



HERITAGE IMPACT ASSESSMENTS
SOLIHULL METROPOLITAN BOROUGH COUNCIL
LOCAL PLAN REVIEW
REPORT No 3: SITE 8 HAMPTON ROAD, KNOWLE
MARCH 2019

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HERITAGE IMPACT ASSESSMENT: SITE 8 – HAMPTON ROAD, KNOWLE



Figure 1 AERIAL VIEW OF SITE - map data Google Earth

3.1 Location and general description

- 3.1.1 This site comprises two separate areas of land which for ease of reference I have termed Site 8A and Site 8B.
- 3.1.2 Site 8A is comprised of three fields north-west of Hampton Road, north-east of housing on Chantry Heath Crescent which currently forms the development boundary for the settlement. The north-west boundary of the site is **Purnell's** Brook. The site has differing characteristics. Access is easily available via two public footpaths from Hampton Road and the Grand Union Canal. The first of these is approximately 120m from the current limit of development and runs alongside the hedgerow from Hampton Road to cross **Purnell's** Brook at the site boundary. Adjacent to Hampton Road two fields are planted with grass but beyond these, towards the brook, the land is generally untended and unused. I understand that the fields were previously used as a tree nursery. Access to the third field is via this footpath created and a footbridge spanning the Grand Union Canal to the north. This field is in arable use.
- 3.1.3 Site 8B comprises three parcels of land towards the north-east extremity of the village – namely the football and cricket pitches and a partially cleared wooded area north of the football pitch that lies adjacent to the entrance drive to Grimshaw Hall. The site is on the east side of Hampton Road behind a mature hedge which partially screens the site from the road. The access road to the pitches formerly included a public footpath which appears to have been re-routed through the new housing at Wootton Close/Godwin Lane which currently forms the development boundary. The eastern boundary of the site is the hedge between the

cricket pitch and the adjoining field. The northern boundary is a belt of trees that lie between the site and the gardens to Grimshaw Hall.

- 3.1.4 In addition to the sites proposed for development this impact assessment also considers two areas of land between Site 8A and the Grand Union Canal shown in Blue on Figure 1 and numbered 214 & 215. These have been proposed as sports pitches to replace the facilities that would be lost if Site 8B is developed for housing.
- 3.1.5 The heritage assets that may be affected by development are Grimshaw Hall and Knowle Conservation Area.

Ordnance Survey Licence number 1000057151

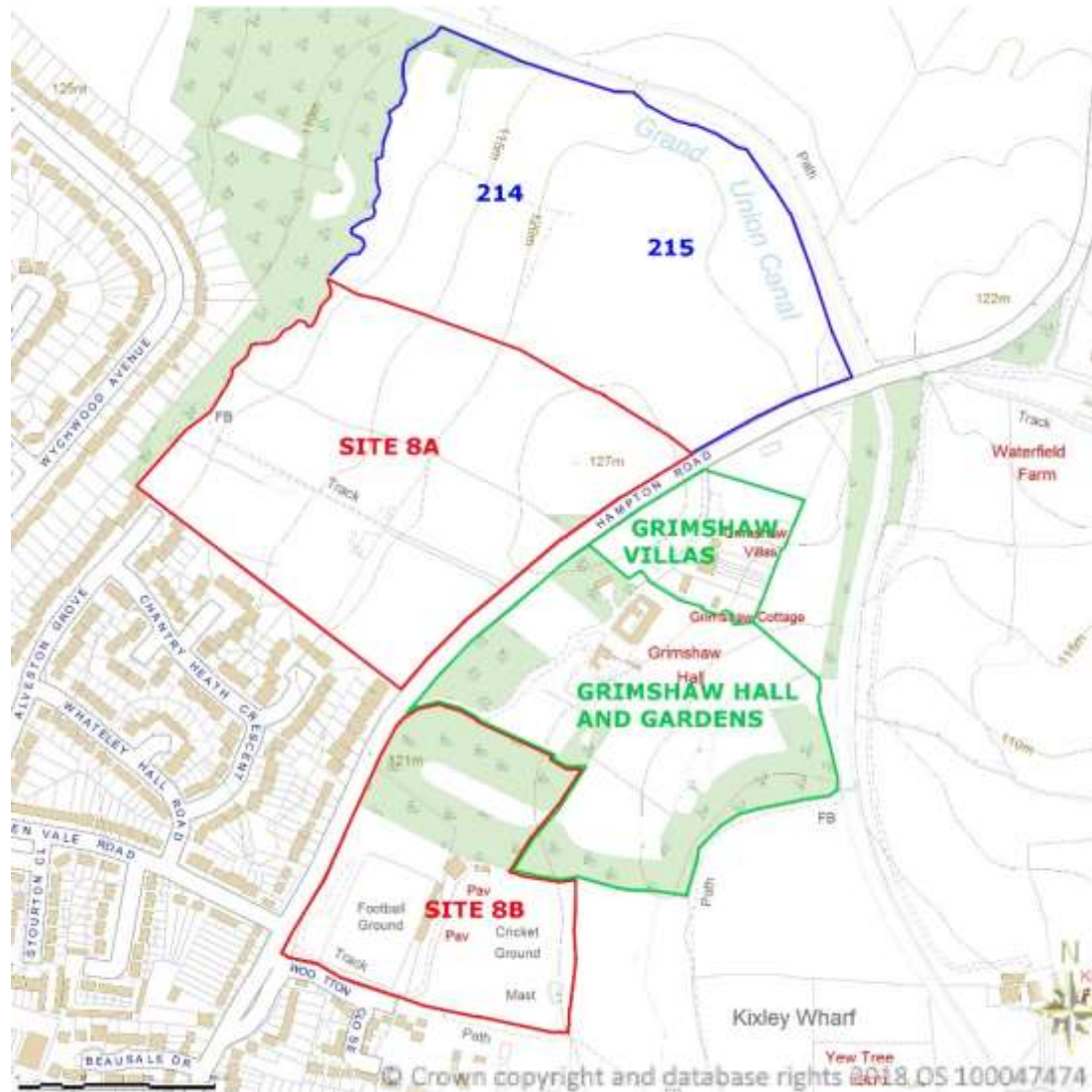


Figure 2 Sites 8A and 8B and 214/215 at Hampton Road Knowle

3.2 Evidence from Historic Environment Record and Other Sources

3.2.1 The list description of Grimshaw Hall taken from the Historic England website is as follows:

Grade: I

List Entry Number: 1076714

Date first listed: 05-Dec-1949

Statutory Address: GRIMSHAW HALL, HAMPTON ROAD

District: Solihull (Metropolitan Authority)

National Grid Reference: SP 18428 77470

Details

SOLIHULL KNOWLE 1. 5108 HAMPTON ROAD

Grimshaw Hall SP 17 NE 3/74 5.12.49. Grade I

Early C17 country house in grounds. Elaborately patterned timber framework, whitewashed plaster infilling. Tiled roof with 5 irregular gables oversailing on console brackets. 2 storeys and attics, lattice casement windows. Red brick chimneystacks with octagonal shafts.

