

1 Castle Hill, Kenilworth Heritage Statement

Client: MR C. EDWARDS

AB Heritage Project No: 61353

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EXECUTIVE SUMMARY

AB Heritage Limited has been commissioned by Mr C. Edwards to produce a Heritage Statement covering proposed works for a new single storey dwelling at 1 Castle Hill, Kenilworth, CV8 1NB. It was requested as part of forthcoming Planning Application.

The proposed development is for a small flat roofed bungalow. The proposed dwelling is of a simple modern design, utilising natural finishes including a green roof. The whole building has been designed to best utilise the available space while presenting virtually no visual changes from outside the plot. No further subdivision of the site is envisaged, maintaining the historic boundaries both planted and built. This maintains the policy position of Policy KP13 of the Kenilworth Neighbourhood Plan.

The design has been specially considered to maintain the outlook from the western rooms of 1 Castle Hill. The new building has been specifically designed to remain well below the existing tree canopies at the site boundaries. The proposed new dwelling would not be visible from the rear gardens or from the site of Abbey fields to the south.

Very little of the proposed new dwelling would be perceptible from Castle Hill and all but invisible from the Conservation Area but would improve the currently overgrown and neglected appearance of the former Plot 12.

This report has considered the predicted indirect impacts from the proposed development to the significance of the Grade II Listed 1 Castle Hill, the Grade II Listed Garden, and the Kenilworth Conservation Area (Areas 8 & 9).

The report has found that the proposal has the potential to cause Less than Substantial Harm to the significance of the Listed House and Listed Garden, by introducing limited change of use within their setting.

The report has also considered that the proposal has the potential to enhance the significance of the Conservation Area by the removal of the unkempt and overgrown appearance of the site, and the addition of a well-designed and ecologically thoughtful building into the mix of building stock.

1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited has been commissioned by Mr C. Edwards to produce a Heritage Statement covering proposed works for a new single storey dwelling at 1 Castle Hill, Kenilworth, CV8 1NB. It was requested as part of forthcoming Planning Application.
- 1.1.2 This report includes a description of the baseline conditions, from an examination of readily available sources on the history of the site, identifying any known and potential heritage receptors subject to potential impact. It proposes a suitable mitigation strategy, where such works are deemed appropriate.

1.2 Site Location & Description

- 1.2.1 The proposal site occupies the north end of an undeveloped plot adjacent to the large Grade II Listed property at 1 Castle Hill, Kenilworth, CV8 1NB and lies within its gardens which are a Grade II Registered Park and Garden. The proposal site is approximately 600 sq. m and centred on National Grid Reference (NGR) SP28167241. The site is located opposite the junction with Elizabeth Way.
- 1.2.2 The site measures 600 sqm. The site lies at approximately 88m OD, though there is a slight slope down towards the south. The site is 2.7m lower at its centre point than the adjacent Listed Building and Castle Hill, and this is very apparent on site.
- 1.2.3 The site is bounded to the north by a brick wall with a pedestrian gate, to the east and west and south by very dense mature planting and unkempt undergrowth (Photo 1).



Photo 1. The site

1.3 Overview of Proposed Development

- 1.3.1 The proposed development is for a small flat roofed bungalow. The proposed dwelling is of a simple modern design, utilising natural finishes including a green roof. The whole building has

been designed to best utilise the available space while presenting virtually no visual changes from outside the plot.

1.4 Project Qualifiers

- 1.4.1 This report has been prepared under instruction and solely for the use of Mr C. Edwards, and any associated parties they elect to share this information with.
- 1.4.2 Measurements and distances in this report are approximations only and should not be used for detailed design purposes.
- 1.4.3 All work undertaken is based upon the professional knowledge of AB Heritage and relevant standards, technology, and legislation at the time of writing. Changes in these areas may occur in the future, causing changes to the conclusions, recommendations or advice given. AB Heritage is not responsible for advising any parties on the implications of such changes.
- 1.4.4 This report utilises information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information.
- 1.4.5 Where recommendations are provided these need to be approved by the Local Planning Authority and do not themselves comprise mitigation of impacts.

2. AIMS & METHODOLOGY

2.1 Aims of Report

2.1.1 Early assessment of the implications of proposed development on the heritage resource is key to informing reasonable planning decisions. Indeed, NPPF 189 requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting. This states that:

‘The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’.

2.1.2 This assessment therefore has the following objectives:

- To provide sufficient evidence on the heritage of the site and any potential impacts on such a resource, to inform the Local Planning Authority’s decision-making process in relation to the current planning application; and
- To develop appropriate recommendations / mitigation responses, where necessary, to assist the work of the planning team.

2.2 Methodology

Study Area

2.2.1 The proposal site and the Listed house and Listed gardens have a very clear and defined history and geographical limit.

2.2.2 The character and topography of the site and its boundary treatments means that the interior is almost entirely screened from view in all directions and from all appreciable distances.

2.2.3 Taking into account the points above, this report will not be confined to a precise Study Area but will be focused on the key relationships of the site, the Listed Building and the Listed Garden and the immediate part of Area 8 & 9 of the Kenilworth Urban Conservation Area.

