

NOTE ON HISTORIC ENGLAND COMMENTS

The authors received comments from Historic England via the local authority on 7 October. Initial site boundaries were received at the same time, and it is understood the Historic England comments referred to those boundaries, or to an earlier version.

Updated boundaries were received on 11 December, and these reports were updated to reflect the revised boundaries. However, updated comments have not been received from Historic England, and their comments relate to the earlier site boundaries.

IDENTIFICATION OF HERITAGE ASSETS

Site Historic Background

The Site is located to the south-west of Coventry, bordering the edge of the urban landscape. Historically this area was a rural landscape. There is evidence of Roman activity in the area of Coventry, including the Roman fort at The Lunt, approximately 3km north-east of the Site. Settlements were recorded in the surrounding area in the Domesday Book, 1086 forming part of the Stoneleigh Hundred.

The land within the Site likely formed part of the ploughland or meadows associated with the surrounding settlements. During the medieval period the land was associated with the nearby Cistercian Monastery at Stoneleigh Abbey. The agricultural nature of the landscape continued through the post-medieval period, when it consisted of isolated farms surrounded by agricultural fields.

During the mid-20th century, the University of Warwick Campus was constructed to the south-west of Coventry, extending the urban landscape into the Site.

The HS2 railway line currently under construction passes along the south west boundary of the Site, intruding into the parcel of land immediately west of Kenilworth Road, which includes Diamond Wood.

Type of Asset	Name and Designation of Asset
Listed Building	<p>One Grade II listed buildings within Site boundary:</p> <ul style="list-style-type: none"> - Cryfield Grange Farmhouse (NHLE 1035164) Grade II listed <p>1 Grade II* listed and 10 Grade II listed buildings within 500m study area, beyond Site boundary:</p> <ul style="list-style-type: none"> - Houses for visiting Mathematicians Warwick University (NHLE 1392017), Grade II* listed – 340m north-east of the Site - 3B Series 1 Sculpture (NHLE 1431460) Grade II listed – 220m north-west of the Site - Cryfield House Farmhouse (NHLE 1364947) Grade II listed- 390m north-east of the Site - Church of St John the Baptist (NHLE 1076582) Grade II listed – 170m north-east of Site. - Wainbody Wood Farmhouse (NHLE 1106255) Grade II listed, - Barn to east of Wainbody Wood Farmhouse (NHLE 1035165) Grade II listed – 380m north-east of Site. - Dale House Farmhouse (NHLE 1325994) Grade II listed – 220m south of Site. - South Winds, including raised terrace to rear (NHLE 1405320) Grade II listed – 60m east of Site. - South Hurst Farm Cottages (NHLE 1326283) Grade II listed – 200m south-west of Site - Arnold’s Farmhouse (NHLE 1326283) Grade II listed - Barn range north-east of Arnold’s Farmhouse (NHLE 1076674) Grade II listed – 290m north-west of Site
Scheduled Monument	Medieval moated site of Bockenden Grange (NHLE 1448265) – directly north of the Site boundary

Conservation Area	There are no conservation areas within the Site or study area.	
Non-designated	<p>Within the site boundary are a number of non-designated assets including a number of prehistoric and Roman findspots. While not in the Site boundary, there are also several prehistoric occupation sites recorded outside of the Site in the surrounding study area, including an Iron Age settlement (MWA31987) to the north-east and a possible Mesolithic to Neolithic occupation site (MWA8208) to the east.</p> <p>Medieval remains within the Site include Cryfield Grange deserted medieval settlement (DMV) (MWA2853) and possible medieval grange site (MWA2852), a section of the Milburn DMV (MWA2923) and medieval/ post-medieval fishponds (MWA2860).</p> <p>There are also post-medieval assets within the Site including 19th century quarries (MWA2921; MWA2876), a former watermill (MWA2854) and a former building (MWA8352). One 20th century asset located close to the Site is a Second World War anti-aircraft artillery site west of Gibbet Hill Road (MWA9648).</p> <p>Finally, undated features include cropmark enclosures (MWA2936; MWA2926) and linear features (MWA5357).</p>	
SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE		
Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Within the Site boundary		
Cryfield Grange Farmhouse (NHLE 1035164) Grade II listed building	<p>The Grange consists of a c.mid-16th century nucleus, largely rebuilt on its original foundations in early C19. Irregular L shaped range of two storeys. Steeply pitched plain tile roofs with gabled ends. On western side of northern wing a length of original red sandstone ashlar splayed plinth is visible. Under the north end of this wing is a slightly arched vaulted cellar of mid C16 date with two blocked openings on west side. This wing is of C19 red brick with segmental arched window openings, mostly modern fenestration.</p> <p>The house was originally a demesne farm of Henry II.</p>	<p>The setting of the farmhouse consists of its associated outbuildings and surrounding farmland. This agricultural setting has been diminished by the construction of the university which surrounds the farmhouse.</p> <p>In the later 20th century, the farmhouse has been incorporated into the university campus. The land was owned by the university, and it retained its farming function in the 1970s before it was used by the Students' Union in the 1980s and finally as the Vice-Chancellor Lodge.</p> <p>The Site contributes to the setting of the building as its immediate surroundings.</p>
Within the Study Area		
Medieval moated site of Bockenden Grange (NHLE 1448265) scheduled monument	<p>The monument consists of a medieval moated site thought to be the site of a monastic grange associated with the Cistercian monastery at Stoneleigh Abbey.</p> <p>The moat measures approximately 66m by 60m in total. The wide ditches describe a near-square, creating a large dry island in the interior, with one arm now culverted and covered, at the eastern side. Towards the south-eastern corner is the water inlet, fed originally by a series of four large medieval fishponds to the east, now reduced to a</p>	<p>The moated site is located directly north of the Site boundary.</p> <p>The setting of the moated grange is formed by its rural position and relationship with Stoneleigh Abbey approximately 6km to the south-east.</p> <p>The Site contributes to the setting of the building as its immediate surroundings to the south.</p>

