



**HERITAGE IMPACT ASSESSMENTS
SOLIHULL METROPOLITAN BOROUGH COUNCIL
LOCAL PLAN REVIEW**

**REPORT No 1: SITE 1 BARRATT’S FARM, BALSALL COMMON
MARCH 2019**

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HERITAGE IMPACT ASSESSMENT: SITE 1 – **BARRATT’S FARM**, BALSALL COMMON



Figure 1 AERIAL VIEW OF SITE- map data Google Earth

1.1 Location and General Description

1.1.1 The site lies east of the village of Balsall Common, bounded by Waste Lane/Old Waste Lane to the south, Meeting House Lane/Barretts Lane to the west, Station Road to the north and to the north-east by a stream which runs roughly parallel to a disused railway line **known as the ‘Kenilworth Green Way Project’** which equates to the proposed HS2 line and/or the line of a possible Balsall Common by-pass (Figure 2). The site measures approximately 57 ha and is mainly comprised of numerous small field parcels defined by straight hedgerows and hedgerow trees. Throughout the site the individual trees that appear within fields seem to be on the line of former hedgerows.

1.1.2 Two main site visits were carried out on 28th September between 2.00pm and 3.30pm when the weather was bright and sunny and on 4th October between 9.00 am and 10.30 when the weather was dull and overcast. An additional visit was made on 19th December to check various features and take additional photographs. At these times the land was mainly used as pasture for livestock or had recently been ploughed. The site is crossed by several public footpaths and is extensively used by walkers/dog-walkers. In addition to the public rights of way many informal paths have been created - mostly around field edges. A notable characteristic is the number of small pools dotted around the site, often at field corners.

1.1.3 As is shown on the photo-stitched images, when entering the site from any of the footpaths the immediate impression is of distinctly rural surroundings with little

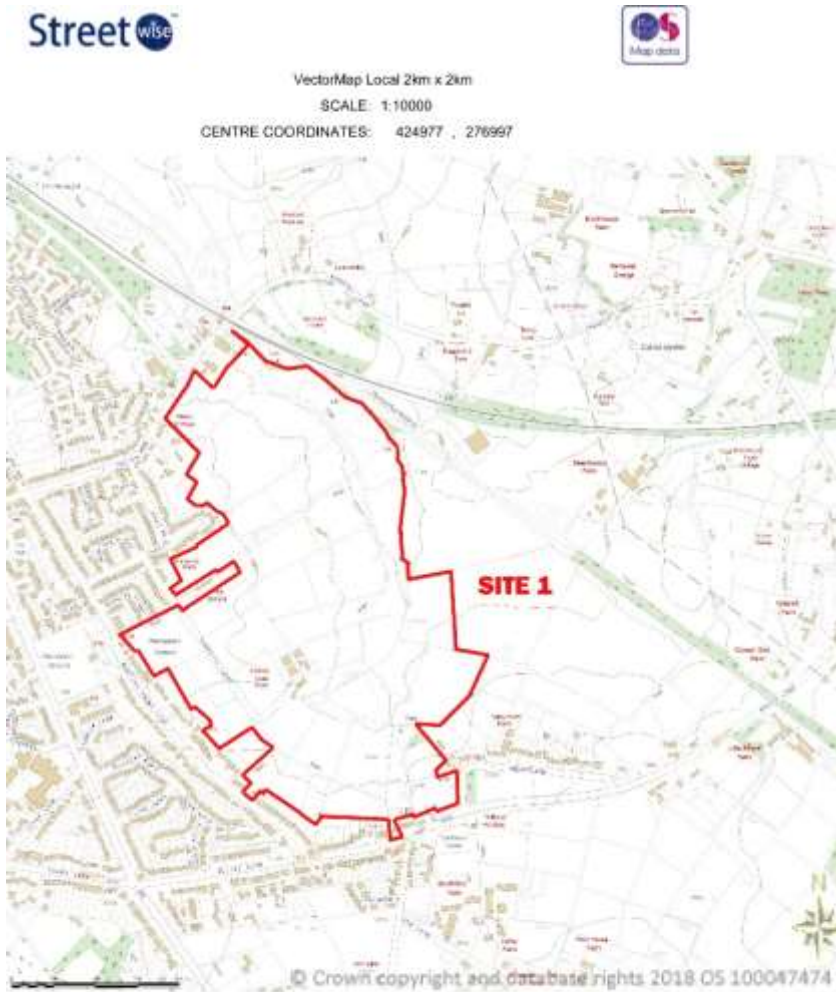
intrusion of urban activities and occasional transient noise from passing trains. This will inevitably change if HS2 and/or a possible by-pass (which effectively follow the line of the Kenilworth Green Way Project) are constructed.

1.1.4 The designated heritage assets affected by potential development of the site are:

- The Brickmakers Arms, Station Road (Grade II)
- **Pool Orchard, Barratt’s Lane (Grade II)**
- Barratts Farm and Barn at Barratts Farm, Barratts Lane (both Grade II)
- numbers 85 and 85A Meeting House Lane (both Grade II)
- an outbuilding north-east of number 83 Meeting House Lane

In addition, Sunnyside Farmhouse on Barratts Lane is locally listed and a number of other older buildings have been identified as potentially having some degree of interest.

Ordnance Survey Licence number 100057151



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Figure 2 location plan

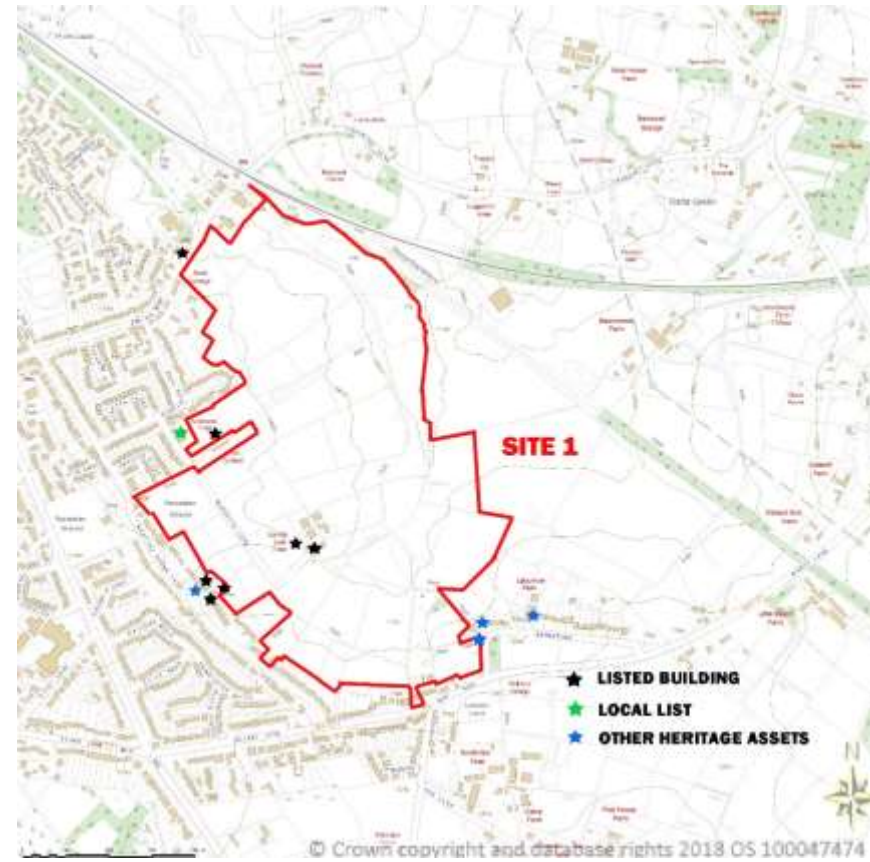


Figure 3 Heritage assets

1.2 Evidence from Historic Environment Record and Other Sources

1.2.1 Brickmakers Arms

Heritage Category: Listed Building
Grade: II

List Entry Number: 1367067

Date first listed: 18-Jul-1972

Date of most recent amendment: 22-Jul-1976

Statutory Address: THE BRICKMAKERS ARMS PUBLIC HOUSE, STATION ROAD

BERKSWELL STATION ROAD 1. 5108 The Brickmakers Arms Public House (Formerly listed under the Civil Parish of Balsall) SP 27 NW 11/260 18.7.72. II

2. C17. Timber frame, red brick nogging, machine tiled roof. 2 storeys, 1st floor central casement and 2 sash windows with glazing bars. Ground floor modern timber framed wide porch.