Standards & Guidance Used

2.2.4 The assessment has been carried out in line with the following guidance:

- *Standard and guidance for historic environment desk-based assessment* (ClfA, 2017)
- *Conservation Principles, Policies & Guidance for the Sustainable Management of the Historic Environment* (Historic England, 2008)
- *Managing Significance in Decision-Taking in the Historic Environment* (Historic England, 2015)
- *The Setting of Heritage Assets* (Historic England, 2017)

Selection and Assessment of Sources

2.2.5 In line with para 3.3.6 and Annex 1 of the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk Based Assessment, this report considers appropriate sources of information and a rationale behind their use. These have been detailed in Table 1:

Table 1: Examination of Appropriate Sources

SOURCE	TYPE OF EVIDENCE	CONSULTED	COMMENT
Warwickshire Historic Environment Record (WHER)	The primary source of information concerning the current state of archaeological, heritage and architectural knowledge in this area. Contains published and unpublished archaeological and historical sources, including any previous investigations undertaken within the study area.	23/11/2020	WHER contacted by Daniel Dodds (Principal Heritage Consultant, AB Heritage) outlining the approach to this report. The consultation showed that a full WHER data order would not be required. No response was received from WHER.
Site Walkover	This task allows for development of a greater understanding of the on-site heritage resource, or any historic issues of the site, including information the general condition and setting of the area of proposed development and the site in which it stands.	19/11/2020	A site visit was undertaken by Daniel Dodds of AB Heritage.
National Heritage List for England	Information on statutory and non-statutory designated sites, including Listed Buildings and Scheduled Monuments.	18/11/2020	
Warwickshire Archives	Readily accessible information on the site's history from readily available historic documentary sources, maps and photographs.	Not Consulted	Closed due to Covid-19 restrictions. Client holds a wealth of historic information gathered for previous planning applications
Kenilworth Library		Not Consulted	Under Refurbishment
Archaeology Data Service	The ADS is a digital repository for heritage records that supports the long-term digital preservation of such data to support future research, learning and teaching.	18/11/2020	
Heritage Gateway	An extensive database allowing for cross-search of over 60 resources on England's local and national historic sites, buildings and archaeology, including images of listed buildings.	18/11/2020	
MAGIC	The MAGIC website provides authoritative geographic information about the natural environment from across government, including from Historic England. The information in an interactive map format covers rural, urban, coastal and marine environments.	Often	

Assessment of Receptors Significance

- 2.2.6 Assessment of the heritage significance of a receptor is judged upon various factors, including any existing designation, plus information on any relevant architectural, archaeological or historical factors. Considering these criteria, each identified feature is assigned a level of significance in accordance with a five-point scale (Table 2, below).

Table 2: Assessing the Significance of a Receptor

SCALE OF ASSET SIGNIFICANCE	
VERY HIGH	Sites of exceptional interest that reflect the highest qualities of archaeological, historic, architectural & artistic value. These can include Scheduled Monuments, Grade I and Grade II* Listed Buildings, Conservation Areas containing very important buildings, or undesignated structures / landscapes with exceptional coherence, time depth, or other critical factors.
HIGH	Grade II Listed Buildings and other designated or undesignated heritage assets of special interest, or assets of a reasonably defined historic extent and significance. Examples may include areas containing buildings that contribute significantly to its historic character.
MEDIUM	Buildings / Structures / Landscapes with coherent historic merit or value, reflected in sites such as 'locally designated' buildings or 'non-designated heritage assets', albeit ones with clear survival of key elements, historic interests and/or context associations.
LOW	Heritage assets with very little or no surviving heritage interest. Examples include structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

- 2.2.7 The significance of known assets is typically determined by reference to existing designations. **Where a receptor's interest or value covers a range of the above possibilities or, for previously unidentified features, where no designation has yet been assigned, the significance of a receptor is based on professional judgement.** For example, while all nationally registered, Listed Buildings can range in scale and importance from a single milestone to the site of St Paul's Cathedral. For this reason, adjustments are made on a case-by-case basis.

Impact Assessment Criteria

- 2.2.8 The degree of impact upon the heritage resource is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the level of impact are set out in Table 3 (below).
- 2.2.9 It is not always possible to confirm the degree of impact. However, where possible a professional judgement as to the scale of such impacts is applied to enable the subsequent 'Magnitude of Effects' to be established (Table 4). It should be noted that an impact level of

'uncertain' is included for those situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 3: Criteria for Determining Degree of Impact

IMPACT LEVEL	DEFINITION
HIGH	Changes to most or all of the key heritage baseline elements that leads to total or almost complete alteration of a features physical structure, or almost comprehensive variation to other aspects such as noise, access, or visual amenity of the asset.
MEDIUM	Changes to many key materials / historic elements, such that the baseline resource is clearly modified. This includes considerable change to the heritage asset / historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements.
LOW	Detectable impacts which alter the baseline condition of a heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic character.
NEGLIGIBLE	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long-term effect on the historic value of a resource.
UNKNOWN	Extent / nature of the asset is uncertain or magnitude of change can't be ascertained.

2.2.10 The overall Magnitude of Effects from the proposed development upon the resource is determined by correlating the significance of a heritage asset against the degree of impact it may be subject to. Table 4 highlights the criteria for assessing the overall Magnitude of Effects. Where effects are moderate or above these are classified as Substantial Harm, terms of NPPF.

Table 4: Magnitude of Effects

SIGNIFICANCE	MAGNITUDE OF IMPACT			
	HIGH	MEDIUM	LOW	NEGLIGBLE
VERY HIGH	Severe	Major	Mod	Minor
HIGH	Major	Mod	Minor	Minor / Not Sig.
MEDIUM	Mod	Minor	Minor / Not Sig.	Not Sig.
LOW	Minor	Minor / Not Sig.	Not Sig.	Nt.

Mod = Moderate; Not Sig. = Not Significant; Nt. = Neutral

3. PLANNING & LEGISLATIVE FRAMEWORK

3.1 Heritage Legislation

- 3.1.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments.
- 3.1.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest, under the Planning (Listed Buildings and Conservation Areas) Act, 1990. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 3.1.3 The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions.