Listing NGR: SP1842877470

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

3.2.2 "Archaeological Assessment to inform the Solihull Metropolitan Borough Council Local Plan February 2018"

Grid Ref: SP 1820, 7765

Site Size: 11.46 Ha

3.2.3 Geology:

The bedrock geology of the PSS is a mixture of:

Saltford Shale Member - Mudstone. Sedimentary Bedrock formed approximately 199 to 210 million years ago in the Jurassic and Triassic Periods.

Branscombe Mudstone Formation - Mudstone. Sedimentary Bedrock formed approximately 201 to 228 million years ago in the Triassic Period.

Sidmouth Mudstone Formation - Mudstone. Sedimentary Bedrock formed approximately 228 to 250 million years ago in the Triassic Period.

Wilmcote Limestone Member - Mudstone And Limestone, Interbedded. Sedimentary Bedrock formed approximately 199 to 210 million years ago in the Jurassic and Triassic Periods.

Superficial geology consists of Glaciofluvial Deposits (Sand and Gravel). These superficial deposits formed up to 2 million years ago in the Quaternary Period when the local environment would have been dominated by rivers and Ice Age conditions (British Geological Survey <http://www.bgs.ac.uk/>).

3.2.4 Historic Landscape Character Summary:

The site consists of a sports field and mixture of planned enclosure and very large post war fields with remnants of piecemeal enclosure. A small piece of woodland also sits within the site area with a note of possible previous lime works here.

Within the wider study area the historic landscape character is quite mixed. Essentially to the south the area consists of the historic settlement core of Knowle with later 20th century settlement expansion stretching north and west predominantly of post 1950s detached and semi-detached housing. To the west there is part of a large golf course and interspersed in the settlement are parks, schools and services. To the east are areas of irregular enclosure with evidence of ridge and furrow suggesting earlier enclosure probably dating to the 17th or 18th century. To the north are areas of post-war large amalgamated fields with many field boundaries removed since the 19th century.

Separating the north east and south west areas is the Grand Union Canal.

To the very north east is part of the River Blythe with areas of floodplain fields.

A number of historic farmsteads are interspersed in the area and a country house (Grimshaw Hall) is found adjacent to the site areas.

3.2.5 Scheduled Monuments within the PSS:

None

3.2.6 Scheduled Monuments within the study area (1km buffer from PSS boundary):

None

3.2.7 Conservation Areas within the PSS:

None

3.2.8 Conservation Areas within the study area (1km buffer from PSS boundary)

Knowle Conservation Area

3.2.9 Listed Buildings within the PSS:

None

3.2.10 Locally Listed Buildings within the PSS:

None

3.2.11 ARCHAEOLOGY:

Previous known archaeological investigations within the PSS:

The Solihull Historic Environment Record has no record of any previous archaeological work having been undertaken across this site.

3.2.12 Known archaeological sites within the PSS:

The Solihull Historic Environment Record has no record of any archaeological sites or monuments within the site area.

3.2.13 Past Disturbance to the PSS:

The eastern portion of the northern site is in agricultural use, probably since at least the medieval period. Whilst this

agricultural activity may have caused some damage to any archaeological deposits predating this use, this damage is unlikely to have been extensive.

The western portion of the northern site appears to be presently covered in scrub and undergrowth. It has been previously used as a nursery; that use is likely to have had an impact on any archaeological features which survive across that areas, however, the extent of that impact is not presently known.

The southern site is presently in use as a sports pitch. Dependent on the groundworks associated with its construction, this may have had an impact on any archaeological features which previously survived across that area, however this impact is likely to have been minor.

3.2.14 Archaeological Potential of the PSS:

The proposed development lies in an area of archaeological potential, being crossed by a historic water course. Water courses were often the focus of prehistoric activity, with features such as burnt mounds often being located near them. Whilst few site pre-medieval archaeological sites have been recorded in the wider vicinity of the site, this may reflect a lack of previous investigations across the wider area, rather than a lack of archaeological remains. There is therefore a potential for previously unidentified archaeological features, pre-dating the medieval and later agricultural use of this site, to survive across this area. These may include archaeological deposits of regional or national importance, which may be worthy of preservation in situ.

The Grade I Listed, early 17th century country house of Grimshaw Hall and its grounds lies to the south-east of this site.

Site Sensitivity to change:

3.2.15 Archaeology:

Development of this site is likely to have a significant negative archaeological impact upon any archaeological deposits which survive across this area.

It could also have an impact on the setting of the Grade I Listed Grimshaw Hall, its associated historic buildings and grounds and any other historic buildings in the wider vicinity.

3.2.16 Historic Landscape Character:

Any development will change the historic landscape character of this area from its present state which is a mixture of historic landscape types consisting of a sports field, planned enclosure and very large post war fields with remnants of piecemeal enclosure and a small piece of woodland.

Planning Recommendations for the PSS:

A programme of archaeological assessment should be undertaken, the first phases of which should comprise detailed desk-based (including a walkover survey) and geophysical survey. This should include an assessment of the impacts of the proposed development upon the setting of the historic buildings and their grounds in the wider vicinity of the site. This should be followed by a programme of evaluative fieldwork, including fieldwalking and trial trenching, the scope of which should be informed by the

results of the earlier surveys. This fieldwork should be undertaken prior to the determination of any planning application in order to provide sufficient information to enable a reasoned and informed planning decision to be made. The archaeological evaluation will inform the development of a strategy, if appropriate, to mitigate the potential archaeological impact of the proposed development; this strategy may include designing the development to avoid impacting archaeological deposits of national significance which are worthy of conservation.