Listing NGR: SP2435077426

1.2.2 Pool Orchard

Heritage Category: Listed Building
Grade: II

List Entry Number: 1343233

Date first listed: 22-Jul-1976

Statutory Address: POOL ORCHARD, BARRATTS LANE

BERKSWELL BARRATTS LANE 1. 5108 Pool Orchard SP 27 NW 11/208 II

2. C17, altered with new wing. Original rectangular block timber framed, colour washed plaster and brick nogging, machine tiled roof. 2 storeys, casement

windows, mainly with glazing bars. Modern cross wing with colour washed brick ground floor, tile hung 1st floor.

Listing NGR: SP2445676977

1.2.3 **Barratt’s Lane Farmhouse**

The List entry is as follows: -

Heritage Category: Listed Building

Grade: II

List Entry Number: 1045801

Date first listed: 22-Jul-1976

Statutory Address: BARRATTS LANE FARMHOUSE, BARRATTS LANE.

Location

Statutory Address: BARRATTS LANE FARMHOUSE, BARRATTS LANE

District: Solihull (Metropolitan Authority)

Parish: Berkswell

National Grid Reference: SP 24652 76734

Details

BERKSWELL BARRATTS LANE 1. 5108 Barratts Lane Farmhouse SP 27 NW 11/209 II GV2. C17. Timber frame, whitewashed brick nogging, machine tiled roof. 2 storeys, 3 casement windows with glazing bars. Barratts Lane Farmhouse and Barn form a group.

Listing NGR: SP2465276734

1.2.4 **Barn at Barratt’s Lane farmhouse**

The list entry is as follows: -

Heritage Category: Listed Building

Grade: II

List Entry Number: 1075970

Date first listed: 22-Jul-1976

Statutory Address: BARN AT BARRATTS LANE FARM, BARRATTS LANE BERKSWELL BARRATTS LANE 1. 5108

Barn at Barratts Lane Farm SP 27 NW 11/210 II GV2. C17 or C18. Timber frame, red brick nogging, half hipped tiled roof. Some weather boarding. Included for group value. Barratts Lane Farmhouse and Barn form a group. Listing NGR: SP2467176725

- 1.2.5 85 Meeting House Lane
Heritage Category: Listed Building
Grade: II
List Entry Number: 1076672
Date first listed: 03-Nov-1988
Statutory Address: 85, MEETING HOUSE LANE

BERKSWELL MEETING HOUSE LANE 1. 5108 SP 27 NW 11/252 No 85 II GV

2. House. Early C17, early C18 and C20. Timber framed and brick with a plain tile roof. Single central brick stack. Stone plinth. 2 bay lobby entry plan. Single storey plus attic. Entrance front has central C20 brick gabled porch, flanked by single 3 light sliding sashes under segmental brick heads, below a brick band. Above 2 raking dormers, each with a 3 light sliding sash. Gable walls show evidence of C17 timber framing.

Listing NGR: SP2441676639

- 1.2.6 85A Meeting House Lane
Heritage Category: Listed Building
Grade: II
List Entry Number: 1076673
Date first listed: 29-Nov-1988
Statutory Address: BARN AT NUMBER 85, MEETING HOUSE LANE

BERKSWELL MEETING HOUSE LANE 1. 5108 SP 27 NW 11/252A Barn at No 85 II GV

2. Barn. Early C17, with C19 extension. Timber framed with brick nogging. Thatched roof. 3 bay box framed barn with C19 extension to the south. The north West front has a small plank doorway within the partially blocked central opening. The South West end has a single stable door. Internal roof trusses are Queen Post with braces.

Listing NGR: SP2442976631

- 1.2.7 Outbuilding east of 83 Meeting House Lane
Heritage Category: Listed Building
Grade: II

List Entry Number: 1253080
Date first listed: 30-Oct-1989
Statutory Address: OUTBUILDING APPROXIMATELY 5 METRES EAST OF NUMBER 83 (NOT INCLUDED), MEETING HOUSE LANE

BERKSWELL MEETING HOUSE LANE SP 27 NW 11/269
Outbuilding approx 5M E of No 83 (not included) II
Outbuilding, at present garage. C17 with later alterations. Timber frame with brick infill and brick. Plain-tile roof, hipped to left. Single storey. 2 bays of square panel framing with some braces. Door to left and single-light window to right. Right end rebuilt in brick and has garage doorway with single light window above. Interior: queen-post trusses with braces and clasped principals, trenched purlins with windbraces and ridge piece. Originally one of the farm buildings associated with No 85 (qv). Included for group value.

Listing NGR: SP2442176652

1.2.8 11/207 Sunnyside Farmhouse, Barratts Lane
(Local List)

C18 or early C19 front. Red brick, tiled roof with 2 gabled dormers. 1 storey and attics, 2 C19 lattice casement oriel windows. Brackets to doorhood on left. Early timber framework exposed at side.

1.2.9 During the course of site visits a number of buildings were identified as potential heritage assets although they do not appear on the Solihull MBC local list. These are considered in paragraph 1.4.7

1.3 “Archaeological Assessment to inform the Solihull Metropolitan Borough Council Local Plan February 2018”

The following information was supplied to Solihull MBC by Warwickshire County Council

Site 1: Barretts Farm, Balsall Common

Grid Ref: SP 2473 7686

Site Size: 55.84 ha

1.3.1 Geology:

The bedrock geology across the study area is dominated by the Mercia Mudstone Group, sedimentary bedrock formed approximately 201 to 252 million years ago in the Triassic Period.

1.3.2 Superficial geology consists of Oadby Member – Diamicton, Alluvium - Clay, Silt, Sand and Gravel and Glaciofluvial Deposits. 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/>).

1.3.3 Historic Landscape Character Summary:

Within the site boundary the predominant historic landscape character is planned enclosure (large rectilinear fields with straight boundaries) which appear to have been enclosed onto an area of common or waste

land, probably in the 18th-19th century. There is also a small late 20th century recreation area and two historic farmsteads (Barretts Lane Farm and Pool Orchard).

1.3.4 Within the wider study area there are a number of zones of differing historic landscape character. To the northwest and southwest is the urban area of Balsall Common which is largely a post 1950s expansion of the settlement with some pockets of earlier 20th century settlement interspersed in between.

1.3.5 To the south and southeast are further areas of planned enclosure with straight roads, this is typical of an 18th-19th century fieldscape enclosed onto old common or waste. Interspersed within this are numerous historic farmsteads, most of them appearing to date to the 18th-19th century although some may be slightly earlier.