3.2 National Planning Policy 2019

- 3.2.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.
- 3.2.2 The level of detail required in the assessment should be 'proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.
- 3.2.3 Paragraphs 195 & 196 explain that 'where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 3.2.4 It also advises that where a proposal involve less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

3.3 Local Planning Policy

Warwick District Local Plan 2011-2029 (Adopted September 2017)

Policy HE1: Designated Heritage Assets and their setting

- 3.3.1 Development will not be permitted if it would lead to substantial harm to or total loss of the significance of a designated heritage asset, unless it is demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or it is demonstrated that all of the following apply:

- a. The nature of the heritage asset prevents all reasonable uses of the site; and
 - b. No viable use of the heritage asset itself can be found that will enable its conservation; and
 - c. Conservation by grant funding or charitable or public ownership is not possible; and
 - d. The harm or loss is outweighed by the benefit of bringing the site back into use.
- 3.3.2 Where development would lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 3.3.3 The design of new buildings and alterations to existing ones affecting the setting of listed buildings and conservation areas needs careful consideration. New buildings and alterations to existing buildings should be designed to respect the setting of listed buildings, following the principles of scale, height, massing, alignment and the use of appropriate materials. Proposals that do not accord with the above requirements will not be permitted.
- 3.3.4 Each historic building has its own characteristics related to its original design and its original or subsequent uses. The policy includes proposals for extensions and alterations to listed buildings and buildings within conservation areas. For listed buildings, traditional materials and appropriate colours and finishes will be required. The use of appropriate materials in any restoration or alteration works will be expected to maintain the character and appearance of both the building and its setting and applies to buildings in conservation areas.

Policy HE2: Conservation Areas

- 3.3.5 Gardens and open spaces that add to the historic appearance and interest of conservation areas should be protected from development.

Kenilworth Neighbourhood Plan 2017-2029

Policy KP13: General Design Principles

- 3.3.6 Development proposals should achieve a standard of design that is appropriate to the local area and demonstrate regard for the following design principles:
- Heritage assets and their settings in the locality must be respected in accordance with their significance;
 - There is a positive response to the site characteristics and surroundings in terms of proposed layout, density, building scale, height, proportions, massing, orientation, architectural detailing, materials and landscape.

Policy KP13J: Design Management in Castle Hill and Little Virginia

- 3.3.7 Development proposals in the Castle Hill and Little Virginia Character Area, should demonstrate regard for the following design characteristics as appropriate:

- The area comprises uniformly residential uses in its southern side and primarily residential in its northern side but also including a mix of retail use, public house, restaurant, and office uses abutting the Queen & Castle Carpark.
- Wantage is a large 1901 Arts and Crafts house listed Grade II in its own grounds on the south side above Little Virginia - it is important to maintain the garden as an entire garden, and the boundary treatment of this important house.

3.3.8 The Castle Hill and Little Virginia Conservation Area forms an integral part of the character of the town of Kenilworth, linking the castle to the old Town centres, and should be preserved and retained. Any future development in or near to this Conservation Area, should maintain the street scape and have regard to its originality within this town.

4. HERITAGE REVIEW OF THE SITE

4.1 Historic Development of the Site & Surrounding Area

- 4.1.1 Kenilworth grew up alongside the Medieval Castle and Abbey. These key features were dominant both in the town and the surroundings, and nationally important. In the 16th century the Abbey was made uninhabitable during the Dissolution of the Monasteries in 1538. The grounds of the Abbey remain as a large open area in the centre of the town, now known as Abbey Fields (Kenilworth Town Council, 2018).
- 4.1.2 In 1649 during the Civil War the castle suffered greatly; Cromwell issued orders to his men to slight the castle – resulting in the ruins on display today.
- 4.1.3 The 19th century saw Kenilworth begin to expand significantly from its Medieval core. The coming of the Railway in 1844 provided a further impetus to the growing prosperity of the town, as Kenilworth became a centre for horticultural food production (Warwickshire District Council, 2007).
- 4.1.4 The first edition Ordnance Survey map of 1886 shows the proposed development site as an undeveloped plot (possibly an orchard) on the north western edge of Abbey Fields c. 250m east of the castle. (Plate 1).



Plate 1. Six-Inch OS Map of 1886 (National Library of Scotland, 2020)

- 4.1.5 Grade II Listed 1 Castle Hill was constructed on the site in 1900 and completed in January 1901. The site, then known as the Wantage, occupied a prominent site on Castle Hill, opposite the junction with Malthouse Lane. The site of the house lay near the summit of New Row (now Castle Hill), which was one of the major routes to the castle. The choice of the land

for the Wantage allowed for a position overlooking the green and open space of Abbey Fields to the south.

- 4.1.6 The Wantage was designed by Herbert Buckland, of the Birmingham based practice Buckland and Farmer. The history and works of Herbert Buckland are provided in some detail in the List Entry for the Wantage and its Garden and will not be repeated here. Buckland in particular appears to have specialised in Arts and Crafts residences for wealthy industrialists.
- 4.1.7 The Wantage was built for the widow and daughter of Aaron Lufkin Dennison, who was an American mass producer of watches. By 1871 he was settled in Birmingham and had founded the Anglo-American Watch Company. Dennison died in 1895, and his surviving family purchased a house development plot on Castle Hill, known as Plot 11. This area on Castle Hill (formerly known as New Road) comprised five development plots designated for residential housing. The Plots available were Plots 9 to 13. In 1901 the Dennison family purchased Plot 12. The Listed house is in Plot 11. The proposal site is the former Plot 12.
- 4.1.8 The house was of sufficient interest that it was featured in an article in *The Studio* magazine in 1905, with a photograph of the rear of the house showing the garden elevation.
- 4.1.9 The gardens were Listed in 2016. Like the house, the gardens incorporate the Arts and Crafts aesthetics, comprising a series of terraces following the falling slope southwards from the house. The garden is divided in to compartments or rooms in the Arts and Crafts manner.
- 4.1.10 The OS Map of 1903 shows that the proposed development site remains either undeveloped or in use as a small orchard (Plate 2). This map shows the Wantage and at least some layout in the garden to the rear.

