

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 immediately south of Kenilworth, on agricultural land adjoining modern residential developments. It consists of two parcels, separated by Rouncil Lane.

The land within the Site to the north west of Rouncil Lane was historically associated with Kenilworth Castle as the Old or Great Park from the 11th century, when it was stocked with deer. It was dis-parked in the mid-17th century and became used as agricultural land. The land to the southeast of Rouncil Lane is believed to have been agricultural throughout. Historic mapping shows a complex of kennels immediately south of the Site marked from 1886. The surrounding areas would have been in use for fox hunting, in addition to agricultural use. The kennel complex is now in residential use and known as Hunt Paddocks. During the 20th century, the suburbs of Kenilworth extended southwards towards the Site.

Type of Asset	Name and Designation of Asset
Listed Building	<p>Three Grade II listed buildings within 500m study area, beyond Site boundary:</p> <ul style="list-style-type: none"> - Forge Cottage Windworth Forge (NHLE 1035301), Grade II listed, 490m north of Site within the Kenilworth St Johns CA. - Oaks Farmhouse (NHLE 1035260), Grade II listed, 340m north of Site - Wootton Grange Farmhouse (NHLE 1035185), Grade II listed, 70m north of Site
Conservation Area	<p>Leek Wootton Conservation Area, 380m south of Site Kenilworth St Johns Conservation Area, 440m north of Site</p>
Non-designated	<p>Within the Site, there is one find spot of various medieval metal objects including part of a bronze jug or bowl (MWA1661), and the site of a possible quarry (MWA3269).</p> <p>Within the study area, there is a further former quarry immediately to the south (MWA3285) and a Victorian brickworks site immediately north (MWA3270). There are further findspots of prehistoric flints (MWA1751) and a medieval lead seal (MWA6632). From 1830, a complex of dwellings is shown south of the Site, east of Rouncil Lane, known as Little Woodcote or New Woodcote. These appear to be a substantial gentleman’s residence and associated buildings. Satellite imagery shows these are still largely extant, and HER data includes a reference to New Woodcote gardens (MWA12919) However, the buildings themselves are not referenced.</p> <p>Immediately south of the site and west of Rouncil Lane are the complex of kennels described above at Hunt Paddocks, which may also have historic significance, although they are not included in HER data.</p> <p>Further south, at 470m from the Site boundary, is the edge of the extensive original Woodcote pleasure gardens (MWA12990) associated with Woodcote House, now the Warwickshire Police Headquarters.</p>
Special Consideration beyond study area	<p>Kenilworth Conservation Area, together with the Abbey and Castle Scheduled Monuments, and many other listed assets, lies approximately 1km north of the Site.</p>

	It is considered here due to its high value, and due to its historical association with the land north of Rouncil Lane, despite being beyond the 500m study area.	
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 Study Area		
Leek Wootton Conservation Area	<p>None of the listed assets are within the study area, but they are considered here as a group with the CA. The village dates back to the 12th century, when it formed part of the lands bequeathed towards the foundation of Kenilworth Priory. The village church of All Saints (NHLE 1364956, Grade II) was built in 1122 and rebuilt in 1789.</p> <p>The main road, running north-south, has varied properties ranging from timber framed thatched buildings to 20th century infill.</p> <p>Views out of the village towards the Site to the north are limited by trees and hedgerows lining Warwick Road, and by some modern development to the north between Woodcote Lane and Warwick Road. The Conservation Area leaflet does not list these as important views. The more significant views are from the south-west and within the village itself. The CA and its listed structures have architectural, historic and evidential value. The various structures have individual value as well as group value.</p> <p>The assets form part of each other's setting. The principal setting of the listed structures is the CA. The wider setting is formed by a largely agricultural landscape to the east. To the west, the land has been developed as an extensive complex of golf courses (two 18-hole and one 9-hole courses), hotel, health club and gardens.</p> <p>This setting contributes to the significance of the CA. In addition, the historic links between the village, Kenilworth Priory and the hunting lands to the north west of Rouncil Lane, add to the significance of the CA.</p>	<p>The listed assets are located to the south of the Site, and are separated from the Site by approximately 300m of agricultural land.</p> <p>The setting of the listed assets within the CA is principally defined by their relationship with each other within the village context. The Site does not contribute to this immediate setting due to intervening modern development. The wider setting of the CA is formed by its relationship with the surrounding agricultural landscape, and the quasi-rural golf club area.</p> <p>The Site makes a contribution to this wider setting.</p>
Kenilworth St Johns Conservation Area including three listed assets (only one of these is within the 500m study area).	<p>St John's is a small, separate part of the larger Kenilworth CA. It lies to the south of the main CA, and surrounds the Grade II* listed Church of St John Evangelist (NHLE 1183921). It represents the southern extension of Kenilworth in the mid 19th century.</p> <p>Two of the listed buildings are outside the 500m study area, but within the CA, and so are considered here as part of the group of assets. These include one dwelling and the church.</p>	<p>The CA and its listed assets are located north of the Site and are separated from it by extensive modern residential development.</p> <p>The Site makes no contribution to the setting of the CA or its listed assets.</p>