	<p>stream. A causeway crosses the centre of the western arm of the moat.</p> <p>Within the moat is a modern house and outbuildings, constructed in 1974, when the earlier buildings were demolished.</p> <p>The significance of the asset is derived from its archaeological and historic interest for the potential for medieval remains to survive. The rural setting of the site also contributes to its significance.</p>	
<p>Houses for visiting Mathematicians Warwick University (NHLE 1392017), Grade II* listed building</p>	<p>The buildings consist of a group of five houses and two flats for visiting university academics. Built in 1968-70 to the designs of William Howell of Howell, Killick, Partridge and Amis</p> <p>The buildings are constructed of yellow-faced, Stourbridge bricks with timber window surrounds and flat, felted roofs. Each house and the block of flats has a single-storey porch range with a projecting entrance with heavy lintel which is the only opening on this face. The blank first-floor walling rises behind. The buildings are arranged around a central, circular lawn. The building group survives intact, which contributes to its significance.</p> <p>The buildings form part of the wider University of Warwick, which was founded in 1963. The houses were intended to house visiting mathematicians as part of the Mathematics Research Centre's symposia. The buildings were designed to incorporate academic study as well as family life, including provisions for a study space with continuous blackboards along the walls.</p> <p>The buildings won the RIBA Architecture Award in 1970, highlighting contemporary praise of the design.</p> <p>The significance of the building is derived from its architectural and historic interest. The campus setting of the buildings and their relationship to one another also contribute to their significance.</p>	<p>The buildings are located on a lawn within an area of university science buildings.</p> <p>The setting of the buildings is formed by their relationship to each other and the wider university campus.</p> <p>The Site does not contribute to this setting.</p>
<p>3B Series 1 Sculpture (NHLE 1431460) Grade II listed building</p>	<p>3B Series No.1 is a welded steel sculpture of 1968 by Bernard Schottlander. The sculpture is characteristic of Schottlander's abstract geometric work during the 1960s.</p> <p>The sculpture's significance is derived from its artistic interest through its scale, colour and geometric shapes, while its historic interest is derived from its connection to the noted sculptor, Schottlander.</p>	<p>The sculpture is located in the courtyard in front of the Rootes Residential Building at the University of Warwick, which forms the setting of the structure.</p> <p>The Site does not contribute to this setting.</p>