The Historic Landscape Character of this area should be taken into account when considering any planning application for this site.

3.2.18 The Manor Houses of England In a book first published in 1910 entitled **"The Manor Houses of England"** by P. H. Ditchfield - Illustrated by Sydney R Jones, the front cover and frontispiece feature a painting of Grimshaw Hall which is described in the book thus

"In the same county is the house at Solihull, reputed to be the original manor house of the Greswoldes, distinguished by its two oriel windows jutting out in the central bay. Sash windows have been inserted in the ground floor. The coloured frontispiece to this volume shows Grimshaw Hall, in Warwickshire, a delightful timber and plaster house with projecting porch, shallow bay windows supported by brackets and clustered chimneys".

3.2.19 Country Life Warwickshire Record Office has a photocopy of an article from Country Life dated 16th September 1933 in which the author states (in regard to timber framed buildings)

"There are few however, if any so beautiful in form or so finely preserved as Grimshaw Hall, with its many gables, its great variety of timber patterns and the lovely tone of its oak, unspoiled by darkening with oil or tar ... Up until 1886 its exterior was covered with rough cast, hiding and so preserving, the old oak timbers".

There is an interesting description of the exterior which refers to

"A logical sequence in the ascending scale of richness ... from ... normal on the ground floor; on the first floor diagonal studs are used to give a simple herringbone effect and it is only in the gables that a seriously decorative treatment emerges. Thus, as in the form of many church towers, ornament is reserved for the crowning storey"

Finally, the owner is congratulated

"On the conservative way in which he has treated his precious possession, which undoubtedly ranks as one of the most interesting timbered houses in the country"

3.2.20 Internet

Internet searches reveal numerous references to Grimshaw Hall principally in connection with the histories of its family owners. Several of these feature various photographs or paintings/sketches of the building often in the early C20 and whilst these are of interest regarding the building, they reveal little about its setting other than one photograph that shows a paling fence alongside the road in front of the house, prior to re-alignment of the road in 1935.

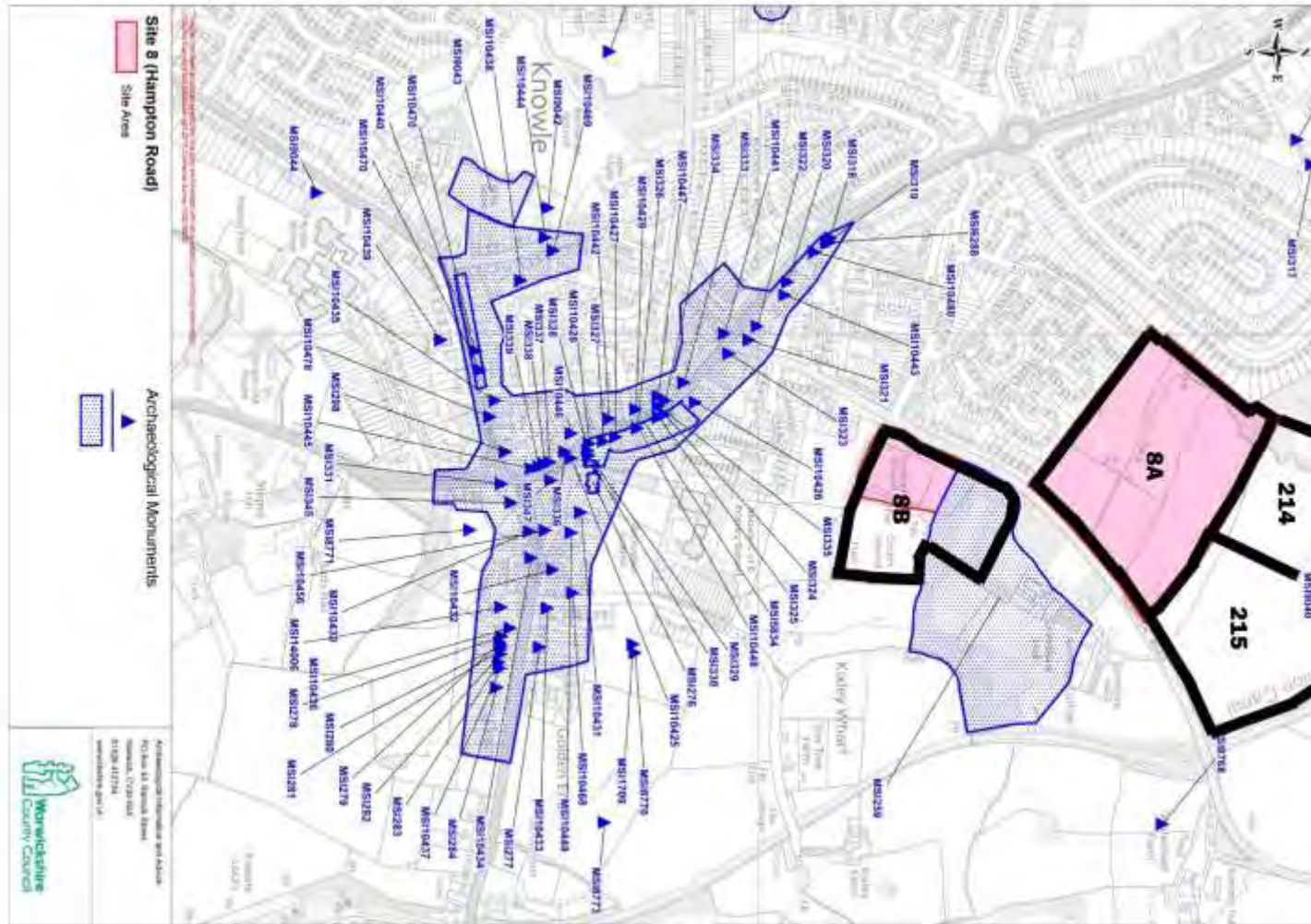


Figure 3 Archaeological monuments - information supplied by Warwickshire Archaeological Information and Advice