1.3.6 To the north and northeast there is a much more mixed historic landscape with a clear dividing line in the form of the railway and dismantled railway separating the urban Balsall Common and the planned enclosed landscape to the south while on the north side of the railway are areas of mixed enclosure including piecemeal enclosure, possible squatter enclosure, planned enclosure, irregular enclosure and paddocks as well as dispersed settlement in the form of historic farmsteads and country houses with many dating to the 20th century.

1.3.7 Scheduled Monuments within the Proposed Strategic Site (PSS):
None

1.3.8 Scheduled Monuments within the study area (1km buffer from PSS boundary):
None

1.3.9 Conservation Areas within the PSS:
None

1.3.10 Conservation Areas within the study area (1km buffer from PSS boundary)
None

1.3.11 Listed Buildings within the PSS:
DSI/35: BARRATTS LANE FARMHOUSE, Grade II, Historic England List Entry No. *1045801*
DSI/112: BARN AT BARRATTS LANE FARM, Grade II, Historic England List Entry No. *1075970*
DSI/343: POOL ORCHARD, Grade II, Historic England List Entry No. *1343233*

1.3.12 Locally Listed Buildings within the PSS:
11/207: Sunnyside Farmhouse, Barratts Lane. 18th or early 19th century front. Red brick, tiled roof with 2 gabled dormers. 1 storey and attics, 2 19th century lattice casement oriel windows. Brackets to doorhood on left. Early timber framework exposed at side.

ARCHAEOLOGY:

1.3.13 Previous archaeological work within the PSS:
The Solihull Historic Environment Record has no record of any previous archaeological work having been undertaken across this site.

1.3.14 Known archaeological sites within the PSS:
MSI87: Barratts Lane Farm. 17th - 18th century buildings
MSI88: Barratts Lane Farm. 17th - 18th century buildings
MSI86: Sunnyside Farm, (Pool Orchard), 17th century building
MSI1686: Findspot: Lead shot of unknown date
MSI1793: Findspot: Medieval-post medieval strap fitting
MSI1823: Findspot: 17th century coin

1.3.15 Past Disturbance to the PSS:
It is probable that the majority of the site has been in agricultural use since at least the medieval period. A small portion of the site was used as allotments during the 20th century. Whilst this agricultural activity may have caused some damage to any archaeological deposits predating this use, this damage is unlikely to have been extensive.

1.3.16 Archaeological Potential of the PSS:
The proposed development site lies within an area of archaeological potential. This area is likely to have been in agricultural use from at least the medieval period. Although few archaeological sites have been previously recorded across or in the wider vicinity of this area, this may be due to a lack of previous archaeological investigations across this area, rather than an absence of activity during the pre-medieval periods. There is therefore a potential for previously unknown archaeological deposits, 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.

1.3.17 **The Grade II Listed Buildings of ‘Barratts Lane Farmhouse’ (ref. 1045801) and ‘Barn at Barratts Lane Farm’ (1075970) survive in the core of the site. A further Grade II Listed Building, Pool Orchard (134233) is located in the north-eastern portion of the site. Barratts Lane Farmhouse and Pool Orchard date to the 17th century, confirming that parts of the site have been occupied since at least that time, and potentially earlier. There is a potential for archaeological features associated with this occupation to survive across this site.**

1.3.18 Further historic buildings lie in the immediate vicinity of the site, including the early 17th century Grade II Listed 85 Meeting House Lane and associated barn and outbuildings adjacent to its western boundary (NHLE nos. 1076672, 1076673, 1253080) and the 17th century Grade II Listed Brickmakers Arms to the north-west (NHLE no. 137067, MSI134).

Site Sensitivity to change:

1.3.19 *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 impact the historic buildings, including Listed Buildings, which survive across, and in the vicinity of, this site. This could include directly impacting the fabric of these historic structures and/or their setting.

1.3.20 *Historic Landscape Character:*

Any development will change the historic landscape character of this area from its present state which is mainly 18th-19th century rural landscape with historic farmsteads.

1.3.21 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 on the historic buildings which survive across and in the vicinity of the application 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.

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

1.3.23 Victoria County History

The entry for the Parish of Berkswell in A History of the County of Warwick: Volume 4, Hemlingford Hundred Originally published by Victoria County History, London, 1947 states that

“The Bricklayers’ Arms, an inn 1¹/₈ miles south of the church on the west side of Station Road, is mostly of timber-framing, and a farm-house ¼ mile farther south has a timber-framed barn (Author’s note – this is Barratt’s Farm).

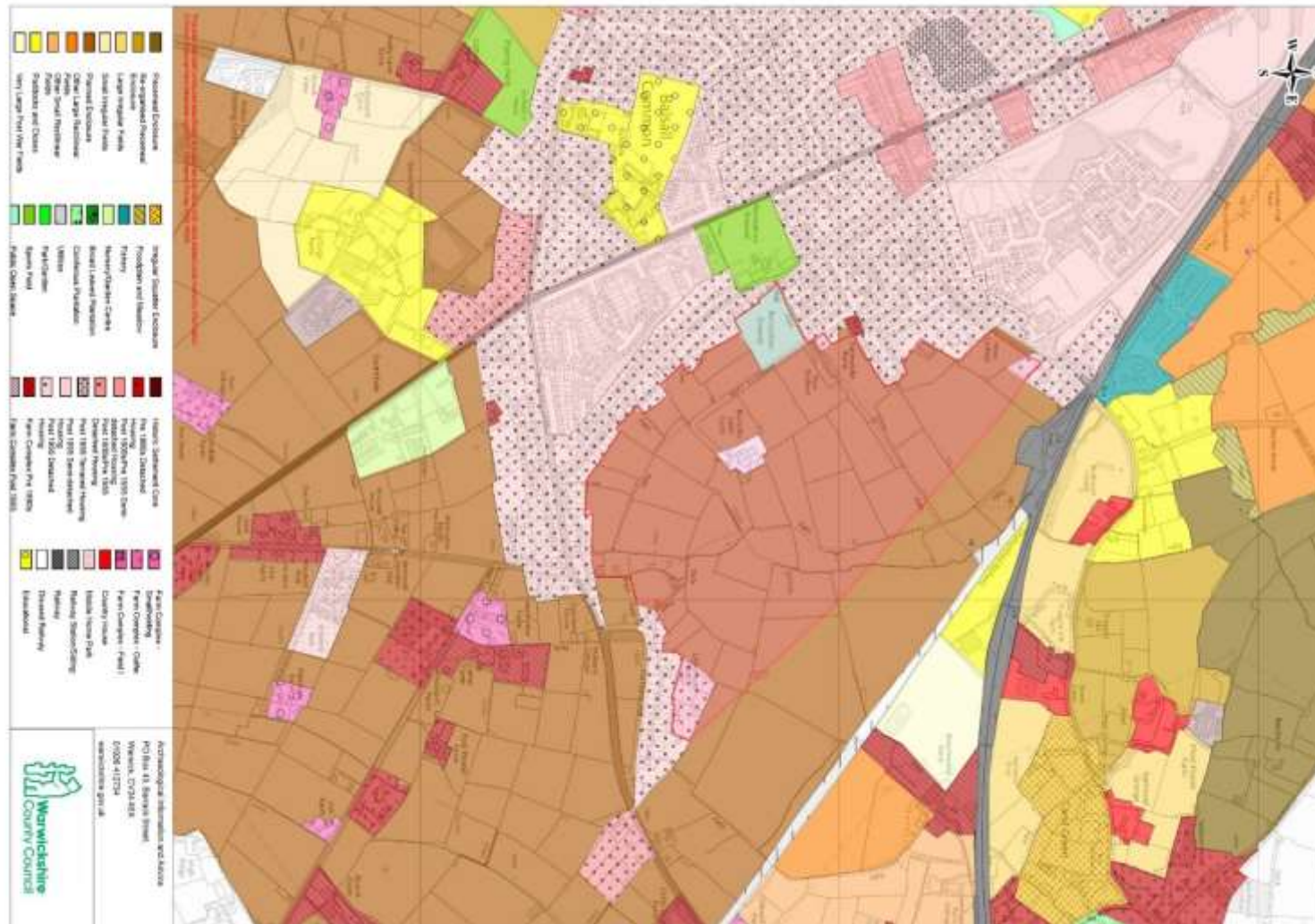


Figure 5 Historic landscape Characterisation - information supplied by Warwickshire Archaeological Information and Advice