	<p>The significance of the sculpture is derived from its architectural and historic interest. The campus setting of the building also contributes to its significance.</p>	
<p>Cryfield House Farmhouse (NHLE 1364947) Grade II listed building</p>	<p>Cryfield House is an early 19th century red brick house with a hipped plain tile roof. The building consists of two storeys. The building is neo-classical in style, with a central, six-panel door with ornate rectangular fanlight. To left and right of door are tripartite sash windows with glazing bars with similar above.</p> <p>The significance of the building is derived from its architectural and historic interest. The agricultural setting of the building also contributes to its significance.</p>	<p>The setting of the farmhouse consists of its associated outbuildings and surrounding farmland. This agricultural setting has been diminished by the construction of the university which surrounds the farmhouse.</p> <p>The Site contributes to the setting of the building as part of the wider agricultural surroundings.</p>
<p>Church of St John the Baptist (NHLE 1076582)</p>	<p>The church was built in 1842-3 by George Gilbert Scott and William Bonython Moffat. The church represents one of Gilbert Scott's early designs.</p> <p>The church is built of freestone and consists of a nave and chancel with no aisles, a north-west porch and south-east vestry.</p> <p>The church was built to serve the community of Westwood Heath built as a small rural church in a later medieval style.</p> <p>The significance of the building is derived from its archaeological, architectural and historic interest. The rural parish setting of the building also contributes to its significance.</p>	<p>The church is located approximately 170m north of the Site.</p> <p>The setting of the church comprises its surrounding churchyard and its relationship with the hamlet of Westwood Heath. The settlement has become part of the urban expansion of Coventry during the 20th century.</p> <p>The Site contributes to the setting of the building to the south, although much of its historic setting has been removed.</p>
<p>Wainbody Wood Farmhouse (NHLE 1106255), and barn to east of Wainbody Wood Farmhouse (NHLE 1035165)</p>	<p>A 17th century, timber frame farmhouse faced in red brick and partially rebuilt in red brick and sandstone in the 19th century. To the east is a contemporary timber framed barn on sandstone foundations.</p> <p>The buildings possess architectural and historic interest as a surviving farm complex of early post-medieval date and as a surviving timber frame construction.</p> <p>The significance of the building is derived from its architectural and historic interest. The agricultural setting of the building also contributes to its significance.</p>	<p>The buildings are located approximately 380m north-east of Site. The setting of the farm buildings is formed by their relationship as part of a farm complex and the surrounding agricultural land which survives in the immediate fields surrounding the farm.</p> <p>The land to the south-west within the Site forms part of the wider agricultural setting of the farm buildings.</p>
<p>Dale House Farmhouse (NHLE 1325994)</p>	<p>The house was built in the late 18th century of red brick with a steeply pitched plain tile roof with gabled ends. The building consists of two storeys and attic and a four bay principal elevation.</p> <p>The farmhouse and associated courtyard of outbuildings to the north survive. The buildings</p>	<p>The buildings are located approximately 220m south of Site. The setting of the farmhouse is formed by the surrounding farm complex and the associated agricultural land which survives in the immediate fields surrounding the farm.</p>

	<p>possess architectural and historic interest as a surviving farm complex of post-medieval date.</p> <p>The significance of the building is derived from its architectural and historic interest. The agricultural setting of the building also contributes to its significance.</p>	<p>The land to the north within the Site forms part of the wider agricultural setting of the farm buildings.</p>
<p>South Winds, including raised terrace to rear (NHLE 1405320)</p>	<p>A house, designed in 1965-6 by Robert Harvey of Yorke, Harper and Harvey</p> <p>The house is constructed of teak, concrete and glass set on a ground-floor base of Hornton stone, left roughly hewed. The first floor is carried on a smooth concrete slab with deep coffering, formed from a fibre-glass mould. The northern, road front has rubble stone walling to the ground floor. This is principally of darker grey colour, with occasional lighter stones for effect. The western walling is curved, mirroring the shape of the circular pool inside, and projects out beyond the first floor. The first floor consists of wooden planks with slit windows along the length of the building.</p> <p>Inspired by the work of Frank Lloyd Wright, designed by a significant regional architect, Robert Harvey. The house is a surviving Modernist style building with little alteration.</p> <p>The significance of the building is derived from its architectural and historic interest. The suburban setting of the building also contributes to its significance.</p>	<p>The buildings are located approximately 60m east of Site. The principal elevation of the house to the north, and its setting is formed by its surrounding grounds and residential street position on the edge of the urban landscape.</p> <p>The Site to the south does form part of the setting of the building as the rural landscape which the building fronts onto.</p>
<p>South Hurst Farm Cottages (NHLE 1326283)</p>	<p>The building is a 17th century timber frame range of three cottages and a stable, with brick infill panels. The building is in a T-shape plan with a two storeys cross wing at the eastern end. To the west are a number of farm outbuildings, including modern sheds.</p> <p>The building possesses architectural and historic interest as part of a surviving farm complex of early post-medieval date and as a surviving timber frame construction.</p> <p>The significance of the building is derived from its architectural and historic interest. The agricultural setting of the building also contributes to its significance.</p>	<p>The building is approximately 200m east of Site. The setting of the farm cottages consists of the associated farm complex and surrounding agricultural land, which survives.</p> <p>The land within the Site forms part of the setting of the buildings as part of the agricultural landscape.</p>
<p>Arnold's Farmhouse (NHLE 1253076) and barn range north-east of Arnold's</p>	<p>A late 17th century farmhouse, built of red brick with plain tile roof. The barn to the north is 17th or 18th century of weatherboarded timber frame and some replacement brick.</p>	<p>The buildings are located approximately 290m north-west of Site. The setting of the farm buildings consists of the associated farm complex and surrounding agricultural</p>

