

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	CLIF.01
Site Address	East of Campden Road (north), Clifford Chambers
Site Capacity	Approx. 15 dwellings

Site Description

The site is a roughly rectangular shaped area of grassed land to the north of Clifford Chambers. It is surrounded by tall trees and hedgerows to its east, west and southern boundaries. To the north lies further grassland. The site is mostly flat. It is approximately 75m from the Clifford Chambers Conservation Area. The site is approximately 215m from the nearest listed building, the Grade II listed No.51 to the south-east, and 230m from the Grade II listed Clifford Forge House, to the north. Due to the large intervening distance between the site and these listed buildings, the impact on these assets will not form part of this assessment.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Clifford Chambers Conservation Area
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Designated Heritage Asset • Conservation Area
Contributing elements to significance of the heritage asset	<p>Designated 1970. The Clifford Chambers Conservation Area encompasses the majority of the village of Clifford Chambers, and includes a number of listed buildings. The Conservation Area is characterised by brick buildings, with most of the older buildings concentrated along Village Street. The north end of the Conservation Area is stated to be most significant as the entrance to the village, but is not to be noted for its contribution to the Conservation Area.</p> <p>Key Views – Views into and out of the site are possible from the Conservation Area, but are interrupted by existing buildings and hedgerows in the intervening distance.</p>
Assessment of impact of development on significance of the asset	Development of this site would have a minimal impact on the setting of the Conservation Area, as the site is located approximately 75 metres from the CA at its closest extent, and there are existing buildings and hedgerows between the site and the CA. However, views into and out of the Conservation Area would be possible. It is considered that development of the site would have a “less than substantial” level of harm to the Conservation Area.
Potential mitigation measures for identified harm	To reduce the level of identified harm to the Conservation Area, development could be set back slightly from the southern boundary and a landscaping buffer could also be implemented to the south of the site to assist in shielding the site from view of the Conservation Area.
Conclusion of harm on the heritage asset	<p>The heritage asset itself would not be affected, and development of the site is likely to result in a minimal harmful impact to and on the significance of the setting of the Conservation Area which could be appropriately mitigated against.</p> <p>Conclusion on harm to heritage asset: Less than substantial harm.</p>

Overall Conclusion of Level 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, particularly if mitigation measures such as a landscaping buffer to the southern boundary of the site are implemented. It is concluded that development in this location would result in less than substantial harm to the affected designated heritage asset.

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	CLIF.02
Site Address	East of The Nashes, Clifford Chambers
Site Capacity	Approx. 30 dwellings

Site Description

The site is located to the south and west of existing housing development, whilst to the south and west of the site lies arable fields. The site itself forms a northerly portion of a large crop field bounded by mature hedgerow and trees. A footpath runs to the north and east of the site. The site is flat in topography. The Clifford Chambers Conservation Area is located approximately 70m to the east of the site, although due to intervening dwellings, is only marginally visible from the site itself. There are several Grade II listed buildings to the east of the site.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Clifford Chambers Conservation Area
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Designated Heritage Asset. • Conservation Area
Contributing elements to significance of the heritage asset	<p>Designated 1970. The Clifford Chambers Conservation Area encompasses the majority of the village of Clifford Chambers, and includes a number of listed buildings. The Conservation Area is characterised by brick buildings, with most of the older buildings concentrated along Village Street, and are characterised by deep, narrow plots, which present a continuous frontage to the street. Most of the smaller cottages were built before 19th century, with some later development also being present in the Conservation Area.</p> <p>Key Views – A footpath runs along the north and east of the site. However, the Conservation Area is only minimally visible from this location, and is obscured by intervening allotments as well as mature trees at the site boundary. The site itself is visible from an oblique angle from the Conservation Area, albeit from the rear of properties and not from public viewpoints.</p>
Assessment of impact of development on significance of the asset	<p>Development of this site would have a minimal impact on the setting of the Conservation Area, as the site is located a minimum of 70 metres from the CA and is obscured by intervening dwellings and vegetation. The site would be visible from an oblique angle from the CA, but only from the rear gardens of properties and not from public viewpoints. Furthermore, visibility is obscured by the mature trees in the intervening distance from the site to the CA.</p> <p>Modern housing development is already present to the north-east of the site off Dighton Close, bordering the Conservation Area, which constitutes a more immediate impact on the setting of the listed building than the proposed site. A small portion of the site to the far east is adjacent to an allotment that runs between the site and the Conservation Area. However, due to existing mature trees both at the boundary of the site and at the far boundary of the allotments, little of the Conservation Area itself is visible from the site.</p>