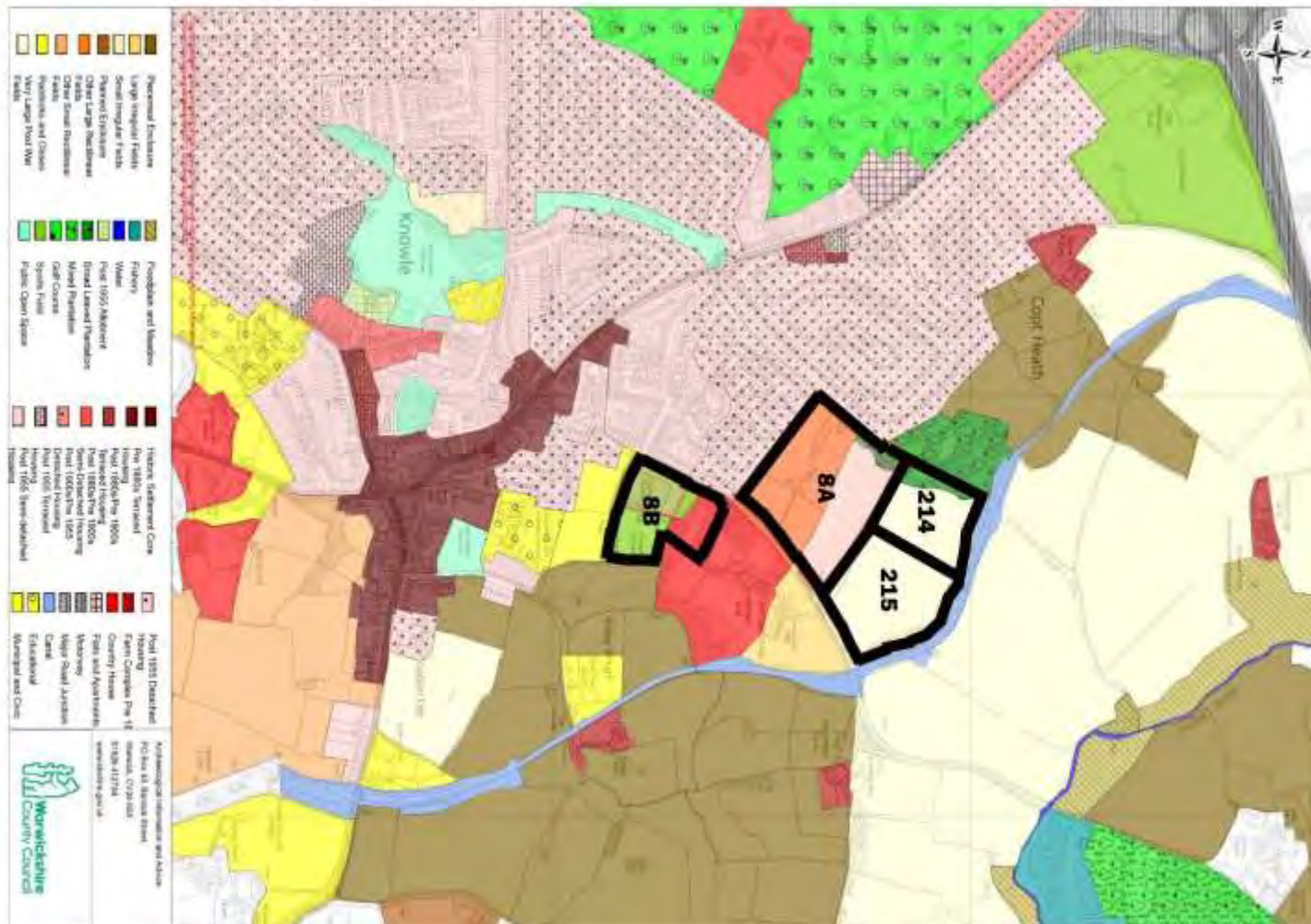


Figure 4 Historic Landscape Character - information supplied by Warwickshire Archaeological Information and Advice

3.3 Historic Mapping and archival material

- 3.3.1 The earliest map to clearly show the sites is the Hampton in Arden (Knowle) enclosure award dated 1820 (Figure 5). **This clearly shows Grimshaw's Farm** (ie the house and outbuildings) and the line of the old road. Field names and sizes are shown as well as their ownership.

NB numbers in this text relate to numbers on this map.

Grimshaw's Farm (559) is shown to Thomas Willcox and includes Home Meadow (556) between the house and the canal. Adjacent to and south of the house is an orchard with what appears to be a rectangular pond (558) and south of the orchard, Clements (557).

What are now the football and cricket pitches were two fields (both known as Far Conery) and Kixley Meadow.

On the other side of Hampton Road, opposite Grimshaw Farm the fields run at right angles to the road down to **Purnell's Brook**. In 1820 Lower Sand Pit Close and Upper Sandpit Close were owned by Ralph Smith. Near Home Close and Lower Home Close were owned by Thomas Willcox who also owned the remainder of the fields up to the canal except for Near Highway Close and Lower Highway Close both of which were owned by Wilson and Lewis.

- 3.3.2 The Tithe Map for the Hamlet of Knowle (1842) shows the same parcels and field names as the enclosure map (Figure 6). By this time the hall was parcel 26 described as The homestead gardens, Rickyard, Foredraught and Pasture Croft. Ownership of most of the land around Grimshaw Hall had passed from Thomas Willcox to William Willcox who owned and occupied all of the fields apart from Near

Highway Close and Lower Highway Close, both owned by William Henry Bowen Jordan Wilson but occupied by William Willcox.

- 3.3.3 The field patterns remain broadly the same in all early editions of the Ordnance Survey maps albeit that a field boundary is shown running through Home Meadow (The field between the Hall and the canal). Ownership of Grimshaw Hall changed and in 1904 it was sold as part of the estates of Joseph Gillott deceased along with all of the surrounding fields as shown on the Estate Agents catalogue (Figures 4, 5 and 6).