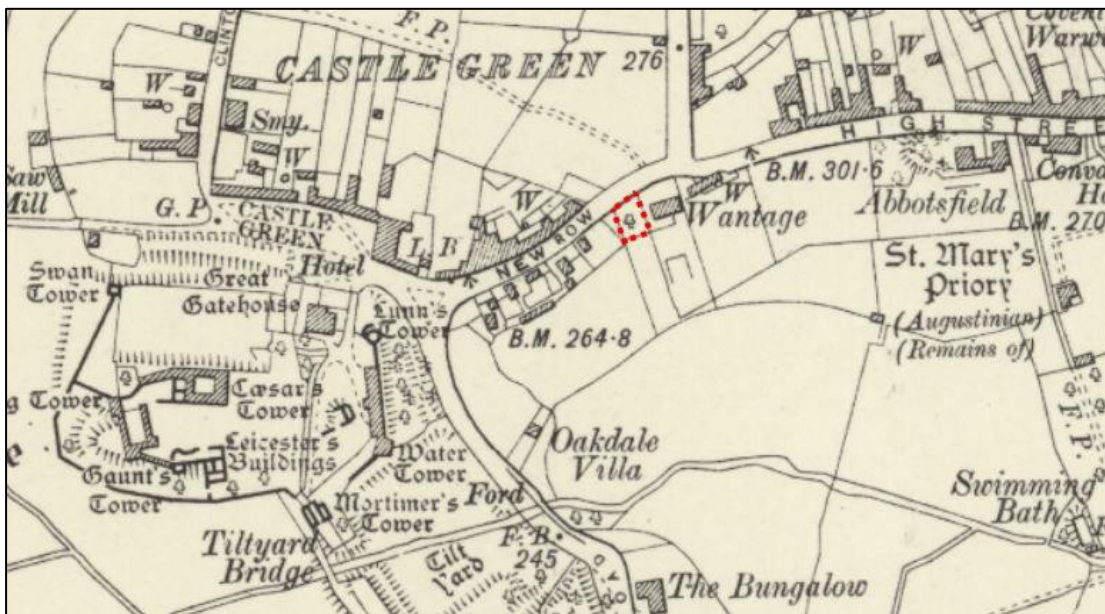


Plate 2. Six-Inch OS Map of 1903 (National Museum of Scotland, 2020)

- 4.1.11 Dennison's daughter Ethie lived in the Wantage until her death in 1915, leaving the house to her sister. Plot 10 was purchased by the Dennison family in 1913. The Wantage was sold in 1937, undergoing a name change to Hillcote, and a garage was built on Plot 10.

4.1.12 Plate 4 below, shows that in 1926 little had changed at the proposal site. The gardens may have developed to the south of the Wantage, but this maybe mapping convention. New Row shows no evidence of change (Plate 3).

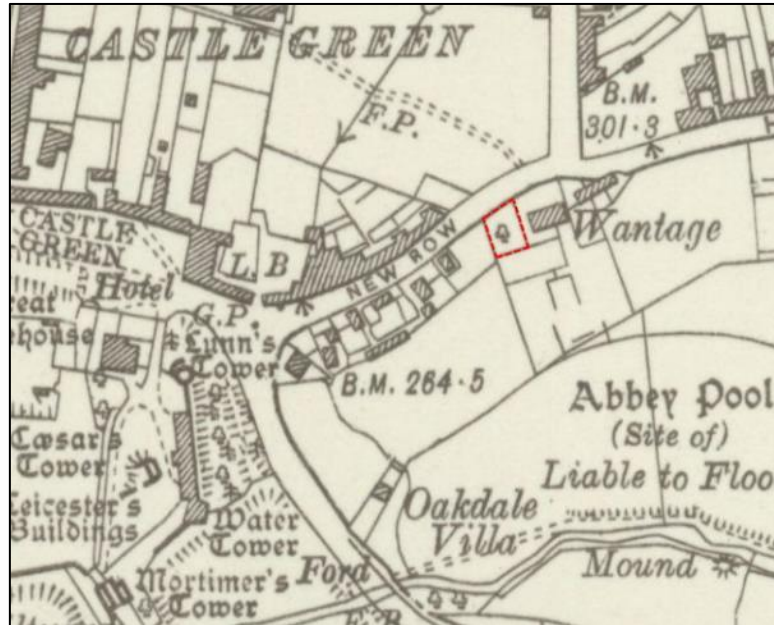


Plate 3. Six-Inch OS Map of 1926 (National Museum of Scotland, 2020)

4.1.13 Plate 4, below, is an excerpt from the 1945-6 OS Map. This map shows that New Row had become Castle Hill. The site remained an undeveloped garden plot adjacent to the Wantage, which itself is depicted in better detail than previously. The property to the west, now No. 3 Castle Hill, had seen the previously small cottage demolished, and a much larger dwelling constructed in the plot. The new dwelling was also in possession of significant terraced gardens, which still exist intact.