	Development in this location would have only a minimal impact on the Conservation Area and its setting, due to the intervening distance and its minimal visibility, due to existing dwellings and mature trees and vegetation to the north of the site.
Potential mitigation measures for identified harm	To reduce the impact of the small level of identified harm to the Conservation Area, additional landscaping could be placed to the northern boundary of the site. However, as there are already mature trees to this boundary, and the Conservation Area is only very minimally visible, it is not considered that substantial mitigation would be required.
Conclusion of harm on the heritage asset	Any harm to the heritage asset identified in this assessment would be extremely minimal, and could be further mitigated through appropriate landscaping implemented to the north-east of the site. The heritage asset itself would not be affected, and development of the site is likely to result in a very minimal harmful impact to and on the significance of the setting of the Conservation Area. Conclusion on harm to heritage asset: Less than substantial harm.

Heritage Asset 2:

Name of Heritage Asset affected by allocated site	Grade II listed buildings of No's. 51, 50, 49, 47,46, 45, 43, 42, Prospect House and Maytrees, Clifford Chambers
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Designated Heritage Assets. • Grade II listed buildings.
Contributing elements to significance of the heritage asset	<p>This assessment constitutes of ten separate listed buildings, all of which are Grade II listed, situating in a row along the southern Clifford Chambers Conservation Area boundary. Due to their close proximity to one another, the similar distance from each asset to the site in question and the similar harm that would be afforded to each asset due to the almost identical circumstances for each, one overall assessment covers all ten heritage assets.</p> <p>The closest listed buildings in this grouping, No's. 49 and 50, are approximately 105 metres from the site. The furthest listed buildings in this grouping, No's. 42 and 43, are approximately 130 metres from the site.</p>

These listed buildings were all listed in 1972, and are dwellings constructed in the 19th and 20th century of brick with tile roofs.

Listing Descriptions:

No's. 42 and 43: "Pair of cottages. c1800. Brick laid to Flemish bond; steeply pitched tile roof with brick stack to front of ridge. EXTERIOR: 2 storeys; symmetrical 2-window range. Top modillioned brick cornice. Segmental-headed entrance to left end has plain door; entrance to right end in lean-to porch with overlight to plank door. Windows to ground floor have 2-light small-paned casements; windows to 1st floor have 2-light leaded casements, that to left with iron opening casement. Right return attached to No.44 (qv). Short rear wing with similar details. INTERIOR: not inspected".

Maytrees (No.44): "House. Late C18. Painted brick laid to Flemish bond; steeply pitched tile roof with brick end stacks, that to right truncated. 2-unit plan. EXTERIOR: brick plat band over ground floor and top modillioned brick cornice. 2 storeys; symmetrical 2-window range. Entrance has half-glazed door and C20 gabled porch with leaded glazing and entrance to side. Ground floor has windows with rubbed brick cambered arches over 3-light leaded casements with iron opening casements; windows to 1st floor have similar casements. C20 shutters. Right gable head has small light. Rear has lean-to outshut. Attached to Nos 43 & 45 (qv). INTERIOR: not inspected, but noted as having fireplace with bressumer".

No.45: "House. Late C18. Brick laid to Flemish bond; steeply pitched tile roof with 2 brick rear stacks. 2-unit plan. EXTERIOR: single storey plus attic; 2-window range. Very wide eaves. Entrance behind C20 gabled porch with entrance to side and top-hung small-paned casement to front. Windows to ground floor have small-paned casements with iron opening casements, of 3 lights to left, of 2 lights to right. 2 gabled dormers with wide verges, plain bargeboards and 2-light small-paned casements. Attached to Nos 44 and 46 (qv). Rear has catslide outshut. INTERIOR: not inspected".