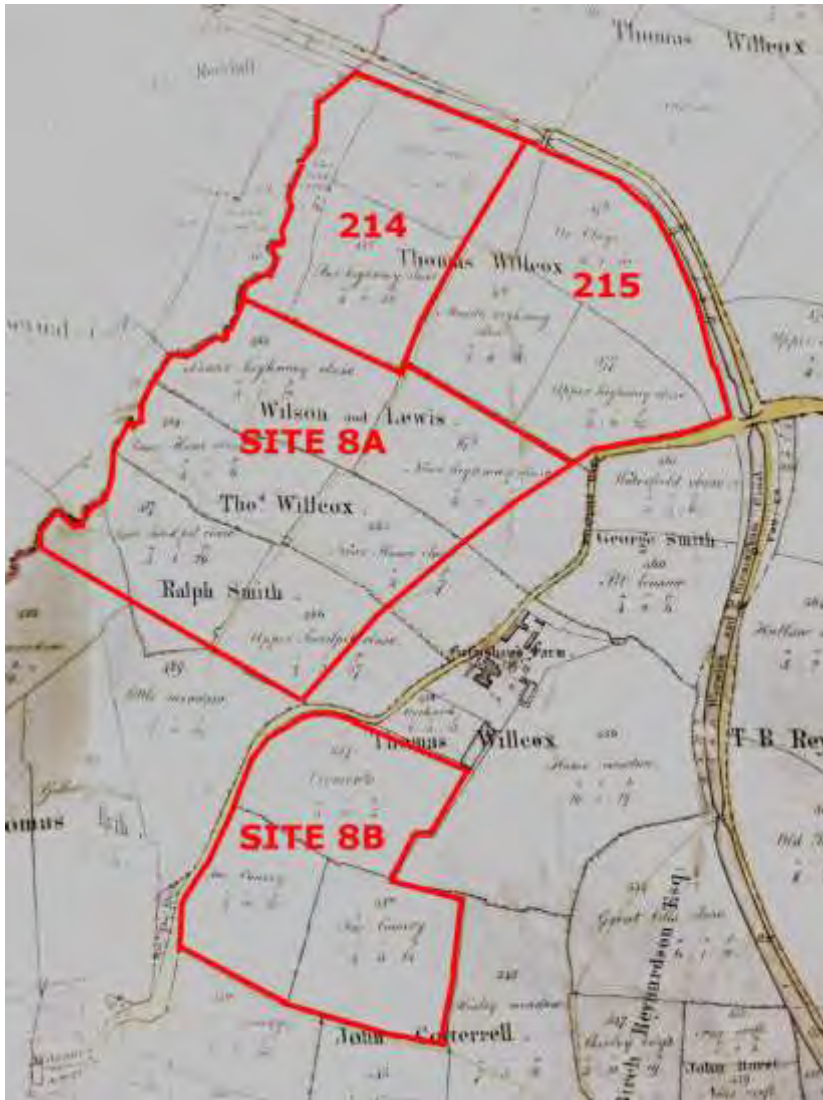


Figure 5 Extract from Hampton in Arden (Knowle) Enclosure Map 1820



Figure 6 Extract from Tithe Map Hampton in Arden, Hamlet of Knowle

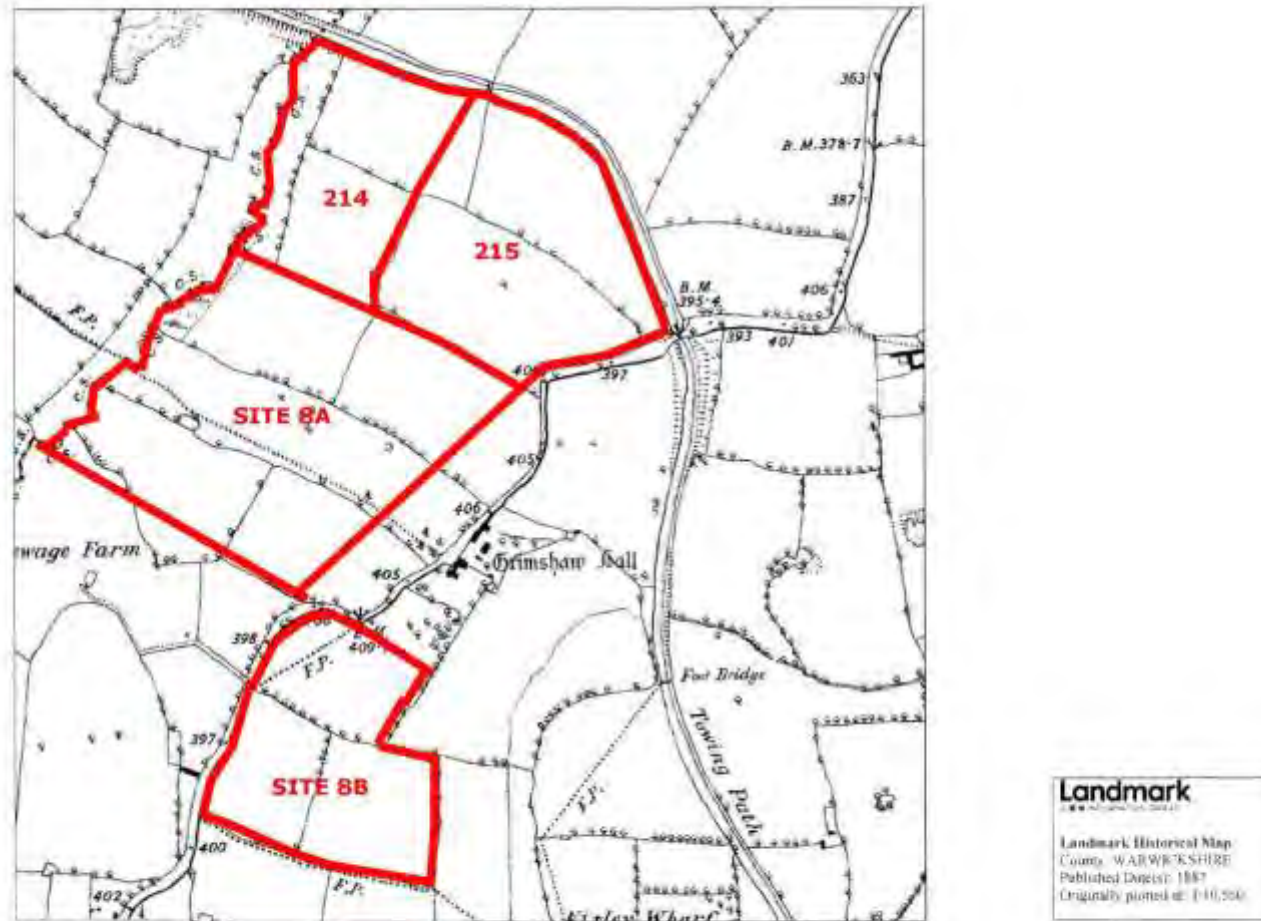


Figure 7 Ordnance Survey 1887



Figure 8 Plan of Lots for Sale 6th June 1904



Figure 9 Photograph of Hall in Sale Catalogue 1904

Lot 29.
GRIMSHAW HALL, IN THE HAMLET OF KNOWLE.