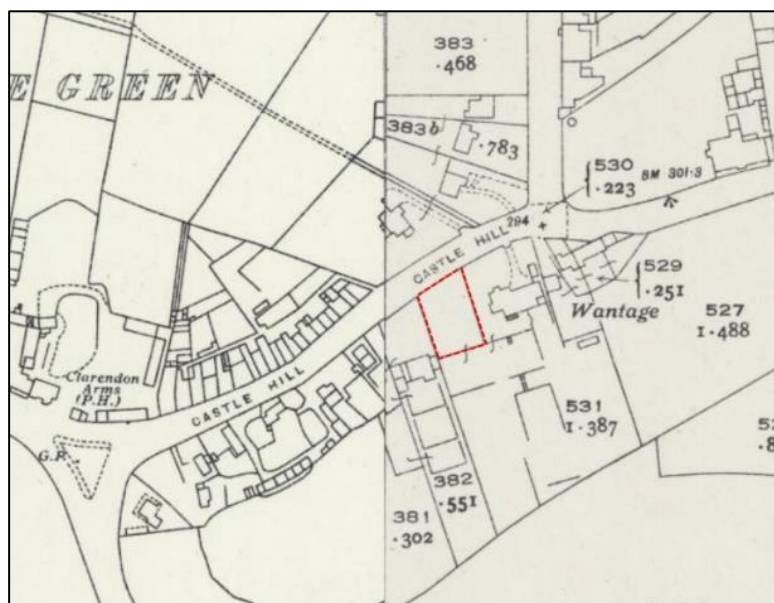


Plate 4. 25-Inch OS Map of 1945-6 (National Museum of Scotland, 2020)

- 4.1.14 A photograph survives in the Historic England Archive which shows the house and garden in 1953. This is shown here on Plate 5 below.



Plate 5. Aerial view of the Wantage. Taken in 1953. The site is densely planted

- 4.1.15 The house was sold in 1958 and again in 2007. Changes to the house and gardens since the c. mid-20th century are very limited. The proposal site is located on the front of the former Plot 12 which up until the 1960s or early 1970s, before it became redundant, was an orchard. Subsequently it became very heavily overgrown with brambles, and similar understory growth and the like. This is also true of the rest of the gardens including the kitchen garden to the east and the vegetable garden immediately south of the rear of Plot 12.
- 4.1.16 Beyond the boundaries of No. 1 Castle Hill, Elizabeth way and its associated c.20th housing was constructed in the latter quarter of the 20th century. Most of this development falls outside the Conservation Area, but that within is a significant modern addition.
- 4.1.17 In 2016, permission was granted to convert No. 1 Castle Hill into apartments (W/16/1267).
- 4.1.18 Plate 6 below, is a Lidar image of the site in its present state. This image ‘sees through’ the bramble and understory plants, to reveal the structural shape of the house and gardens. Note how the proposed site (shaded in red), lies in a very distinct plot, a plot that extends fully to the Castle Hill boundary to the north. The former orchard is very clearly demarcated from the rest of the gardens.



Plate 6. LiDAR image of 1 Castle Hill

4.2 Current Site Condition

The Proposal Site

- 4.2.1 The proposal site lies to the west of the Listed house. It is separated from the house by the side garden and a densely planted boundary on the east. As well as the vegetation, the east boundary includes a low brick wall, similar to that for the rear terrace. This wall appears to be seriously damaged at least in places. A small set of steps affords access between the house and the proposal site, but this is also overgrown.
- 4.2.2 The proposal site is currently in a very overgrown state, dominated by thick brambles and similar understorey growth (Photo 1 & 2).



Photo 2. Looking across the proposal site from 1 Castle Hill

- 4.2.3 It is striking to note the degree to which it is screened / obscured from the outside. The high boundary wall on the north, is broken only by a timber door. To the east is the densely planted boundary with the house. To the west a similarly densely planted boundary separates the proposal site from the grounds of number No. 3 Castle Hill next door. Photo 3 shows the view towards the proposal site from across Castle Hill at the junction with Elizabeth Way.



Photo 3. Looking into the site from Castle Hill

- 4.2.4 Photo 3 (above) also demonstrates just how different the ground levels are between the proposal site and the adjacent plot with the house. Note in the photograph how low the top of the dark central tree is compared to those on the site boundaries, and indeed the first-floor window of the house shown on the left of the shot. Photo 3 also provides a good appreciation of the space afforded by the proposal site, in which to accommodate the small dwelling.
- 4.2.5 Views of the proposed development from outside the site, would be all but non-existent other than through the boundary gate (Fig 3). Photo 4 shows the view from the most likely place, outside number 3 Castle Hill. This demonstrates the degree of screening afforded by both the low-lying proposal site and the densely planted boundary.



Photo 4. Looking towards the site from outside 3 Castle Hill

Area 8 & 9 of The Kenilworth Urban Conservation Area

- 4.2.6 Area 8 & 9 of Kenilworth Conservation Area includes Castle Hill & the High Street, and Little Virginia. No. 1 Castle Hill and its garden falls within the defined boundaries of Areas 8 & 9.
- 4.2.7 The Kenilworth Urban Conservation Area close to 1 Castle Hill is characterised by the relatively uniform appearance of the buildings on the north side of Castle Hill leading up from the from the west. These are predominantly of red brick, with tiled roofs and detailing picked out in white paint (Photo 5).



Photo 5. General shot of the lower part of Castle Hill

- 4.2.8 The south side of the street is markedly different. This side features a series of timber framed buildings under thatch that date from the 17th century. These can be seen in photo 4 above.
- 4.2.9 Higher up Castle Hill, the character changes slightly, not least because of the presence of No.1 Castle Hill itself. This part of the Conservation area includes the large property of No. 3 Castle Hill, which sits well back from the kerb, and presents a relatively modern façade to the street (Photo 6).