	<p>Forge Cottage Windworth Forge (NHLE 1035301), Grade II listed, is within the 500m study area. This is a small, whitewashed brick dwelling with tile roof. The significance of the listed assets is architectural and historic, as representing the development of the town.</p> <p>The various structures have individual value as well as limited group value.</p> <p>The assets form part of each other's setting. The principal setting of the listed structures is the CA. The CA is set within the modern residential extensions of the town.</p> <p>This wider setting does not contribute to the significance of the assets.</p>	
<p>Oaks Farmhouse (NHLE 1035260), Grade II listed</p>	<p>This red brick farmhouse has some timber framing in the rear range and a gabled tile roof. It dates to the 18th century with 19th and 20th century additions. Its significance is architectural and evidential. It is set within its own garden, with a large complex of modern agricultural buildings to the right, and farmland surrounding it.</p> <p>Its setting within a working farm landscape contributes to its significance.</p>	<p>The listed asset is north of the Site. The Site forms part of the wider landscape, which forms part of the significance of this working farm.</p> <p>The Site makes some contribution to the setting and significance of the listed asset.</p>
<p>Wootton Grange Farmhouse (NHLE 1035185), Grade II listed</p>	<p>This substantial 18th century house is of brick with a cream roughcast front elevation. This facade is symmetrical, with windows arranged around a central gable and pillared porch. To the rear is a 16th century timber framed wing.</p> <p>Its significance is architectural and evidential. It is set within a small complex of buildings of various dates, including some agricultural buildings converted to residential use, and some more recent dwellings. It is at the outer edge of the Kenilworth suburbs, but is separated from its original agricultural lands by modern development.</p>	<p>The listed assets are located north of the Site and are separated from it by a small extent of modern residential development.</p> <p>The Site is part of the wider agricultural setting, but makes no contribution to the significance of the asset, due to changes in its immediate vicinity.</p>
<p>Kenilworth Conservation Area, together with the Abbey and Castle Scheduled Monuments, Kenilworth Castle Registered Park and Garden, and many other listed assets</p>	<p>This extensive complex of listed assets includes the Kenilworth Conservation Area (CA), which covers the historic core of Kenilworth along with the castle and abbey. The registered park and garden (RPG) includes the castle and the lands to west of it; the separate remains of the Pleasance moated site to the west; and the remains of a fishpond complex to the south.</p> <p>They have high historic, architectural and evidential significance. They have significant group value. Their setting relates to each other, and to the wider landscape. In particular, the listing for the RPG states that two medieval hunting parks, outside the registered area, are now in agricultural use but originally were stocked with "deer and wild beasts". The Old or Great Park included the lands south of the</p>	<p>The Castle, Conservation Area and RPG have very limited intervisibility with the parcel of the Site northwest of Rouncil Lane. They are approximately 1km north of the Site boundary.</p> <p>However, this north western parcel of the Site does have historical associations with the RPG, as detailed left. As such, the Site makes some contribution to the significance of the RPG. The other built heritage assets within the Conservation Area have</p>

