

Built Heritage Note

Land East of Kineton Road, Wellesbourne

May 2026

Introduction

1. This built heritage note has been prepared to address issues raised during the Inquiry (PINS appeal ref: APP/J3720/W/25/3365027), in relation to an application for outline planning permission (LPA ref: 24/03281/OUT) for development on the above Site. It has been prepared to address aspects of the Appeal Proposals which were not specifically referred to in the Heritage Statement (prepared by Turley, dated November 2025)¹ or in the Built Heritage Statement of Common Ground (prepared by Turley, dated 2 April 2026)².
2. The aspects of the Appeal Proposal are:
 - The increase in site levels up to the maximum as shown on the drainage plans as part of flood mitigation measures³; and
 - The creation of a mini-roundabout at the junction of Kineton Road and Wellesbourne Road⁴.
3. The Heritage Statement⁵ identified that the Appeal Proposals had the potential to impact on the following assets through changes within their setting:
 - Staple Hill Cottages 71 & 73 Kineton Road (grade II); and
 - Staple Hill Cottages 75 & 77 Kineton Road (grade II);
4. This note intends to ensure that it can be clearly demonstrated that the statutory duty under S66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 in respect of these listed buildings has been fulfilled. The statutory requires the decision maker to have special regard⁶ to the desirability of preserving the special interest and setting of nearby listed buildings⁶.

Changes to Site Levels

5. Staple Hill Cottages are experienced on the peripheries of an area characterised by a mix of low scale detached and semi-detached housing of a later date, beyond which are open fields. The form of the Site, as an open field, contributes to the transitory character of the area and sets the

1 Core Document A12 (Heritage Statement)

2 Core Document E6 (Built Heritage SoCG)

3 Core Document F3 (Flood Risk and Drainage Proof of Evidence) Appendix E

4 Core Document F2 (Highways Proof of Evidence Appendices) Appendix H3-7

5 Core Document A12 (Heritage Statement)

6 Planning (Listed Buildings and Conservation Areas) Act 1990, S66(1)

buildings within their historic context. The Site, therefore, makes a minor contribution to the setting and significance of this pair of listed buildings.

6. It was recognised in the Heritage Statement that the Appeal Proposals would bring built form closer to Staple Hill Cottages. Whilst the Appeal Proposals would be visible in combination with these assets, the proposed landscaped edge along Wellesbourne Road, as shown on the Framework Masterplan⁷ would distance built development from the assets. When viewing the listed buildings from Kinton Road, the provision of this public open space would partially retain green open space as a back drop to the assets. Additionally, the proposed height of the buildings would be limited to a maximum of 2 storeys along the edge of Wellesbourne Road, as shown in the Design and Access Statement⁸ increasing to 2.5 storeys nearer to the centre of the Site, which is broadly consistent with existing built form adjacent to the listed buildings.
7. It was concluded that harm would arise as a result of the urbanisation of an open field that contributes to the historic context of the assets. The level of harm was concluded to be less than substantial in NPPF terms and would be at the lowest end of the less than substantial harm category.
8. Drawings showing the Indicative Drainage Strategy (Refs: ENG_001 Rev G and ENG_02 Rev F)⁹ suggest a potential increase in ground levels across the building platforms to the maximum as shown on the drainage plans.
9. The indicative increase in levels, while potentially increasing the visibility of the Appeal Proposals in combination with the assets, would not increase the level of urbanisation within the setting of the listed buildings, or further erode the contribution the Site makes to the ability to appreciate the rural surroundings of the assets. The Appeal Proposal comprise 2 and 2.5 storey residential dwellings, which is reflective of the context of the Site. Given the existing variations in topography, which slopes down slightly from Kinton Road to the west edge of the Site, with the Site being gently undulating, it is not considered that the potential increase in levels would result in a development that would appear out of character, or that would further detract from the ability to appreciate the historic rural surroundings of the assets.
10. Therefore, it is concluded that, taking into account the potential increase in site levels, that the level of harm to the significance of the grade II listed buildings would remain at the lowest level of less than substantial harm.
11. Considerations in respect of land levels can be assessed in greater detail through the submission of Reserved Matters applications which would comprise issues of landscaping, layout and scale and design.

Highways Works

12. The two grade II listed buildings at Staple Hill Cottages, nos. 71 & 73 and nos. 75 & 77 Kinton Road are located either side of Wellesbourne Road facing west onto Kinton Road. There is

⁷ Core Document A31 (Framework Masterplan)

⁸ Core Document A10 (Design and Access Statement)

⁹ Core Document F3 (Flood Risk and Drainage Proof of Evidence) Appendix E

currently a pavement and a grass verge to Kineton Road in front of these two designated heritage assets.

13. The relationship and group value between 71 & 73 Kineton Road, and 75 & 77 Kineton Road, enables a better appreciation of their architectural interest, and provides historic context in which the Cottages can be understood. When viewed east from Kineton Road, the pair of listed buildings appear to mirror on opposing sides of Wellesbourne Road. Whilst architecturally similar, they have differences in detailing which exemplifies the Arts and Crafts Movement's rejection of copying standard forms. Their similarities (and subtle architectural differences) are best appreciated when viewed in combination in closer, kinetic views west along Wellesbourne Road and north, south and east along Kineton Road. It is in these close views that the architectural detailing, and architectural interest, of the Cottages is principally appreciated.
14. The Heritage Statement concluded that there would be 'less than substantial harm' in NPPF terms to the setting and significance of these heritage assets, resulting from the urbanisation of an open field that contributes to the historic context of the assets. It was noted that the architectural interest of the Cottages, their group value and other contributory aspects of its setting, would be unaffected.
15. Drawing T24596-007 (dated 20 March 2025, prepared by Hub Transport Planning)¹⁰ shows a proposed mini-roundabout at the junction of Wellesbourne Road and Kineton Road. The proposed works include a re-alignment of the kerb lines on either side of the junction with tactile paving at the pedestrian crossing point and the installation of a mini-roundabout which includes painted road markings to delineate the roundabout and the associated give-way junctions.
16. The location of the assets on either side of the road junction is considered to be an element of the setting of these assets that contributes to their significance. The junction already includes modern highways infrastructure comprising painted road markings, signage and lighting columns. The minor amendments to the kerb lines and the adjustments to the pavement and grass verges will retain the semi-rural character of the road. While the road markings for the mini-roundabout are more extensive than those that delineate the junction as it is currently laid out, these will not erode the ability to appreciate the relationship of the two assets or their architectural interest.
17. Therefore, it is concluded that, taking into account the highways works relating to the installation of a mini-roundabout, that the level of harm to the significance of the grade II listed buildings would remain at the lowest level of less than substantial harm.
18. It remains a matter of agreement, as noted in the Built Heritage Statement of Common Ground¹¹ that the level of less than substantial harm is outweighed by the public benefits arising from the Proposed Development.

¹⁰ Core Document K18 Proposed Wellesbourne Road, Kineton Road Mitigation Scheme

¹¹ Core Document E6 (Built Heritage Statement of Common Ground)

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