An Antique Half-timbered Residence,

Possessing great attractions for the Antiquarist, recently restored, with artistic feeling and scrupulous care, under the superintendence of Mr. Claxton,

With FARMSTEAD and 11 Closes of LAND,

intersected by the Lane leading from Knowle Village to Hampton, and abutting upon the Warwick and Birmingham Canal, the total area being

75a. 1r. 26p.

In the occupation of Messrs. T. and J. Pendleton, together with Lots 28 and 31, on annual tenure at a total rent of £177 4s. 0d., the proportionate rent in respect of this lot being £96 0s. 8d.

Extract from C. J. Richardson's book, "Shakespeare's Land"

Alack half-timbered manor in the village of Knowle is Grimshaw Hall, a very fine specimen of timber-framed construction of the early part of the 17th Century, consisting of a central block with a projecting cross-gabled porch and projecting gabled wings.

The front, between the porch and the wings is gabled on each side, and the whole of its gables overhanging, displaying external ornamentation bearing with curved and twisted braces, characteristic of the 17th Century.

The windows present the curved brackets, and the porch, which is of two stories, is a remarkably beautiful example of the porch with gables on three sides, an arrangement never more varied in half-timbered buildings on each side of the entrance. The gables, front is especially low, striking and beautiful, the massive wings, or walls, projecting further than they do on the main front, and thus forming three sides of a quadrangle. The entrance is of an ordinary type, but very bold and effective. The porch has been very little altered, most of the rooms are oak paneled, and the old dress still remains. The staircase is oak and massive. Very little seems to be known of the Grimshaws, who were great lords, and who probably built the house.

REFERENCE.						
House No.	Description.	Orientation.	Area or Area Occupied Acres.	Value as shown in Deeds.	Traces.	Remarks.
1102	Great Dairy Meadow	Meadow	3 2/3	3 1/2 18		
1103	Bark Close	New Yard	4 0/1	2 0 10		
40	East and West Highway Close	Arable	2 0/1	2 1 27		
101	Middle and Upper Highway Close	Orchard	2 2/3	2 7 14		
1104	Ox Close	New Yard	2 1/3	2 1 15		
421	Sea Highway Close	Arable	4 4/7	2 2 23		
422	Locker and Sea Highway Close	Pasture	6 0/3	6 2 30	T. & J. Pendleton	See P. 110 & 111 of the Map of Knowle.
423	Lower Highway Close	Orchard	2 3/4	2 1 30		
424	Upper Highway Close	Arable	2 1/4	2 0 31		
741	Home and Garden, and Orchard		7 0/1	7 0 24		
742	Home and Orchard		1 2/3	1 1 10		
743	Home and Orchard	Meadow	10 0/7	10 1 10		
744	Home and Orchard	Pasture	2 0/3	2 0 15		
			Acres 75 4/4	75 2 38		
			or about 75a. 1r. 26p.			

The Timber on this Lot is valued at £117 0s. 0d.
The Appurtenances, 410 10s. 6d. Value for 1904, £10 17s. 0d.

(17)

Figure 10 Extract from Sale Catalogue 1904

3.4 Photographic evidence

3.4.1 This section includes photographs of Grimshaw Hall and its grounds together with views into and out of the site as well as photographs of Sites 8A and 8B. Details of the equipment and software used are set out in paragraph 2.15 of the Introductory Statement. Photographs were taken on 4th October, 30th November 2018 and 19th December; the weather was bright and sunny on all occasions. Both sites were walked and the site visit included assessment from the Grand Union Canal.

A - Grimshaw Hall and its grounds



Figure 11 Grimshaw Hall; west front elevation



Figure 12 Grimshaw Hall; east rear elevation



Figure 13 Grimshaw Hall; dovecote east of hall



Figure 14 Converted and extended farm buildings north of hall



Figure 15 Grimshaw Cottages north of hall



Figure 16 former "Home Meadow" east of hall towards canal



Figure 18 former "Home Meadow" east of hall towards canal



Figure 17 former "Home Meadow" east of hall towards canal



Figure 19 looking north-west to Grimshaw Hall from "Home Meadow" approx. 100 metres from Cricket Pitch



Figure 20 Cricket Pitch in Site 8B looking south from boundary fence of Grimshaw Hall



Figure 22 from boundary of Grimshaw Hall looking west to cleared woodland in Site 8B



Figure 21 Cricket Pitch in Site 8B looking south from boundary fence of Grimshaw Hall



Figure 23 from boundary of Grimshaw Hall looking west to cleared woodland in Site 8B



Figure 24 from drive to Grimshaw Hall looking south into cleared woodland in Site 8B



Figure 25 from drive to Grimshaw Hall looking south into cleared woodland in Site 8B



Figure 26 from top floor of Grimshaw Hall looking west over lawns/parkland to Hampton Road and Site 8A



Figure 27 from top floor of Grimshaw Hall looking west over lawns/parkland to Hampton Road and Site 8A



Figure 28 front elevation of Grimshaw Hall from lawns/parkland adjacent to Hampton Road



Figure 30 early October from boundary of Grimshaw Hall looking west towards housing on Alveston Grove



Figure 29 Entrance drive to Grimshaw Hall from Hampton Drive



Figure 31 late November from boundary of Grimshaw Hall looking west towards housing on Alveston Grove



Figure 32 early October from boundary of Grimshaw Hall looking to Site 8A over Hampton Road



Figure 33 late November from boundary of Grimshaw Hall looking to Site 8A over Hampton Road



Figure 34 from boundary of Grimshaw Hall towards Grimshaw Cottages



Figure 35 from boundary of Grimshaw Hall towards Grimshaw Cottage

B Proposed sites and the setting of Grimshaw Hall
Site 8A



Figure 36 early October in Site 8A; looking from Hampton Road south-west to housing off Chantrey Heath Crescent **BEYOND** Purnell's Brook



