows have above a round-headed dormer with 2-light small-paned casement with round-headed pane above, smaller dormer and small 1st floor light; C19 tile-roofed brick lean-to outshut to right end. Right return is brick, with entrance with C20 open gabled porch and door, and C20 small-paned glazed door to right, with 2 windows above with 2-light leaded casements. Brick tile-roofed lean-to to left return. Rear has C20 gabled porch and door to left of centre; left end is brick with segmental-headed window with 2-light leaded casement and blocked segmental-headed entrance; varied windows to right: 2-light leaded casement with small-paned light above, 4-light windows above and below timber rail; 2-light small-paned glazing with iron opening casement to former entrance with raking dormer above; raking buttress with small window above; right end has leaded light to left of glazed door with raking dormer above with small-paned glazing. INTERIOR: not inspected”.</p> <p>The building is located in the village centre, although set in relatively generous grounds. It is located alongside the main Shipston Road (the A3400) which runs through the village. It lies opposite existing modern housing development to the north, and more traditional housing to the other side of the Shipston Road. The building is bordered by an area of green open space to the north west, in the intervening distance between the building and the assessment site.</p>

	<p>The historic setting of the building has already been compromised by housing development directly adjacent to the building to the north-west, as well as a modern housing development approximately 60 metres to the east. The building is set within an existing urbanised area, with the area of green open space to the north-east (associated with the modern housing development off Skylark Road) providing a more rural setting to its north-east.</p> <p>Key Views – Public footpaths along the Shipston Road provide views of its frontage and are key to its significance. It is also visible from the green open space to the north-east, although due to the topography of the land, views are limited mostly to its roof and upper windows, so this viewpoint is less significant.</p>
<p>Assessment of impact of development on significance of the asset</p>	<p>Development of this site would have the potential to have a small impact on the setting of the listed building, due to its proximity to the site. The topography of the surrounding land means that the listed building is only minimally visible from the south-west corner of the site, with only its roof and a small portion of its upper floor visible.</p> <p>Modern housing development is already present to the south-east of the site, as well as to the west, which both constitute a more immediate impact on the setting of the listed building than the proposed site. An intervening area of open space between the proposed site and the listed building would be preserved.</p> <p>Development in this location would have only a minimal impact on the listed building and its setting, due to the intervening distance, and its minimal visibility as a result of the topography of the intervening land between the building and the proposed site.</p>
<p>Potential mitigation measures for identified harm</p>	<p>To reduce the impact of the small level of identified harm to the listed building, landscaping could be placed to the southern boundary of the site. However, as the site rises in elevation from south to north, the development would likely still have some remaining impact on the listed building as it would likely still be partially visible from outside the site, although this impact would be minimal.</p>
<p>Conclusion of harm on the heritage asset</p>	<p>Any harm to the heritage asset identified in this assessment would be minimal, and could be further mitigated through appropriate landscaping implemented to the southern boundary of the site.</p>

	<p>The heritage asset itself would not be affected, however development of the site could potentially result in a minimal additional harmful impact to and on the significance of the setting of the listed building. However, this identified harm would be to the lower end of the scale, and would not be sufficient to constitute a 'substantial' level of harm as defined in the NPPF.</p> <p>Conclusion on harm to heritage asset: Less than substantial harm.</p>
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Heritage Asset 2:

Name of Heritage Asset affected by allocated site	Tithe Farmhouse, Alderminster
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Designated Heritage Asset. • Grade II listed building.
Contributing elements to significance of the heritage asset	<p>Designated in 2000. Listing description: "Former farmhouse, now house. C17 with C18 alterations. Timber-frame with brick infill and brick refronting; tile roof with brick end stack and axial stack to right of centre. 3-unit plan.</p> <p>EXTERIOR: 2 storeys; 3-window range. Top modillioned brick cornice. Entrance to left of centre has doorcase with reeded pilasters and bracketed open pediment to 6-flush-panel door (2 glazed). Ground floor has 2 segmental-headed windows flanking entrance with cross-casements with leaded glazing; left end has single-storey hipped bay window with hipped tile roof over 1:3:1-light casement; right end has altered window with C20 casement; 1st floor has 2 windows to left end with leaded cross-casements and C20 casement to right end. Fire mark above entrance has sheaf and border with lettering: FARMERS & GENERAL FIRE & LIFE INSURANCE INSTITUTION. Right return is brick with C20 casement to each floor. Rear has 3-panel-high square framing with brick left angle and gabled wing with some later timber framing to right, which has single-storey wing to end with entrance and 2-light leaded casement.</p> <p>INTERIOR: not inspected, but noted as having large fireplace with bressumer to right end room, probably back-to-back with a similar fireplace".</p>

	<p>The building is located to the south-east of the proposed site, amongst a small cluster of residential buildings. It is accessed from a small lane off Shipston Road (the A3400). It is located to the east of the village centre.</p> <p>Key Views – the listed building is not visible from any public views from the proposed site, where it is shielded by its position amongst other buildings and behind a number of mature trees bordering the site. It also at a significantly lower land level than site ALD.05. The building is visible from the Shipston Road, although it is set back approximately 40 metres from the road and is mostly shielded from view by an existing non-listed building.</p>
Assessment of impact of development on significance of the asset	Development in this location would not alter the character and appearance of the site, as there is no mutual visibility between the site and the listed building due to the significant changes in elevation, as well as existing intervening trees, vegetation and buildings.
Potential mitigation measures for identified harm	As there is no mutual visibility between the site and the listed building, no mitigation would be required to make development of the proposed site acceptable in terms of its impact on the listed building.
Conclusion of harm on the heritage asset	<p>The listed building is not visible from the site, and neither is the site visible from the building. As such, there would be no harm to the listed building as a result of the development of the site.</p> <p>Conclusion on harm to heritage asset: No harm.</p>