Farmhouse (NHLE 1076674)	<p>The buildings possess architectural and historic interest as a surviving farm complex of early post-medieval date and as a surviving timber frame construction.</p> <p>The significance of the building is derived from its architectural and historic interest. The agricultural setting of the building also contributes to its significance.</p>	<p>land, which survives to the west. The land to the north, south and east has been developed with modern housing.</p> <p>The land within the Site does not contribute to the setting of the farm. The land within the Site has been separated from the farm by modern developments.</p>
POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE		
Name of asset	Description of impact	
Medieval moated site of Bockenden Grange (NHLE 1448265) scheduled monument	Although not within the Site boundary, the moated site borders the northern edge of the site. The land within the Site contributes to the setting of the moated site as part of the rural landscape which may be altered by the construction of modern buildings. There is also potential for associated medieval remains to be recorded during ground works within the site boundary close to the moated grange. These would have a minor adverse impact on the scheduled monument.	
Cryfield Grange Farmhouse (NHLE 1035164) Grade II listed building	The building is located within the Site boundary and there is therefore potential for a major adverse impact on the listed building due to physical impacts and setting changes to the building. The building has been incorporated into the university, which forms part of its historic interest. Additional modern developments would alter the agricultural setting of the farmhouse, although this setting has been diminished by the existing modern university developments.	
Houses for visiting Mathematicians Warwick University (NHLE 1392017), Grade II* listed building	The buildings are not located within the Site boundary, and the Site is screened from the buildings by the rest of the university campus. The Site does not form part of the setting of the buildings nor are there any designed views towards the Site. As such the proposed development will have no impact on the building.	
3B Series 1 Sculpture (NHLE 1431460) Grade II listed building	The buildings are not located within the Site boundary, and the Site is screened from the building by the rest of the university campus. The Site does not form part of the setting of the building nor are there any designed views towards the Site. As such the proposed development will have no impact on the building.	
Cryfield House Farmhouse (NHLE 1364947) Grade II listed building	The building is not located within the Site boundary however the land within the Site contributes to the setting of the building. The proposed development has the potential to have a minor adverse impact on the listed building as additional modern developments would alter the agricultural setting of the farmhouse, although this setting has been diminished by the existing modern university developments.	
South Winds, including raised terrace to rear (NHLE 1405320)	The land within the Site contributes to the house's setting and the proposed development may alter this setting with the construction of modern buildings to the south. This would have a minor adverse impact on the listed building.	
South Hurst Farm Cottages (NHLE 1326283) –	The land within the Site contributes to the setting of the building and there is potential for a minor impact to the listed building by the removal of agricultural fields surrounding the farm as well as the addition of modern infrastructure.	
Wainbody Wood Farmhouse (NHLE 1106255), and barn to east of Wainbody	The land within the Site contributes to the setting of the building and there is potential for a minor impact to the listed building by the removal of agricultural fields surrounding the farm as well as the addition of modern infrastructure.	

Wood Farmhouse (NHLE 1035165)	
Dale House Farmhouse (NHLE 1325994)	The land within the Site contributes to the setting of the building and there is potential for a minor impact to the listed building by the removal of agricultural fields surrounding the farm as well as the addition of modern infrastructure.
Non-designated assets	<p>Given the presence of archaeological assets within the Site boundary, notably in areas of undeveloped agricultural land, there is potential for buried remains to be encountered during construction of the Site. Evidence of prehistoric and medieval sites are numerous within and close to the Site boundary, indicating potential for further remains of these dates to be present within the Site.</p> <p>There is particularly high potential for medieval remains around the sites of the Cryfield Grange and Milburn DMVs (MWA2853; MWA2923) and possible medieval grange site (MWA2852).</p>

MAXIMISING ENHANCEMENT AND MITIGATING HARM

Maximising Enhancement

Development in this area should respect the scale and mass of present settlements and buildings. They could also use traditional materials in keeping with the present buildings, such as brick and tiled roofs.

Mitigating Harm

Due to the known presence of prehistoric and medieval remains within and close to the Site, it would be advisable to carry out archaeological investigations prior to any development in the Site as there is potential for previously unrecorded archaeological remains to survive within the undeveloped fields.

Buffers around each of the listed buildings within the Site boundary and the medieval moated site adjacent to the Site would help to reduce changes to the setting of the assets.