1.4 Historic Mapping

1.4.1 The following historic maps sources have been used to inform the evidence base:

- Inclosure Map Hampton-in-Arden, Balsall – 1802
- Berkswell Tithe Map 1839
- early Ordnance Survey maps

all of which have been examined at Warwick Archives and Record Office. Several early Ordnance Survey map sheets are available (eg 1886, 1902, 1937) but as there is little discernible difference between them as far as Site 1 and the various heritage assets are concerned only one of these is included in the report.

1.4.2 The Brickmakers Arms

- This building is shown on the 1802 Inclosure map as part of Henry and Thomas Watsons Land.
- It is shown on the 1839 Berkswell Tithe map as parcels 1277 and 1278 owned/occupied by William Watson and listed as a House & garden.
- It is shown on the early Ordnance Survey Sheets (1886, 1902 and 1937) but is not annotated as a public house.

1.4.3 Pool Orchard

- This building is shown on the 1802 Inclosure map where it is **part of “Hannah Loe’s land”**. The adjoining field to the north-east is shown as C. Barretts Land (presumably a mis-spelling of **Barratt’s Land as she is shown as having several landholdings**)
- It is shown on the 1839 Berkswell Tithe map as parcel 988 but is not recorded as a farmhouse. At this time, the building and the field parcels immediately to the right ie south-west (**no’s 987,**

989, and 990) are owned by Joseph Gilbert and occupied by William Riley.

- The early Ordnance Survey Sheets (1886, 1902 and 1937) show a range of buildings that correspond to the current structures.

1.4.4 **Barratt’s Farm (house and barn)**

- This building is shown on the 1802 Inclosure map where it is shown as **“Dockers in the Hole”** and at which time it is presumably associated with the land to the west (off Meeting House Lane which is shown at this time as a private road) owned by **“The Heirs of James Dockers’ Land”**.
- It is shown on the 1839 Berkswell Tithe map in parcel 995 described as **“House & Garden”** and by this time both this parcel and the adjacent fields are owned by Berkeswell Charity Trustees and occupied by William Rymell.
- The early Ordnance Survey Sheets (1886, 1902 and 1937) show a range of buildings that broadly correspond to the early structures that still exist.

1.4.5 **No’s 85 and 85A Meeting House Lane.**

- These buildings are shown on the 1802 Inclosure map at which time – as noted above – the road is shown as a private road. It is not clear from the map whether the buildings are **part of “The Heirs of James Dockers’ Land”** or owned by **Job Findon**. The pond behind number 85 is clearly shown.
- It is difficult to draw conclusive evidence from the Tithe Map and the buildings and gardens as they currently exist. They appear to have occupied parcel 961 described as Three Cottages + Gardens occupied by Samuel Arch, Mary Ann Gray and Thomas Whitehead. The field immediately behind is parcel 963 described as Whitening Yard

+ Part of Little Pleck and beyond that parcel 962 is known as Further Lane Close.

1.4.6 Sunnyside Farmhouse

- This locally listed building is shown on the 1802 Inclosure map at which time it appears to be part of Catherine Barratts Land.
- It is shown on the 1839 Berkswell Tithe map as **parcel 1008 where it is described as “House Garden etc” owned by Heirs of Thomas Tidmarsh** and occupied by Henry Raven.
- The early Ordnance Survey Sheets (1886, 1902 and 1937) show a range of buildings that broadly correspond to the early structures that still exist.

Additional buildings

1.4.7 In addition to the buildings shown above, the author notes the following buildings:

- Numbers 81 and 83 Meeting House Lane where map regression suggests a date of construction between 1886 and 1902. They have not been examined or inspected but appear to be Edwardian buildings with distinctive detailing that retain many original features.
- Laburnam Cottage/Melrose Cottage – a pair of cottages off Old Waste Lane that appear to be timber framed buildings refaced in brick
- Field Cottage – a double-fronted (extended cottage next to Laburnum/Melrose Cottage
- Laburnum Farm – an early farmstead on Old Waste Lane with some timber framing visible in the rear wing

1.4.8 NB - No recommendations are made regarding local listing, but the buildings may properly be regarded as heritage assets under the terms of the NPPF.