Heritage Asset 3:

Name of Heritage Asset affected by allocated site	Church of St Mary and the Holy Cross, Alderminster
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Designated Heritage Asset. • Grade II* listed building
Contributing elements to significance of the heritage asset	Designated 1967. Listing description: "Church. C12 nave and c1200 crossing and transepts, early C13 tower and chancel; extensively restored by F Preedy in 1884. MATERIALS: coursed lias limestone rubble, uncoursed rubble to tower, with ashlar dressings and quoins; steeply pitched old tile roof. PLAN: 4-bay nave, transepts with central tower; 3-bay chancel.

	<p>EXTERIOR: chancel has rebuilt east wall with 3 lancets on original moulded sill course. North side has restored lancets; south side similar, but with C14 straight-headed window and dial stone to one lancet. Tower has lancets, and C19 quatrefoil openings to ringing chamber; C15 parapet; projecting C19 south-east stair turret. North transept has C19 north window on original string course, and C19 east window; C12 round-headed west light. South transept has C19 south lancets, C13 west lancet and partly original east lancet. Nave north side has mid C12 round-headed entrance of one order, tympanum inset with original wheel cross, in C19 gabled porch; early C12 light to east, C14 2-light window and two C19 lancets. South side has three C19 windows and entrance renewed in C19; small light with original head.</p> <p>INTERIOR: chancel has mid C13 piscina and blocked tower entrance to south side; 2 aumbries, one original, one much restored, to north side; late C19 roofs.</p> <p>FITTINGS: c1884 font by Preedy has relief scenes and figures of evangelists, c1661 font in porch; late C19 furnishings.</p> <p>MONUMENTS: some C17 and C18 wall tablets, also one to James Kettle, d.1806, a Non-conformist minister”.</p> <p>The church occupies a central position in the village, set in generous grounds set back from Shipston Road. It is visible from many points in the village due to the height of its tower, although the bulk of the church is obscured from public visibility due to large mature trees at the boundary of its curtilage.</p> <p>Key Views: The church is visible throughout much of the village due to its height, however the church is obscured significantly by existing mature trees at its boundaries. The top of the church tower is visible from the proposed site, although it is a significant distance (approx. 160m) from the site itself. Much of the church is also obscured from view from the site by the existing mature trees at the boundaries of the church’s site curtilage.</p>
Assessment of impact of development on significance of the asset	The proposed development of the site would not have any additional impact on the building’s setting, over and above that which has already been caused by other development closer to the church over recent years. The site itself would not be visible from the church due to the large, mature trees at its curtilage boundaries as well as the distance between the two sites. The development of the site would not affect the existing public views of the church, as there is no

	public footpath to the north of the site. The church is also already currently set in a relatively urbanised position in the centre of the village. It is therefore not considered that development of the site would adversely affect the setting of the heritage asset in terms of cumulative impact.
Potential mitigation measures for identified harm	As there is no mutual visibility between the site and the listed building, no mitigation would be required to make development of the proposed site acceptable in terms of its impact on the listed building.
Conclusion of harm on the heritage asset	The listed building is not visible from the site, and neither is the site visible from the building. Given the separation distance and existence of intervening housing development, there would be no harm to the listed building or its setting as a result of the development of the site. Conclusion on harm to heritage asset: No harm.

Heritage Asset 4:

Name of Heritage Asset affected by allocated site	Ridge and Furrow
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Non-designated heritage asset • No listed status
Contributing elements to significance of the heritage asset	The proposed site is located within a region identified by Warwickshire County Council as having evidence of ridge and furrow, which is a non-designated heritage asset. No evidence of ridge and furrow was visible on site, although the site is grassed over and it is possible that some traces of ridge and furrow are evident beneath the grass. Satellite images of the site also do not show any evidence of surviving ridge and furrow remaining within the site.
Assessment of impact of development on significance of the asset	Development could lead to the loss of ridge and furrow, although no evidence of ridge and furrow was evident during the site visit or on satellite photos. It is therefore likely that the ridge and furrow has either been lost, or what is remaining is minimal and/or of poor quality.

Potential mitigation measures for identified harm	There are no mitigation measures as the recorded ridge and furrow region covers the entire proposed site, any development would result in the loss of the asset should it still exist.
Conclusion of harm on the heritage asset	<p>Development of this site could lead to the loss of ridge and furrow on site. However, no evidence of ridge and furrow was evident during the site visit or on satellite photos. It is therefore likely that the ridge and furrow has either been lost, or what is remaining is minimal and/or of poor quality. The level of harm is therefore concluded to be less than substantial.</p> <p>Conclusion on harm to heritage asset: Less than substantial harm.</p>

Overall Conclusion of harm:

Based on the assessment of the designated and non-designated heritage assets affecting this particular site, it is concluded that development would cause less than substantial harm to the setting of nearby listed buildings and mitigation measures, such as the introduction of a landscaping buffer on the southern site boundary, would be possible in order to attempt to reduce the potential harmful impact development in this location would cause. It is concluded that development in this location would result in less than substantial harm to designated and non-designated heritage assets.