Photo 6. 3 Castle Hill. The brick pier on the left belongs to 1 Castle Hill

4.2.10 Immediately to the east of 1 Castle Hill are the thatched cottages and the 1930s garage which occupy the former Plot 10 and are shown in photograph 7 below.



Photo 7. 81 – 85 High Street. The gate on the right is for 1 Castle Hill

4.2.11 Looking out from the gate at 1 Castle Hill, the visitor is presented with the junction of Elizabeth Way and the nearby Malthouse Lane. Elizabeth Way is a late 20th century addition to the Conservation Area and provides a clear view to the modern housing development (Photo 8).



Photo 8. Looking down Elizabeth Way to modern housing

4.2.12 Overall, the Conservation Area around 1 Castle Hill and the proposal site includes many fine Listed Buildings. The character certainly changes as one climbs the hill, moving from the terraced character of the lower hill, to the more open and less homogenous appearance at the top. The proposal site and No. 1 Castle Hill plays a very major part in defining this difference, with the large Arts and Crafts house being very different to the rest, and the overgrown and dark proposal site, being almost a gap site on the street scene.

5. STATEMENT OF SIGNIFICANCE

5.1 Focus of Study

5.1.1 In accordance with English Heritage guidance *Conservation Principles, Policies & Guidance for the Sustainable Management of the Historic Environment* (2008), and Historic England's Advice Note 12 (2019), Heritage Assets derive their significance from a defined range of interests or values. These are **Archaeological**, **Architectural** or **Artistic**, **Historic** and **Setting** Interest. This report will assess those factors relevant to the overall understanding of the importance of the feature under consideration.

5.1.2 The site is in proximity to several heritage assets (see Fig. 1 and Appendix 1). However, based on the site visit, historic research, and consultation, this report will focus on providing an understanding of the potential impacts to the following Heritage Assets and/or their settings:

- 1 Castle Hill – Grade I Listed Arts and Crafts House
- 1 Castle Hill – Grade II Listed Garden
- Area 8 & 9 of the Kenilworth Urban Conservation Area

5.2 1 Castle Hill – Grade II Listed Building

Description & General Condition

5.2.1 The principal elevation (Photo 9; below), is the north elevation that looks over the front lawn towards Castle Hill and with high views from the First Floor along Malthouse Lane and Elizabeth Way. This elevation features many of the design features that provide the house with its special interest. The front features an eclectic 3:1:1 bay front, with the north 3 bays under a deep eaves with a roughcast finish.

5.2.2 The entrance porch is under a deep semi-circular arch. At the eaves is a carved corbel stone with 'WANTAGE'. The roof here is steeply pitched. To the right is a brick projecting gable at least partly under the hipped pyramidal slate roof. To the right again the final bay is a projected bay with flat roof in front of the roughcast bay.



Photo 9. North elevation of 1 Castle Hill

- 5.2.3 The rear elevation is shown on Photo 10 (below) and it is the secondary façade, which overlooks the extensive rear garden (now badly overgrown). This elevation includes a three-bay, gabled, roughcast range to the right with various wooden and stone mullioned and transomed windows, a stone bow window, a veranda with tiled canopy on the left corner and a stone bow window set back to the left. Between the house and the garden is a lawned terrace with a centrally placed stepped access through a brick dwarf wall into the extensive garden to the south. The lawn terrace also includes the Listed sundial.



Photo 10. South elevation of 1 Castle Hill

- 5.2.4 The west elevation (Photo 11) overlooks a narrow garden terrace past a boundary of dense, mature vegetation and across the proposal site to the property next door. The western elevation has a projecting brick gable with stone mullioned and transomed windows, the first floor has a carved datestone in the centre light inscribed with 'AD 1901'.



Photo 11. West elevation of 1 Castle Hill

- 5.2.5 The bottom of the Ground Floor windows shown on Photo 11 above, are actually at the height of an adult man, and are thus at least c. 3m higher than the ground level of the proposal site. This would place the first-floor windows well over c. 5m above the ground level of the proposal site. With the proposed building having a ridge height of 3.15m from DPC, this would fall below the line of sight of person looking out from the Ground Floor (Fig 2).
- 5.2.6 Views to the proposed new building from the First Floor would be screened by the boundary trees and the proposed green roof would blend the proposed building with the green backdrop. The impression of the proposal site from this vantage point, is that it appears as a distinctly separate space, with very little visual link with the house, which is focused on the garden to the rear.
- 5.2.7 The east elevation (Photo 12) has a gable to the right, with timber mullioned and transomed windows and a lean-to outshut. The 1930s garage and the substantial changes in ground level between the side access and the kitchen garden provide this side of the property with a much more closed in feel.



Photo 12. East elevation of 1 Castle Hill

Assessment of Heritage Interest

- 5.2.8 The primary contributor to the heritage significance of the house, is the **Architectural** and **Artistic** interest of the design and material palette of the house. In the Arts and Crafts Domestic Revival style, the house is built in brick and presented as both exposed Flemish Bond brick and roughcast render. The house features stone dressings, metal and timber framed, leaded windows, and a slate roof that is hipped and gabled. Tall chimney stacks add significant height. The house includes many interesting architectural details and small flourishes, typical of good Arts and Craft design. The interior was not inspected during the course of the preparation of this report, but the List Entry includes some limited internal architectural details such as the inglenook fireplace.
- 5.2.9 The **Architectural** and **Artistic** interest are further bolstered by the association with Herbert Buckland and Buckland and Farmer of Birmingham. Buckland himself and his practice are noted and celebrated architects, with a tradition of deigning quality residences for the wealthy in this Arts and Crafts Style.
- 5.2.10 1 Castle Hill also has a strong **Historic** Interest based around the history of the Dennison family who commissioned and lived in the property. This family has a well-documented history, being tied very closely to the industrial story of Birmingham. By commissioning and living at the Wantage, the family have become inextricably tied into the more social history of Kenilworth.
- 5.2.11 Number 1 Castle Hill takes a degree of its significance from its **setting**. The location of the house was a lucky accident. Dennison and Buckland took advantage of the location to provide strong views south towards Abbey Fields, while the west elevation looked over Castle Hill and towards Kenilworth Castle (although the view of the castle is very limited).
- 5.2.12 The setting has changed relatively little since the turn of the 20th century. The Conservation Area is largely the same, except for the development of Elizabeth Way on its north boundary.