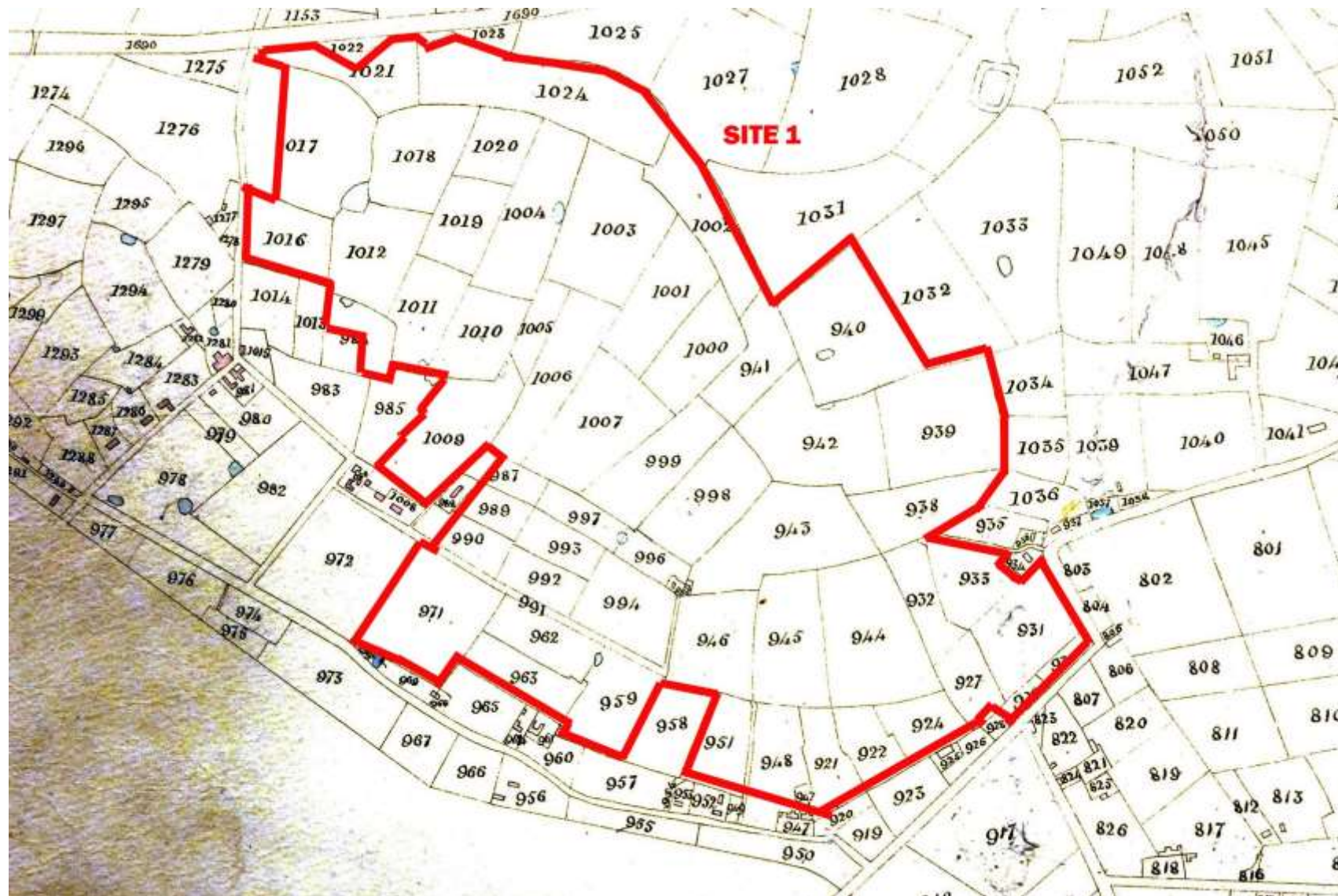


Figure 7 1849 Berkswell Tithe Map; Warwickshire Record Office document CR569/29

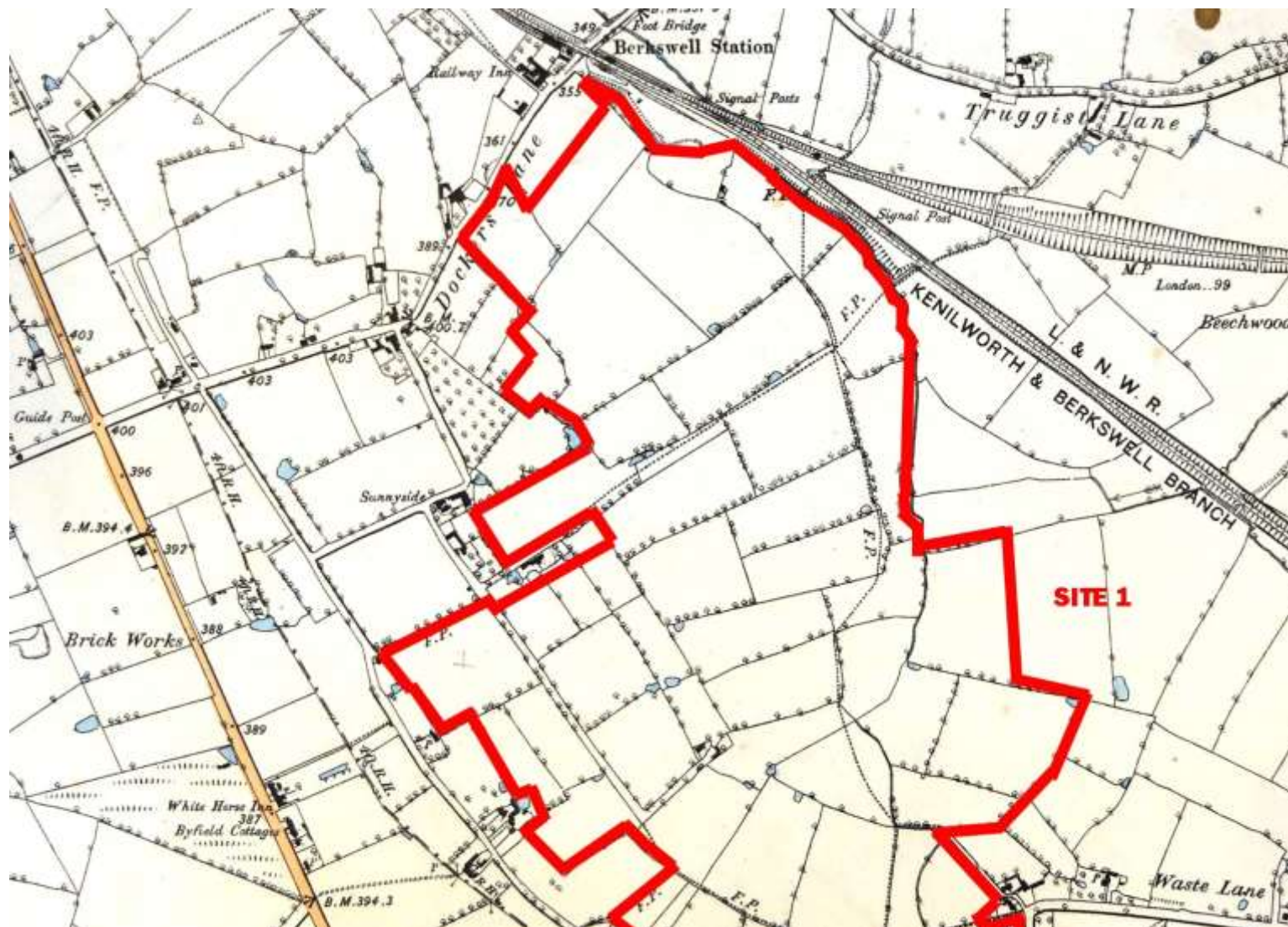


Figure 8 Ordnance Survey map 1884 - courtesy of Warwickshire Record Office

1.5.3 PHOTOGRAPHS OF SITE



Figure 9 Photostitch 1; Footpath beyond Pool Orchard – approx. north-east to south east



Figure 10 Photostitch 2; Footpath beyond Pool Orchard to east boundary of site – approx. north to north-east



Figure 11 Photostitch 3; Footpath beyond Pool Orchard at east boundary of site – approx. northeast to east



Figure 12 Photostitch 4; Footpath beyond Pool Orchard at east boundary of site – approx. east to south-east



Figure 13 Photostitch 5; field beyond footpath from Pool Orchard, east of Sunnyside Lane – approx. west to north-west



Figure 14 Photostitch 6; field beyond footpath from Pool Orchard, east of Sunnyside lane looking towards Station Road – approx. north-west to north (Station Road)



Figure 15 Photostitch 7; Field adjacent to footpath from Catholic Church on Meeting House Lane – approx. south-east to south-west



Figure 16 Photostitch 8; Field adjacent to footpath from Catholic Church on Meeting House Lane – approx. south-east to south



Figure 17 Photostitch 9 from rear garden of 85A Meeting House Lane – approx. north-east to east



Figure 18 Photostitch 10 from rear garden of 85A Meeting House Lane – approx. east to south-east



Figure 19 Photostitch 11 from rear garden of 85 Meeting House Lane – approx. north to north-east



Figure 20 Photostitch 12 from rear garden of 85 Meeting House Lane – approx. north-east to east



Figure 21 Stitch 13 footpath beyond Old Waste Lane – approx. west to north-west towards Barratt’s Farm



Figure 22 Stitch 14 footpath north of Old Waste Lane – approx. north-west to north



Figure 23 Stitch 15 footpath north of Old Waste Lane – approx. north-west to north-east



Figure 24 Stitch 16 footpath between Old Waste Lane and Barratt's Lane - generally north to north-east distant views to Kenilworth Greenway and Truggist Lane



Figure 25 Stitch 17; Field corner, Barratt's Lane west of Barratt's Farm – approx. north-east to south-east



Figure 26 Stitch 18; from north-east corner of Pool Orchard - approx. north to north-east (house to left at east end of Sunnyside Lane)



Figure 27 Stitch 19; from north-east corner of Pool Orchard - approx. north-east to south-east towards Barratt’s Farm in distance



Figure 28 Stitch 20; from garden south of Pool Orchard – approx. east to south towards Barratt's Farm

1.6 ASSESSMENT OF EVIDENCE

- 1.6.1 In assessing the impact that the proposed development site may have on heritage assets this report takes note of the following legislation, policy and guidance:

Section 66 of the Act which requires the LPA to *"to consider the desirability of preserving the building or its setting"*.