No's. 46 and 47: "Pair of houses. c1820. Painted brick with stucco dressings; tile roof. Brick cross-axial stack. EXTERIOR: 2 storeys; symmetrical 2-window range. Top brick cornice.

Entrance to each end has architrave, frieze and cornice to plank door. Windows have sills, those to ground floor with wedge lintels with keys, and 6/6 sashes, those to ground floor possibly replacing 16-pane sashes. Attached to Nos 45 & 48 (qv). Rear has 2 gabled wings. INTERIOR: not inspected”.

Prospect House (No.48): “Includes house shown on O.S. map as Eastcot (No.49). 2 houses, now one dwelling. Early C19 or earlier. Red brick laid to Flemish bond; tile roof, steeper to former No.49, with brick end stacks. EXTERIOR: 2 storeys; 3- plus 2-window range with attached garages to left and right. Top brick cornice. Entrance to right of centre has doorcase with faceted panels, frieze and cornice, to half-glazed door. 2-storey bay window to left end has cornices over 1/1:2/2:1/1 horned sashes; windows flanking entrance have sills, and rusticated wedge lintels with keys over 2/2 and 1/1:2/2:1/1 horned sashes; windows to 1st floor have similar sashes. Stack to left end has added external stack; 2-bay garage with paired plank doors. 2-window range to right, former No.49, has top modillioned brick cornice; central segmental-headed entrance, now blocked, has gabled canopy; windows have 2-light small-paned casements, those to ground floor have segmental-heads. Small C20 garage to right end. Attached to No.50 (qv). INTERIOR: not inspected”.

No’s. 49 and 50: “House, now 2 dwellings. Early C19 with C20 alterations. Brick laid to Flemish bond; renewed tile roof with brick ridge and end stacks. Gable facing, front to left. EXTERIOR: 2 storeys; 4-window range. Top modillioned brick cornice. 2 entrances in C20 flat-roofed porches with half-glazed doors to returns. Windows have C20 3-light small-paned casements, those to ground floor with segmental heads, the central 1st floor windows are smaller, with 2-light casements. Right return to street has lean-to outshut with slate roof; one small 1st floor segmental-headed window. Rear attached to No.51 (qv). INTERIOR: not inspected”.

No.51: “House. c1800 with c1960 additions. Brick with some rendering; renewed tile roof with brick lateral stack and stack to front of ridge. L-plan. EXTERIOR: 2 storeys; 3-window range including cross-wing on right, which has jettied and plastered 1st floor. Top modillioned brick cornice. Segmental-headed entrance to left of centre has plank door. Segmental-headed windows flanking entrance have 3-light and 2-light small-paned casements; wing has 3-light projecting window with small-paned glazing; 1st floor has 2 windows with 2-light small-paned casements

	<p>with iron opening casements, the wing having 3-light small-paned casement. Rear has segmental-headed entrance; small windows, one with old casement; c1960 lean-to conservatory. INTERIOR: has chamfered spine beams and fireplace with stop-chamfered bressumer and C20 inner fireplace, winding staircase to left”.</p> <p>Key Views – the listed buildings are highly visible from their northern aspects, being located along the public road with runs centrally through the village. A footpath runs along the north and east of the site. However, the listed buildings are only minimally visible from the very northern extent of the site boundary, and is obscured by intervening allotment as well as mature trees at the site boundary. The site itself would likely be minimally visible from an oblique angle from the rear of the listed buildings; however this impact would be reduced by the intervening distance of at least 100m between the site and the nearest listed building. Additionally, large mature trees at the northern site boundary would greatly diminish the visibility of the site from the listed buildings.</p>
Assessment of impact of development on significance of the asset	Allotment gardens and a line of mature hedgerow and trees separate the site in question and the row of listed buildings. Any potential impact upon the setting of these heritage assets would be minimal due to the separation distance and the intervening features in the wider landscape. The agricultural field does not appear to form any historic link with these dwellings and any impact of development on the significance of these heritage assets would be less than substantial.
Potential mitigation measures for identified harm	To ensure no harm to the setting of these listed buildings, additional landscaping could be placed to the northern boundary of the site in question. However, as there are already mature trees to this boundary, and the Conservation Area is only very minimally visible, it is not considered that substantial mitigation would be required.
Conclusion of harm on the heritage asset	<p>The listed buildings themselves would not be affected, and development of the site is likely to result in a very minimal harmful impact to and on the significance of their setting. 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 assets: Less than substantial harm.</p>

Conclusion

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 the Conservation Area and mitigation measures, such as the introduction of a landscaping buffer on the northern 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 the designated heritage assets.