Number 3 Castle Hill has been developed by the demolition of its original cottage, and replaced with a larger 20th century design, set well back from the road.

- 5.2.13 Changes within the property boundaries have occurred since 1901. A large garage was built in the 1930s on the front of Plot 10. The garage is not in keeping with either The Wantage or the thatched cottages. The gardens have become very overgrown, and this may have led to some disrepair of the structural elements. The former orchard that forms the proposal site has been cleared of fruit trees and has also become badly overgrown with brambles and similar understorey growth.
- 5.2.14 In summary, the **Setting** of 1 Castle Hill contributes positively to the heritage significance of 1 Castle Hill, but it does this to a much lesser degree than the **Architectural, Artistic & Historic** interests.

Overview of Significance

- 5.2.15 1 Castle Hill is a striking example of an Arts and Crafts building, which is undergoing conversion into apartments. The property derives its significance from its special **Architectural** and **Artistic** interest and its well documented **History**. The **Setting** also contributes to the overall significance of the property. These factors are reflected in the Grade II Listed status of the building, and in line with Table 2 1 Castle Hill is a heritage asset of High Significance i.e., 'Grade II Listed Buildings of special interest with a reasonably defined historic extent and significance'. This takes into consideration the less storied later history of the property, its current state of repair and its conversion into apartments.

5.3 Castle Hill Gardens – Grade II Listed

Description & General Condition

- 5.3.1 The Grade II Listed Registered Garden at 1 Castle Hill is very large, even in relation to the size of the house.
- 5.3.2 Presently the garden in front of the house, is a grassed lawn with rose beds.
- 5.3.3 The main part of the garden, and the part most recognisably 'designed' lies to the rear of the house. The garden comprises the upper lawn terrace immediately adjacent to the house terraces descending towards Abbey Fields.
- 5.3.4 The details of the design and development of the garden are provided in the List Entry which is included as an appendix in this report. The gardens are very overgrown, preventing access beyond the first terrace (Photo 13).



Photo 13. Looking into the garden towards Abbey Fields, from the terrace

- 5.3.5 To the west of the house, the proposal site was previously an orchard until the 1960s or 1970s. For the past 50 years the interior of the plot is very heavily overgrown with bramble and similar understory plants (Photo 14). The photo also shows the significant difference in ground levels between the proposal site and the house – note the height of the first-floor window. The overriding impression from the proposal site, is the degree to which it feels separate from the rest of the grounds and the house.



Photo 14. Proposed site looking SE from pedestrian gate on Castle Hill

Assessment of Heritage Interest

- 5.3.6 The gardens at 1 Castle Hill share a similar heritage significance to that of the main house. The primary contributor to their significance is the **Architectural & Artistic** interest from the design and layout attributed mainly to what was achieved on the house plot, Plot 11. This is followed by the **Historic** interest derived from the commissioning owners and the association

Buckland and Farmer. Finally, the **Setting** is a positive contributor to the overall significance of the gardens.

Overview of Significance

- 5.3.7 In accordance with Table 2, the gardens of 1 Castle Hill are considered to be a heritage asset of High Significance i.e., ‘*Grade II Listed Buildings and other designated heritage assets of special interest, with reasonably defined historic extent and significance*’. This assessment assumes that the damage caused by the neglect and overgrown state has not caused irreparable damage.

5.4 Kenilworth Conservation Area 8 & 9

- 5.4.1 Area 8 & 9 of The Kenilworth Conservation Area includes Castle Hill and the High Street and Little Virginia. Number 1 Castle Hill and its garden falls within the defined boundaries of Areas 8 and 9.
- 5.4.2 The Kenilworth Urban Conservation Area close to 1 Castle Hill is characterised by the relatively uniform appearance of the buildings on the north side of Castle Hill leading up from the from the west. These are predominantly of red brick, with tiled roofs and detailing picked out in white paint (Photo 15).



Photo 15. General shot of the lower part of Castle Hill

- 5.4.3 The south side of the street is markedly different. This side features a series of timber framed buildings under thatch that date from the 17th century. These can be seen in photo 10 above.
- 5.4.4 Higher up Castle Hill, the character changes slightly, not least because of the presence of 1 Castle Hill itself. This part of the Conservation area includes the large property of 3 Castle Hill, which sits well back from the kerb, and presents a relatively modern façade to the street (Photo 16).



Photo 16. 3 Castle Hill. The brick pier on the left belongs to 1 Castle Hill

- 5.4.5 Immediately to the east of 1 Castle Hill are the thatched cottages and the 1930s garage which occupy the former Plot 16 and are shown in photograph 17 below.



Photo 17. 81 – 85 High Street. The gate on the right is for 1 Castle Hill

- 5.4.6 Looking out from the gate at 1 Castle Hill, the visitor is presented with the junction of Elizabeth Way and the nearby Malthouse Lane. Elizabeth Way is a late 20th century addition to the Conservation Area and provides a clear view to the modern housing development (Photo 18).



