

## Stratford-on-Avon District Council – Site Allocations Plan

### Heritage Impact Assessment

SHLAA Reference	BRA.15
Site Address	South of Orchard Close, Brailes
Site Capacity	Approx. 15 dwellings

### Site Description

The site is approx. 1.5ha in size of grassland bounded by hedgerow and trees. The site is located at the back of Orchard Close which is an existing built up residential area. The site is extremely overgrown with grass with an 'informal' footpath which runs north west along the edge of the site. The developable area of the site is outside of the Conservation Area, however the north eastern part of the site is conterminous with the Conservation Area. There are a number of existing properties which can be seen from the site.



**Assessment criteria:****Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	The Old School House, School Lane, Lower Brailes
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> <li>• Designated Heritage Asset</li> <li>• Grade II listed building</li> </ul>
Contributing elements to significance of the heritage asset	<p>The building is situated approximately 56 metres from the proposed development site within the Conservation Area.</p> <p>Listing description: "School and schoolhouse. 1864. By William Smith. Red, Flemish garden wall bond brick with ashlar dressings including quoins and chamfered surrounds to the windows. Roof of plain and fishscale tiles running in horizontal bands. The road front has the 2-storey master's house at left and the single storey schoolroom [of similar overall height] at right. The master's house is of 3 bays with a doorway to the centre having a stone surround with shaped head. To either side are a 2-light and 3-light casement window at left and right respectively. The first floor has two 2-light semi-dormer casements with catslide roofs. There are 2 chimney stacks, to the left gable and at right. To right of this the school room has a flush gable at the centre of which is a 3-light window with transom and trefoil heads to the lights and 2 trefoils above set within the ashlar surround as if imitating plate tracery. The gable has stone kneelers, coping and a bell cote to the apex with trefoil-headed opening which no longer holds a bell. The right hand reveal has a projecting gabled wing at right with stone quoins and kneelers and a 3-light window with transom and trefoil heads to the lights and a sexfoil light to the apex. To the left are a 2-light and 3-light stone framed window with trefoil heads. There is a lean-to addition in the re-entrant angle with a 3-light metal-framed window. This, too, has ashlar quoins and window surround and a plain tiled roof. The rear has 3 and 2-light windows with stone surrounds as before. There are outhouses, a lavatory and a urinal to the rear of the schoolhouse. The stone window surrounds referred to all appear to contain their original metal-framed lights or casements. The interior has 2 large schoolrooms set at 45 degrees to each other. Large double doors with chamfered stiles and rails can be opened to connect them. Blocked fireplace to one schoolroom.</p>

	<p>The school and schoolhouse form a well-composed group, which reads well from all angles. They date from before the board school legislation of 1870 and have retained many of their original features”.</p> <p>The contributing elements to significance of the heritage asset include the built-form of the building (including architectural design features and materials) but also its immediate curtilage and the wider local landscape within which it is located.</p>
Assessment of impact of development on significance of the asset	The listed building is situated within the Conservation Area, along School Lane which lies approx. 60 metres to the north east of the site boundary. Development of this site would have a minimal impact on the listed building and its setting. Although the listed building is within close proximity to the development site, existing built form and screening from existing overgrown hedges and trees adequately provides screening to any key views.
Potential mitigation measures for identified harm	Consideration should be given to enhancing the existing landscaping and planting to ensure that any new development remains adequately screened from the listed building. The nature and extent of any planting scheme should be detailed in any planning applications for the site to ensure it is appropriate and effective.
Conclusion of harm on the heritage asset	<p>It is concluded that there would not be a significant a harm to the heritage asset should this site be developed. Landscaping and planting could be implemented in order to ensure that the setting of the listed building is not compromised as a result of development. In addition to landscaping, there is already existing built form present in this area that separates the listed building and the proposed development site.</p> <p><b>Conclusion on harm to heritage asset: Less than substantial harm.</b></p>

### Heritage Asset 2:

Name of Heritage Asset affected by allocated site	Brailles Conservation Area
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> <li>• Conservation Area</li> <li>• Designated Heritage Asset</li> </ul>