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	CLIF.04
Site Address	East of Campden Road (south), Clifford Chambers
Site Capacity	Approx. 12 dwellings

Site Description

The site is an irregularly shaped area of agricultural land to the south of Clifford Chambers. It is surrounded by tall trees and hedgerows to its east, west and northern boundaries. To the south lies further agricultural fields. The site is mostly flat. It is not near to any designated heritage assets and there are no non-designated heritage assets affecting the site.



Name of Heritage Asset affected by allocated site	There are no designated or non-designated heritage assets to be formally assessed in relation to this site. There is no Scheduled Monument in the vicinity of the village and the designated Clifford Chambers Conservation Area is situated approximately 200m away with buildings in the intervening distance. The closest Listed Buildings are located off Orchard Place, some 250 metres north east of the site, with no inter-visibility or connectivity between the listed buildings and the site. There is no Ridge and Furrow present on site and the HER does not record any Ridge and Furrow having ever existed. There are no records of archaeological monuments or events associated with the site through the HER.
Type of heritage asset/Listed Grade	N/A.
Contributing elements to significance of the heritage asset	N/A.
Assessment of impact of development on significance of the asset	None.
Potential mitigation measures for identified harm	None.
Conclusion of harm on the heritage asset	There are no designated or non-designated heritage assets that would be adversely affected by development of this site. Conclusion on harm to heritage assets: No harm.

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	CLIF.05A
Site Address	West of Campden Road (north), Clifford Chambers
Site Capacity	Approx. 6 dwellings

Site Description

The site is located to the north west of Clifford Chambers, to the west of Campden Road and consists of a grassed field. The site lies south of existing housing development, whilst to the west and south of the site are further grassed fields. The site is bordered by tall hedges to Campden Road. The site is approximately 60m from the boundary of the Clifford Chambers Conservation Area.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Clifford Chambers Conservation Area
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Designated Heritage Asset. • Conservation Area
Contributing elements to significance of the heritage asset	<p>Designated 1970. The Clifford Chambers Conservation Area encompasses the majority of the village of Clifford Chambers, and includes a number of listed buildings. The Conservation Area is characterised by brick buildings, with most of the older buildings concentrated along Village Street. The north end of the Conservation Area is stated to be most significant as the entrance to the village, but is not to be noted for its contribution to the Conservation Area.</p> <p>Key Views – A footpath runs along the south of the site. However, the site is bordered to this elevation by tall hedgerows and an embankment sloping up from Campden Road. Development of the site would only be minimally visible from the Conservation Area.</p>
Assessment of impact of development on significance of the asset	Development of this site would have minimal impact on the setting of the conservation area, as the site is located approximately 60 metres from the CA and is obscured by a tall hedgerow to its southern boundary. Development of the site would likely only result in the roofs of dwellings being visible from the Conservation Area. Development in this location would have only a minimal impact on the Conservation Area and its setting, due to the intervening distance and its minimal visibility, due to tall hedgerows on its southern boundary.
Potential mitigation measures for identified harm	To reduce the impact of the small level of identified harm to the Conservation Area, development could be set back slightly from the southern boundary. However, as there are already mature hedgerows to this boundary, and the site would only be minimally visible from the Conservation Area, it is not considered that substantial mitigation would be required.
Conclusion of harm on the heritage asset	<p>Any harm to the heritage asset identified in this assessment would be extremely minimal. The heritage asset itself would not be affected, and development of the site is likely to result in a very minimal harmful impact to and on the significance of the setting of the Conservation Area.</p> <p>Conclusion on harm to heritage asset: Less than substantial harm.</p>

Overall Conclusion of Level 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. It is concluded that development in this location would result in less than substantial harm to the affected designated heritage assets.