Figure 37 early October in Site 8A; looking west from footpath from Hampton Road to Purnell's Brook



Figure 38 early October in Site 8A; from footpath between Hampton Road and Purnell's Brook looking north-west to north



Figure 39 early October in Site 8A; looking east to parkland trees in Grimshaw Hall



Figure 40 early October in Site 8A; footpath heading north to canal looking north to east



Figure 41 early October in Site 8A; footpath heading north to canal looking east to south-east

Site 8B



Figure 42 early October Site 8B; looking north to north-east across football pitch towards Grimshaw Hall



Figure 43 early October Site 8B looking east to south-east

3.5 ASSESSMENT OF EVIDENCE

3.5.1 In assessing the impact that the proposed development site may have on heritage assets this report takes particular note of the following policy and guidance. As stated in the NPPF and paragraph 2.6 of the Introductory Statement, the setting of a heritage asset is defined as follows:

"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral".

3.5.2 In addition, as stated in GPA 3 and paragraph 4.10 of the Introductory Statement

"Setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated (see below Designed settings). Its importance lies in what it contributes to the significance of the heritage asset".

3.5.3 In addition, significance has been assessed by reference to the NPPF glossary as follows:

*"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. **Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance**".*

3.5.4 Grimshaw Hall lies beyond the current development boundary for Knowle. It stands within extensive grounds which comprise a mixture of formal gardens which surround the house and a small parkland to the west between the house and Hampton Road. To the east and south-east, meadows and pools sweep down to a belt of trees alongside the Grand Union Canal. North-east of the hall are a number of cottages constructed for workers on the former Grimshaw Hall estate. The drive to the house was formerly the road from Knowle to Hampton in Arden which was realigned to the current position in 1935.

3.5.5 The significance of Grimshaw Hall is undisputed. It is in the highest grade of listing and prior to the formal status conferred by this grading, its importance in a national context was recognised by its inclusion in and indeed its choice as the front cover of **the early C20 book "The Manor Houses of England" together with the opinion expressed in Country Life in 1933 that "There are few ... if any so beautiful as Grimshaw Hall ... which undoubtedly ranks as one of the most interesting timbered houses in the country"**. The hall is mentioned in other books about Warwickshire houses.

3.5.6 Given its clear and high significance as a building it is most surprising that the list description is so sparse - but in the **author's experience "greenbacks" prepared** before and during the accelerated re-survey (that was carried out in the mid-**1980's**) often display similar shortcomings.

3.5.7 In assessing the setting of the Hall it is important to acknowledge the very high quality of its extensive gardens which are immaculately maintained and tended. This can only be appreciated from within the site to the point where

the author of this assessment suggests that an objective assessment of the potential impact of development of Sites 8A and 8B on the setting of Grimshaw Hall can only be achieved by considering views out of the site as well as views into it. This suggestion is made in the full knowledge of GPA 3 and its advice that setting is not the same as views.

- 3.5.8 The area between the entrance drive and Hampton Road was planted with specimen trees and shrubs some 80 years ago to screen the re-aligned road. In their current state of maturity they now combine to give the appearance of a small parkland. The formal gardens around the house are delightful and create an entirely appropriate surround for such an impressive building. Many are divided by hedges into discrete compartments that encompass fruit and vegetable gardens linked by stone slabbed paths with a sizeable greenhouse and decorative ponds.
- 3.5.9 The meadows sweeping down to the canal provide an expanse of grassland with a large pool as a focal point bounded by mature trees. South of this meadow within the grounds of Grimshaw Hall is an area of rough grassland and beyond this along the boundaries between the Hall and the cricket pitch is a narrow tree belt. When the deciduous trees are in leaf this belt provides some screening between the two uses. In the winter months when there is no leaf cover the cricket pitch and some of the new housing on Godwin Lane is readily visible from within the grounds of the Hall.
- 3.5.10 The gardens themselves are not registered as being of interest but they are significant in that they contribute to the architectural, artistic and historic interest of the Hall. The issue of curtilage is always debatable but whatever

may be considered to constitute the curtilage of Grimshaw Hall they can quite properly be considered as a heritage asset – albeit that they are not designated.

- 3.5.11 Beyond the Hall and its grounds the Historic Landscape Character is mixed as set out in the assessment provided by Warwickshire County Council, described in Paragraph 3.2.4 of this report above and as shown on Figure 4.
- 3.5.12 As explained in GPA 3, the setting of an asset is not confined to views and in general terms the setting of Grimshaw Hall beyond its extensive gardens can be described as urban edge fields to the west, rural fields to the north and east up to and beyond the Grand Union Canal with woodland and urban edge fields (including the existing sports fields) to the south and the edge of village of Knowle.
- 3.5.13 Using the criteria set out in Table 1 the importance of Grimshaw Hall is

HIGH	*Grade I and Grade II* buildings
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- 3.5.14 Using the criteria set out in Table 3 the sensitivity of Grimshaw Hall to further change is

HIGH	The original setting has been limited by medium degrees of incremental changes, some of which are modern reflections of the original setting
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3.5.16 Using the criteria set out in the NPPF regarding significance the potential archaeological interest is assessed in the HER as set out in Paragraphs 2.2.11 – 2.2.17 of this report.

3.5.17 The architectural, artistic and historic interest of Grimshaw Hall are all high and are derived from its form as expressed in its floor plan, its construction, its decorative detailing and its function as a building and estate within the area.

3.5.18 The immediate setting of the Hall are its gardens and grounds. These are of such quality that they can be considered as a heritage asset in their own right, which also make a high contribution to the architectural, artistic and historic interest of Grimshaw Hall. In this context development which affects this setting has potential to cause harm.

Site 8A

3.5.19 Using the advice set out in Paragraph 9 of GPA 3 regarding **“Change over time” it is appropriate to consider both the immediate and wider setting of Grimshaw Hall.** The immediate setting comprises the grounds themselves and the cottages adjacent to the Hall. There has been some degree of change arising from the road re-alignment and from sales of the estate. In the case of the road this goes back some 80 years and has historic significance as far as **the Hall is concerned. The associated “parkland”** established afterwards is also an important element in the historic evolution of the Hall and its setting. In the same vein the more recent conversion of the outbuildings and the landscaping of the meadows down to the canal are also elements of **the site’s** evolution.