Contributing elements to significance of the heritage asset	<p>The Conservation Area was designated on 24 March 1993.</p> <p>The proposed developable area of the site lies just outside of the Conservation Area to the northeast. There are a number of existing properties situated within the Conservation Area and within 50 metres of the site. The front of the properties face School Lane with the back gardens to the rear of the proposed development site.</p>
Assessment of impact of development on significance of the asset	<p>Given there is already a degree of built form in this location, development of this site would not significantly change the appearance and character of the Conservation Area. There is a small amount of existing screening by way of overgrown hedgerows and trees.</p> <p>The northeast boundary of the site abuts the Conservation Area and consideration should be given to the existing dwellings and the impact on their setting within the Conservation Area.</p>
Potential mitigation measures for identified harm	<p>Whilst the site is not within the Conservation Area, given the site's close proximity to it, consideration should be given as to which appropriate screening measures may be necessary in order to ensure that the setting of the existing dwellings within the Conservation Area and the Conservation Area itself is not compromised. Development on this site could also include a reduced net-developable area thus providing an appropriate landscape buffer. There is an opportunity to provide screening through detailed landscaping plans.</p>
Conclusion of harm on the heritage asset	<p>It is concluded that the impact on the Conservation Area and its setting could be adequately mitigated through sensitive site layout, design and appropriate landscaping. Further, an appeal decision relating to application ref: 14/03040/FUL concluded that residential development on this site would not cause unacceptable detrimental harm to the setting of the Conservation Area.</p> <p><b>Conclusion on harm to heritage asset: Less than substantial harm.</b></p>

### Heritage Asset 3:

Name of Heritage Asset affected by allocated site	Medieval ridge and furrow.
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> <li>• Non-Designated Heritage Asset</li> <li>• Medieval ridge and furrow</li> </ul>

Contributing elements to significance of the heritage asset	Warwickshire County Council's Historic Environment Record (HER) indicates that ridge and furrow exists on this site, based on historic RAF photos. However, there is no specific Historic Record of this held by Warwickshire County Council.
Assessment of impact of development on significance of the asset	<p>Aerial images of the site from 2009 suggest that there was the survival of ridge and furrow across the site. Ridge and furrow would clearly form part of the 'wider' non-designated heritage assets on the edge of the village and would contribute to the overall significance of this particular non-designated asset.</p> <p>Development of this land could lead to the loss of ridge and furrow earthworks of unidentified quality and result in the potential loss of archaeological remains of unsubstantiated significance. It is unknown what quality the ridge and furrow is in this location. Any development of the site could potentially lead to the loss of an element of a non-designated heritage asset, should it still exist. The site visit proved inconclusive as to the existence of ridge and furrow, due to the site being overgrown.</p>
Potential mitigation measures for identified harm	<p>Any development on the site could lead to the loss of ridge and furrow. There is no possible mitigation to compensate for the loss of the non-designated heritage asset, should it still remain. However, the site is small and self-contained and any ridge and furrow in this field is a poor-quality remnant, when compared with nearby fields on the edge of the village which are better examples of the non-designated heritage asset.</p> <p>Desk based assessment and potential further archaeological evaluation should be undertaken prior to any development, in line with Chapter 16 of NPPF (February 2019).</p> <p>These additional assessments would need to be undertaken as part of any planning application for the development of the site. Clearly, due to the type of non-designated asset (i.e. above ground earthworks) there are no mitigation measures that could be introduced to reduce or remove the harm to the asset, since it would be lost to any development of the site.</p>
Conclusion of harm on the heritage asset	Development of this site could lead to the loss of a small, self-contained field which could potentially include ridge and furrow of unknown quality. Further archaeological evaluation work would need to be carried out associated with a planning application for development of the site in order to determine the existence, extent and quality of the non-designated asset. Whilst the nature, extent and quality of the asset is unknown, development of this site would lead to the

possible loss of an element of a non-designated heritage asset. It is concluded the loss of ridge and furrow on this site would result in less than substantial harm.

**Conclusion on harm to heritage asset: Less than substantial harm**

**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 the Conservation Area, nearby listed building and possible loss of ridge and furrow. Taking into account the cumulative impact it is concluded that development in this location would result in less than substantial harm to designated and non-designated heritage assets.