As stated in the NPPF 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".

In addition, as stated in GPA 3

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.

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.

The Brickmakers Arms and its setting (See Figures 29 - 33)

- 1.6.2 This timber framed public house is located on Station Road where the road rises/falls to pass beneath the low bridge at Berkswell Station a short distance from a 'mini island' at the junction of Station Road with Hallmeadow Road. The surroundings in which this heritage asset is experienced is principally urban in character comprising the car park and surrounded largely by residential property and the nearby local health centre. Traffic regularly parked opposite the public house appears to be from commuters using Berkswell Station. The exception to the urban surroundings is the land immediately opposite the public house which is defined by a hedgerow with mature trees, beyond which the fields to the east and south are part of Site 1.



Figure 29 The Brickmakers Arms



Figure 30 Station Road and The Brickmakers Arms looking east



Figure 32 Field off Station Road opposite The Brickmakers Arms



Figure 31 Station Road and The Brickmakers Arms looking west



Figure 33 Field off Station Road opposite The Brickmakers Arms

1.6.3 Using the criteria set out in Table 1 the importance of The Brickmakers Arms is

MEDIUM	*Grade II Listed Buildings
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1.6.4 Using the criteria set out in Table 3 the sensitivity of The Brickmakers Arms to further change is

VERY LOW	The original setting has been widely compromised
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1.6.5 From the NPPF Glossary, the potential archaeological interest of the building is assessed in the HER as set out in paragraphs 1.3.13 to 1.3.19 of this report. **The building’s** architectural and historic interest is medium and are derived from its timber framed construction as an example of vernacular building which has been altered and extended and from its use as a public house for many years. The building has no artistic interest.

1.6.6 Using the advice in GPA 3 as set out in Paragraph 4.10 of **this report regarding “Cumulative change”** the additional change resulting from development of Site 1 is unlikely to further detract from the setting of The Brickmakers Arms.

1.6.7 Using the advice in GPA 3 as set out in Paragraph 4.10 of this report regarding **“Setting and economic and social viability”** it is possible that development of site 1 would help to preserve or enhance The Brickmakers Arms as an asset for the local community.

1.6.8 Using the advice in GPA 3 regarding Step 2 as set out in Paragraph 4.10 of the Introductory Statement (IS) the setting of The Brickmakers Arms makes a very limited contribution to its significance.

1.6.9 Using the advice in GPA 3 as set out in Paragraph 4.24 of the IS regarding Step 2 and assessing whether, how and to what degree setting contributes to the significance of The Brickmakers Arms neither its physical surroundings nor the experience of the asset contribute to its significance.

1.6.10 Using the advice in GPA 3 as set out in Paragraph 4.24 of the IS regarding Step 3 and assessing the effect of the proposed development it is possible that the longer term effects of the development would assist both the economic and social viability and the communal use of The Brickmakers Arms.

1.6.11 Based on the advice set out above, Site 1 makes no contribution to the significance of the Brickmakers Arms and development would not harm its significance. In regard to the legislative requirement set out in Section 66 of the Act, development would not affect the setting of the Brickmakers Arms but see also Section 1.11 and Figure 44.

1.7 Pool Orchard and its setting

(See Figures 9-14 and 26 -28 and 34 - 36)

1.7.1 Pool Orchard is a timber framed building accessed via a gate and private drive off Barratt’s Lane just beyond the current limits of residential development on this road. The drive runs alongside a pool to the front of the building, the north-west face of which has exposed timber framing that I understand (via the local conservation officer) has been extensively repaired. At the north-east end of the building a late C20 extension has been constructed with render finish at ground floor and tile hanging to the first floor. This treatment has been carried around the south west face of the building and hence no timber framing is visible on the ‘garden’ elevation. Such treatment is, in my experience, common on the south and west faces of historic buildings which tend to be exposed to prevailing wind and rain and thus more susceptible to weathering and associated defects.

1.7.2 **The building’s close proximity to residential properties on Barratt’s Lane and Sunnyside Lane gives its setting a mixed character comprised of urban fringe to the north and west with extensive rural aspects to the east and south. The house stands in a well-tended garden with an adjoining paddock to the south east beyond which, across two of the small fields described in paragraph 5.1.1 above, there are intermittent glimpses of Barratt’s Farm and its associated buildings. Adjacent to the gated entrance to Pool Orchard there is a “kissing gate” to the public footpath which runs through the field next to the front of the listed building.**



Figure 34 Drive to Pool Orchard



Figure 35 Pool Orchard; north-west elevation with late C20 extension at left



Figure 36 Pool Orchard; south-east elevations showing tile hanging and late C20 extension to right

1.7.3 Using the criteria set out in Table 1 the importance of Pool Orchard is

MEDIUM	*Grade II Listed Buildings
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1.7.4 Using the criteria set out in Table 3 the sensitivity of Pool Orchard to further change is

MEDIUM	The original setting has been influenced to a large degree by incremental changes, some of which are not in keeping with the setting of the original HA
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1.7.5 The potential archaeological interest of the building is assessed in the HER as set out in paragraphs 1.3.13 to 1.3.19 of this report.

The building’s architectural and historic interest is medium and are derived from its timber framed construction as an example of vernacular building which

has been extended and altered where original fabric has been covered.

The building has no artistic interest.

1.7.6 Using the advice in GPA 3 as set out in Paragraph 4.10 of the IS regarding “Change over time” it is appropriate to consider both the immediate and wider setting of Pool Orchard. The immediate setting might be considered to comprise **Barratt’s Lane** and the fields immediately adjoining the property to the north, east and south. At the time of the Inclosure Map and Tithe Map there were associative and historic links between the house and the adjoining fields but these links have changed over time and are now severed. Direct views of Pool Orchard from the other surrounding fields are limited to those immediately adjoining its curtilage.

1.7.7 Development would affect the immediate and wider setting of Pool Orchard since it will change from rural fields to urban form. This would cause harm to the setting of Pool Orchard contrary to Section 66 of the Act.

1.7.8 Using the advice in the NPPF as set out in Section 3 of the IS and the advice in GPA 3 as set out in Section 4 of this report regarding Step 2 and assessing whether, how and to what degree setting contributes to the significance of Pool Orchard this statement considers that:

- The change of use of the building from a farmhouse to a residential dwelling has altered the character of its immediate surroundings as experienced by the gardens that now surround it.
- The wider surroundings have been extensively altered as evidenced by the historic mapping which demonstrates the growth and development of the village to the north and west.

- The field patterns that remain post-date the 1802 Inclosure and were established by the time of the Tithe Map 1839. Further expert assessment would assist in establishing whether this post-inclosure **landscape constitutes a “valued” landscape** as referred to in NPPF paragraph 170 and as outlined in Guidelines for Landscape and Visual Impact Assessment.
- The principal contribution made by the fields and hedgerows is to the character and appearance of the area. However, they have associative and historical connections with the heritage asset and do make some contribution to its historic significance.

1.7.9 This report considers that development of the site would not preserve the setting of Pool Orchard as required by Section 66 of the Act and would cause harm to the setting of Pool Orchard as set out in the NPPF.