3.5.20 Beyond the Hall and its grounds, the wider setting of the asset includes the outskirts of the village of Knowle, the surrounding fields and the Grand Union Canal.

3.5.21 Using the advice in paragraph 21 of GPA 3 the following attributes are important in terms of the Hall

Physical surroundings

- Topography - it stands on one of the highest points of the village
- Land use
- Green Space, trees and vegetation
- Openness, enclosure and boundaries
- History and degree of change over time

Experience of the asset

- Surrounding landscape character
- Views from, towards, through and across including the asset
- Noise, vibration and other pollutants
- Sense of enclosure, seclusion, intimacy or privacy

3.5.22 Site 8A adjoins the grounds of Grimshaw Hall and stands immediately opposite its front elevation. Field boundaries in Site 8A have been altered as evidenced by the map regression which shows that some of the hedges which ran parallel to the road and brook have been removed. However, the remaining hedgerows running between **Hampton Road and Purnell’s Brook are remnants of the early field boundaries** which have clear historical links with Grimshaw Hall. The historic importance of the remaining field boundaries is enhanced rather than diminished by the loss of others.

3.5.22 There are clear public views of the Hall from those parts of the site nearest to the road. Further away from the road towards Purnells Brook moving such views as do exist are seasonally filtered by trees. The **trees within the “parkland”** element of the site (ie near to Hampton Road) are clearly visible from the footpaths in Site 8A. If it is accepted that the landscape which surrounds the Hall is a heritage asset which makes a high contribution to the significance of the Hall, then development that affects the landscape setting causes a degree of harm.

Site 8B

3.5.23 This site is comprised of three discrete elements; the football pitch, the cricket pitch and the area of partially cleared woodland that lies adjacent to the southern boundary of the drive serving Grimshaw Hall.

3.5.24 Site 8B adjoins the current development boundary of the village of Knowle and is adjacent to the early C21 housing estate of Wootton Close and Godwin Lane. The cleared woodland and the cricket pitch both directly adjoin the chestnut paling fence and the tree/shrub planting that forms the edge of the gardens/grounds of Grimshaw Hall.

3.5.25 Using the advice set out in Paragraph 4.10 of GPA 3 **regarding “Change over time” it is appropriate to consider** both the immediate and wider setting of Grimshaw Hall. The two pitches have retained the open nature of the land but are clearly very different to the former historic agricultural use of the land. The area of woodland would have provided screening both to and from the grounds of Grimshaw Hall but the recent clearance of many of the trees in the centre of the block has reduced this screening effect.

3.5.26 Map regression shows little evidence of strong connections between this site and Grimshaw Hall. However, as explained above in connection with Site 8A, whilst setting is not the same as views development on the cricket pitch or in the woodland would seriously impact on the **“surroundings in which Grimshaw Hall is experienced”**. This cannot be assessed solely by considering whether Grimshaw Hall can be seen (ie viewed) from within the proposed site. In order to form an objective opinion on the issue it is essential to view the site from within the grounds of Grimshaw Hall. Doing so clearly demonstrates not just that housing would be visible but that noise, activities, street-lighting and other environmental effects arising from such a proposal would change the setting of the Hall.

3.5.27 Development of this site would cause harm to the setting of the Hall and this setting does contribute to its significance.

3.5.28 As evidenced above Grimshaw Hall is of very high significance and its setting makes a high contribution to that significance. The NPPF states that

“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) *grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) *assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional”.*

Areas 214 and 215

- 3.5.30 At the time of writing the status of these areas of land was unclear. It is understood that they have been suggested as a site where sports facilities could be provided to compensate for the loss of the football and cricket pitches should Site 8B be proposed for development. This latter issue has still to be determined.
- 3.5.31 Areas 214 and 215 lie south of the Grand Union Canal and west of Hampton Road. From the hedge that divides them from site 8A, there appears to be gradual slopes from south to north down to the canal and from east to west away from the road down to the brook. In order to provide level playing surfaces, earthmoving operations would be required. The effect of this cannot be assessed at present as no evidence is provided of the extent of such operations. It is not unreasonable to suggest, at this stage, that the combined effect of earthmoving operations, creation of pitches, the provision of floodlights, fencing, clubhouse/changing facilities and car-parking could all cause a degree of harm to the setting of Grimshaw Hall. As **set out above, such harm should be “wholly exceptional”** which would require both clear and convincing justification, and would need to be outweighed by substantial public benefits.

Knowle Conservation Area

- 3.5.32 Sites 8A and 8B both lie a considerable distance from Knowle Conservation Area. There is no intervisibility between the sites and the conservation area and their development would not encroach upon the conservation area or any key views into or out of the conservation area. Development of the sites would cause no harm to the conservation area or its setting.

3.6 Minimising harm or enhancing significance

- 3.6.1 Advice on these issues is contained within Steps 4 and 5 of GPA3 as set out in Section 4 of the Introductory Statement.
- 3.6.2 This statement considers that development of Sites 8A and 8B will cause harm to the setting of Grimshaw Hall for the reasons set out above. It is beyond the brief of this of this statement to make detailed recommendations as to how this could be mitigated. This role is more properly addressed in the preparations of a masterplan for the sites.
- 3.6.3 Notwithstanding this caveat, this statement recommends that the following measures would minimise the harm. In making the recommendations the guiding principle is to ensure that development cannot be seen from within the grounds of the Hall.

Site 8A

- Development should be confined to the western parts of the site between the former hedge lines (now removed) and Purnell’s Brook. This should ensure that the ridge lines of any new dwellings are at roughly the same height as the ridges of properties along Wychwood Avenue beyond the brook.
- Areas between Hampton Road and limits of any new development should be landscaped as amenity areas to enhance the setting of the Hall.

Site 8B

- Development should be confined to the football pitch. The cricket pitch and the woodland adjacent

to the entrance to the Hall should remain undeveloped.

- The cleared area of woodland should be replanted to re-establish the former planting block.

These areas are shown on Figure 44 with areas of open space shown green and areas for development shown blue.

- 3.6.4 No recommendations are made regarding the provision of sports fields and associated facilities in Sites 214 and 215



Figure 44 Site 8 - potential areas for development