	<p>Mere and north of Rouncil Lane, while the Chase lay to the west.</p> <p>Both Castle and Abbey also had wide spheres of influence over the people of the surrounding landscape.</p> <p>The setting contributes to their significance.</p>	<p>no intervisibility with or connection to the Site, the Site makes no contribution to their setting or significance.</p>
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POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE

Name of asset	Description of impact
<p>Leek Wootton Conservation Area and listed assets</p>	<p>The Site does not make any contribution to the setting or significance of the listed buildings within the CA. Development of the Site would have a neutral impact on the significance of the listed buildings.</p> <p>However, the Site forms part of the wider setting of the CA as a whole, and development of the Site would have a minor adverse impact on the CA.</p>
<p>Kenilworth St Johns Conservation Area including three listed assets (only one of these is within the 500m study area).</p>	<p>The Site makes no contribution to the setting or significance of the listed assets. Development of the Site would not impact on the significance of the listed asset.</p>
<p>Oaks Farmhouse (NHLE 1035260), Grade II listed</p>	<p>The Site makes a minor contribution to the wider setting of the listed asset. Development of the Site would alter the relationship between this farmhouse and its original agricultural setting. This would have a minor impact on the significance of the listed asset.</p>
<p>Wootton Grange Farmhouse (NHLE 1035185), Grade II listed</p>	<p>The Site makes a contribution to the wider rural setting of the listed asset. Development of the Site would have a minor negative impact on the significance of the listed asset.</p>
<p>Non designated assets</p>	<p>There is one medieval findspot within the Site, and some further find spots in the wider study area. There is limited potential for further finds within the Site. Development of the Site has the potential for a minor adverse impact on buried remains.</p> <p>This impact assessment has noted the existence of unlisted/unrecorded dwellings on either side of Rouncil Lane to the south of the Site which have potential for heritage value. The setting of the Little Woodcote or New Woodcote dwellings would not be affected by the development of the Site.</p> <p>However, the setting of the Hunt Paddocks dwellings would be affected, both physically and in terms of its historic associations with the dwellings. Development of the Site has the potential for a minor adverse impact on the significance of these buildings.</p> <p>The original Woodcote gardens have been greatly altered over time. The northern boundary is now a thick band of woodland which separates the rest of the gardens from the Site. The Site makes no contribution to the setting or significance of the non-designated asset. Development of the Site would have not affect the significance of the asset.</p>
<p>Kenilworth Conservation Area, together with the Abbey and Castle Scheduled Monuments, and</p>	<p>The setting of the castle and abbey, in terms of historical spheres of influence and association, is wider than most listed assets, thus their inclusion in this impact assessment. There is very limited, if any, intervisibility between the Site and the CA and RPG due to the distance and topography. However, there are historical associations due to the use of the lands in the north west parcel of the Site as hunting grounds or parks for the castle. This historical association has been reduced due to the change of use from park to agricultural use. The predominantly rural use has continued.</p>

<p>many other listed assets</p>	<p>Modern developments in the Site would further reduce this association between the north west parcel of the Site and the Kenilworth Castle. However, the understanding of the Castle and its significance is drawn from many other sources. The link between the listed assets and the Site forms a very minor part of the assets' significance. According to this assessment, modern development of the Site would have no impact on the significance of the listed assets.</p> <p>However, Historic England stated: "We would prefer this SGL not to be carried forward into the Reg 19 Plan in its current form and for the areas that contribute to the significance of Kenilworth Castle to be removed."</p>
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MAXIMISING ENHANCEMENT AND MITIGATING HARM
Maximising Enhancement
<p>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 of villages such as Leek Wootton, such as brick and tiled roofs.</p> <p>Traditional boundary treatments such as hedgerows could also be maintained or created, particularly on the southern boundary, in order to maintain a separation with the village of Leek Wootton.</p>
Mitigating Harm
<p>Historic England's comments regarding the parcels of land north west of Rouncil Lane could be considered, and these fields removed from the Site, or the two parcels considered as two separate Sites.</p> <p>Alternatively, a buffer could be created at the northern edge of the Site, to further minimise any impact on sightlines from Kenilworth Castle. In addition, a buffer zone could be created at the north of the eastern parcel to protect the setting of Wootton Grange Farmhouse.</p>