1.7.10 This could be moderated or mitigated by careful attention to its immediate surroundings which should be addressed in any masterplan for the site. This is addressed in Section 1.12 below

1.8 Barratt’s Farmhouse and Barn and their setting
(See Figures 21 - 25 and 37 - 38)

1.8.1 Barratt’s Farm and the adjacent barn are timber framed buildings standing at the south-east end of Barratt’s Lane generally surrounded by the rural character of the fields and hedgerows described above. Where the lane turns north-east to the farmstead there is a “kissing gate” into a public footpath that continues south and east to Old Waste Lane and several other footpaths cross the site.

1.8.2 The farmhouse has a new timber framed extension at its north-east corner and at the time of the site visits the property was in a process extensive refurbishment. A board at the site entrance referred to “A collection of beautifully designed barns built to the highest standard and quality”. Images on Google Earth show a range of C20 large portal frame farm buildings in the farmyard. These buildings are in the process of being converted to residential use under the General Development Order and the relevant provisions for giving Prior Notice.



Figure 37 Barratt's Farm house (to left) and barn (to right) with early C21 building to rear



Figure 38 Notice board at Barratt's Farm

1.8.3 Using the criteria set out in Table 1 the importance of Barratt’s Farm is

MEDIUM	*Grade II Listed Buildings
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1.8.4 Using the criteria set out in Table 3 the sensitivity of **Barratt’s Farm to further change is**

MEDIUM	The original setting has been influenced to a large degree by incremental changes, some of which are not in keeping with the setting of the original HA
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1.8.5 The potential archaeological interest of the buildings is assessed in the HER as set out in paragraphs 1.3.13 to 1.3.19 of this report.

The architectural and historic interest of the farmhouse is medium and is derived from its timber framed construction as an example of vernacular building which has been extended and altered where original fabric has been covered. At the time of the site visit the architectural and historic interest of the barn appeared to be high but this is likely to change to medium following its conversion to residential use. The buildings have no artistic interest.

1.8.6 Using the advice in GPA 3 as set out in Paragraph 4.10 of the IS **regarding “Change over time” it is appropriate to consider both the immediate and wider setting of Barratt’s Farm.** The immediate setting is the farmstead. The wider setting comprises **Barratt’s Lane and the fields** to the north, east and south. There are views across the fields to the north of Pool Orchard and notwithstanding **the changes to that building and Barratt’s Farm itself the field between these two assets is a remnant of their historic use as farmhouses.**

1.8.7 Development would affect the wider setting of **Barratt’s Farm since it will change from rural fields to urban form.** This would cause harm to the setting of **Barratt’s Farm** contrary to Section 66 of the Act.

1.8.8 Using the advice in the NPPF as set out in Section 3 of the IS and the advice in GPA 3 as set out in Section 4 of the IS regarding Step 2 and assessing whether, how and to what degree setting contributes to the significance of **Barratt’s Farm** this statement considers that:

- The change of use of the building from a farmhouse to a residential dwelling and the current conversion of the farm buildings to residential use has altered the character of its immediate surroundings.
- The wider surroundings have been altered as evidenced by the historic mapping which demonstrates the growth and development of the village to the north and west. This development has **had less impact on Barratt’s Farm than on Pool Orchard** and its wider setting is a rural scene – albeit on the urban fringes of the settlement.
- At the time of the Inclosure Map there is no clear evidence of an association between the farm and the fields immediately adjacent. By the time of the Tithe Map, ownership and/or tenancy of the farm appears to have changed and there was an associative link between the farm and some of the surrounding fields. This link with the farmstead has continued to the present day.
- The field patterns that remain post-date the 1802 Inclosure and were established by the time of the Tithe Map 1839. Further expert assessment would assist in establishing whether this post-inclosure **landscape constitutes a “valued” landscape as referred to in NPPF paragraph 170 and as outlined**

in Guidelines for Landscape and Visual Impact Assessment.

- The principal contribution made by the fields and hedgerows is to the character and appearance of the area. However, they have associative and historical connections with the heritage asset and make some contribution to its historic significance.
- **Direct views of Barratt’s Farm** from the surrounding fields are generally limited to those immediately adjoining its curtilage. Elsewhere throughout the site the network of paths provides filtered glimpses of both the farmhouse and the barns although from some directions the views of the historic buildings are obscured by the barn conversions as seen in Figures 18 -22.

1.8.9 This report considers that development of the site would **not preserve the setting of Barratt’s Farm as required by** Section 66 of the Act and would cause harm to its setting as set out in the NPPF.

1.8.10 This could be moderated or mitigated by careful attention to its immediate surroundings which should be addressed in any masterplan for the site. This is addressed in Section 1.11 below

1.9 The setting of numbers 85, 85A Meeting House Lane and the outbuilding east of Number 83 (See Figures 39 – 43)

1.9.1 No 85 is a timber framed building with brick infill panels and a tiled roof with single and one and a half storey wings extending at the rear. A small outbuilding at the rear (shown on historic maps) still exists albeit that parts have been rebuilt/repaired. There are a number of C20 buildings in the garden used as garden rooms/storage. At the far end of the garden is a pool. No 85A is a former barn with thatched roof, converted to residential use with extensions to the rear and a late C20 brick and tile garage in the front garden. The outbuilding east of number 83 lies on the boundary with number 85 and comprises a timber framed building used ancillary to the dwellinghouse.

1.9.2 The surroundings in which these buildings are experienced is of mixed character. They lie within and are thus part of the ribbon of (mostly late C20) housing that extends along Meeting House Lane but stand well back from the road and are mostly obscured from public view by their alignment and the established roadside hedge and trees and shrubs within the site. A notable exception to the late C20 century buildings that characterise this road is the pair of attractively detailed early C20 houses - numbers 81 and 83 (See paragraph 1.4.7 above and Section 1.11 below).

1.9.3 North-east of No’s 81 - 85A and their gardens are two areas of land with a distinctively different character to the fields beyond that comprise the majority of Site 1. They are effectively unused parcels of overgrown grassland partially planted (apparently in recent years) with small trees. There is no access to these parcels of land and they can only be glimpsed, intermittently, from the gardens of

adjacent properties or through the hedges of the fields beyond.



Figure 39 View from road; 85A obscured behind late C20 garage



Figure 40 Entrance drive; 85 (obscured behind yew tree) building to right is late C20 garage to 85A



Figure 41 Entrance drive; number 85 to left behind yew tree, building to right is late C20 garage to 85A



Figure 42 Meeting House Lane outside 81-83 looking south



Figure 43 Meeting House Lane outside 81-83 looking north

1.9.4 Using the criteria set out in Table 1 the importance of No’s 85 and 85 A Meeting House Lane is

MEDIUM	*Grade II Listed Buildings
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1.9.5 Using the criteria set out in Table 3 the sensitivity of No’s 85 and 85 A Meeting House Lane to further change is

VERY LOW	The original setting has been widely compromised
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1.9.6 The potential archaeological interest of the buildings is assessed in the HER as set out in paragraphs 5.3.13 to 5.3.22 of this report.

The architectural and historic interest of the buildings is medium and is derived from their timber framed construction as examples of vernacular buildings which have been extended and altered where original fabric has been covered.

The buildings have no artistic interest.

- 1.9.7 Using the advice in GPA 3 as set out in Paragraph 4.10 of the IS **regarding “Change over time” it is appropriate to consider both the immediate and wider setting of No’s 83, 85 and 85A Meeting House Lane.** The immediate setting is the ribbons of late C20 housing that stretches along both sides of the road. The wider setting is the fields behind and to the side of the garden of No 85A, as the **fields around Barratt’s Farm** (that comprise the majority of Site 1) have very little relationship or impact on these two buildings. In this context the setting makes a neutral contribution to their significance.
- 1.9.8 Using the advice in GPA 3 as set out in Paragraph 4.10 of the IS regarding Step 2 the housing that surrounds **No’s 85 and 85A makes a** neutral contribution to their significance as timber framed buildings whilst the fields immediately adjoining make a minor positive contribution to their significance. This assessment acknowledges that whilst the late C20 houses are very different in character to the listed buildings, the architectural and historic interest of the heritage assets can still be appreciated and is not dependent on their setting.
- 1.9.9 Using the advice in GPA 3 as set out in Paragraph 4.24 of the IS regarding Step 2 and assessing whether, how and to what degree setting contributes to the significance of **No’s 85 and 85A Meeting House Lane** their physical surroundings and the experience of the asset make a neutral contribution to their significance.
- 1.9.10 This report considers that development of the site would not affect the setting of these buildings as required by Section 66 of the Act and would cause no harm to their setting as set out in the NPPF.

1.10 Locally listed buildings and other heritage assets

1.10.1 Sunnyside Farmhouse, Barratts Lane

1.10.2 C18 or early C19 front. Red brick, tiled roof with 2 gabled dormers. 1 storey and attics, 2 C19 lattice casement oriel windows. Brackets to doorhood on left. Early timber framework exposed at side.

1.10.3 Using the criteria set out in Table 1 in paragraph 2.1 12 of The IS the importance of Sunnyside Farmhouse and the other buildings identified in paragraph 1.4.7 is

LOW	*Setting that has been compromised *Locally Listed Buildings *Historic Buildings of modest quality in their fabric or historical associations
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1.10.4 Using the criteria set out in Table 3 in paragraph 2.1.12 of the IS, the sensitivity of Sunnyside Farmhouse and the buildings identified in paragraph 1.4.7 is

VERY LOW	The original setting has been widely compromised
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1.10.5 This statement considers that development of Site 1 would have a minor negative effect on the setting of Sunnyside Farmhouse

1.11 Minimising harm or enhancing significance

1.11.1 Advice on these issues is contained within Steps 4 and 5 of GPA3 as set out in Section 4 of the Introductory Statement

1.11.2 This statement considers that development of Site 1 could enhance the significance of The Brickmakers Arms as set out in Section 1.7 above.

1.11.3 It considers that development of Site 1 will have no **impact on the significance of No’s 83 and 85 Meeting House Lane** nor on the locally listed buildings as set out in Sections 1.10 and 1.11 above.

1.11.4 This statement considers that development of Site 1 will **cause harm to the setting of Pool Orchard and Barratt’s Farm** and to the character and appearance of the area. It is beyond the brief of this statement to make detailed recommendations as to how this could be mitigated but it recommends that expert advice is sought to establish **whether the site should be considered as a “valued landscape”**.

1.11.5 Notwithstanding this caveat, this statement recommends that the following general principles might help to mitigate adverse impacts:

- Existing field boundaries/hedgerows and hedgerow trees together with pools and wet areas should be assessed by suitably qualified professionals and any recommendations for their retention and/or management should be incorporated into a planning brief. Within this exercise the land opposite The Brickmakers Arms (identified in blue on Figure 44) should be assessed to identify constraints and opportunities

to retain its topography and any features of interest that may exist.

- The network of existing footpaths should be retained.
- **The fields between Pool Orchard and Barratt’s Farm and between Barratt’s Lane and Meeting House Lane** (identified in green on Figure 44) should remain largely undeveloped. They could provide amenity areas such as open space or, if community facilities are required, low density development might be accommodated subject to careful attention to size, massing, design, location and materials.

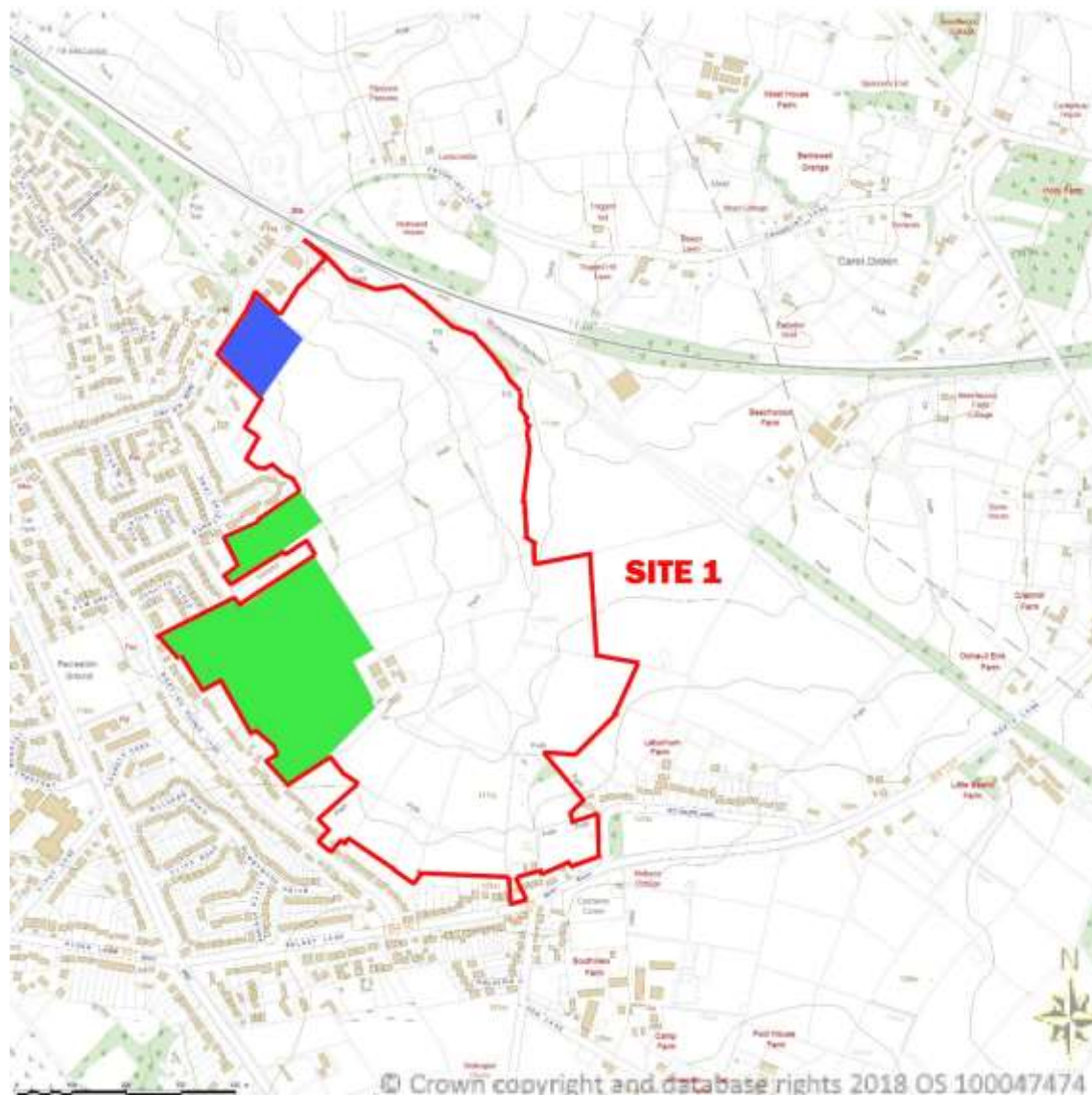


Figure 44 Blue and green area referred to in Paragraph 1.11.5