Photo 18. Looking down Elizabeth Way to modern housing

- 5.4.7 Overall, the Conservation Area around 1 Castle Hill and the proposal site includes many fine Listed Buildings. The character certainly changes as one climbs the hill, moving from the terraced character of the lower hill, to the more open and less homogenous appearance at the top. The proposal site and 1 Castle Hill plays a very major part in defining this difference, with the large Arts and Crafts house being very different to the rest, and the overgrown and dark proposal site, being almost a gap site on the street scene.

Overview of Significance

The Kenilworth Conservation Area (Area 8 & 9) is a heritage that has a significant number of Listed Buildings in excellent condition. The primary driver of significance for the Conservation Area is the exceptional **Architectural** interest deriving from the building stock.

In line with Table 2, the Kenilworth Conservation Area (Area 8 & 9) is a heritage asset of Very High Significance i.e., '*Sites of exceptional interest such as Conservation Areas containing very important buildings, or undesignated structures / landscapes with exceptional coherence, time depth, or other critical factors*'.

6. IMPACT ASSESSMENT

6.1 Details of Proposed Development

- 6.1.1 The proposed development is for a small flat roofed bungalow. The proposed dwelling is of a simple modern design, utilising natural finishes including a green roof. The whole building has been designed to best utilise the available space while presenting virtually no visual changes from outside the plot. No further subdivision of the site is envisaged, maintaining the historic boundaries both planted and built. This maintains the policy position of Policy KP13 of the Kenilworth Neighbourhood Plan.
- 6.1.2 The design has been specially considered to maintain the outlook from the western rooms of 1 Castle Hill. The new building has been specifically designed to remain well below the existing tree canopies at the site boundaries. The proposed new dwelling would not be visible from the rear gardens or from the site of Abbey fields to the south.
- 6.1.3 Very little of the proposed new dwelling would be perceptible from Castle Hill and all but invisible from the Conservation Area but would improve the currently overgrown and neglected appearance of the former Plot 12.

6.2 Predicted Impact of Proposed Development

- 6.2.1 The predicted impacts from the proposed development are considered to be indirect, as they will not affect the fabric of a heritage asset.

Indirect Impacts

- 6.2.2 The proposed development will constitute a development within the setting of the Grade II Listed Building and the Grade II Listed Registered Garden and the Conservation Area.
- 6.2.3 The proposal will require that the site be cleared entirely of the overgrown bramble and understorey planting that has taken hold of the plot. This will reveal and enhance the historic boundaries of the site, which will benefit from repair where necessary, as well as restoring the historic stepped access point.
- 6.2.4 The clearance of the site will reinstate a semblance of order and design back into the west setting of the Listed House, while maintaining the green character of the site.
- 6.2.5 Overall, the clearance and tidying of the site can be considered to be a Medium Beneficial Degree of Impact to the settings of the identified heritage assets, i.e., '*Changes to many key materials / historic elements, such that the baseline resource is clearly modified. This includes considerable change to the heritage asset / historic landscape, and considerable changes to use or access changes to key historic landscape elements*'.
- 6.2.6 The construction of the new bungalow will represent a new element within the setting of the Listed House, and a change to the use of a heavily overgrown plot.
- 6.2.7 The proposed new building has a very modern design appearance, and utilises a material palette that emphasis a modern, ecologically aware architectural ethos. The use of timber cladding and the green roof place the bungalow in its green and leafy context. The flat roof reduces the height, maintaining a low profile within the low-lying site, with the ridgeline being

kept lower than the ground floor windowsills of 1 Castle Hill (Fig 2.). By means of scale and design the proposed new building is not considered to pose a challenge to the dominance of the special architectural & artistic qualities of the Grade II Listed building or its Listed garden. The proposed new building has been designed to compliment the space in which it is sited and offering a counterpoint to the very detailed architecture of 1 Castle Hill.

- 6.2.8 Within the context of the Listed garden, the proposal site lies in the smallest and most tucked away and least 'designed' part of the garden which was never intended for the kind of ornamental appreciation afforded to the terraces. The new development will be unseen from prime areas of the garden.
- 6.2.9 In line with Table 3, the new bungalow is considered to be a Low Adverse Degree of Impact to the setting of the identified designated heritage assets, i.e., '*Detectable impacts which alter the baseline condition of a heritage receptor to a slight degree – e.g., a small proportion of the surviving heritage resource is altered; limited changes to aspects such as use or access that results in limited changes to historic character*'.
- 6.2.10 In Line with Table 4, this equates to an Adverse Minor Significance of Effects to the overall significance of the Listed house and garden. In terms of NPPF this is Less Than Substantial Harm.
- 6.2.11 Overall, the predicted impacts can be seen as a net benefit to the appearance and character of the Conservation Area by removing the dark and unkempt appearance of the site and by introducing a well-designed and ecologically thoughtful building into the mix of building stock in this area. This can be considered a reflection of the introduction at the turn of the 20th century of the Wantage, which was itself a new and unusual form of architecture for this part of town.

6.3 Summary

- 6.3.1 This report has considered the concluded there is a potential for indirect impacts from the proposed development to the significance of the Grade II Listed 1 Castle Hill, the Grade II Listed Garden, and the Kenilworth Conservation Area (Areas 8 & 9).
- 6.3.2 However, report has found that the proposal has the potential to cause Less than Substantial Harm to the significance of the Listed House and Listed Garden, by introducing limited change of use within their setting.
- 6.3.3 The report has also considered that the proposal has the potential to enhance the significance of the Conservation Area by the removal of the unkempt and overgrown appearance of the site, and the addition of a well-designed and ecologically thoughtful building into the mix of building stock.

7. RECOMMENDATIONS & CONCLUSIONS

7.1 Outline Recommendations

- 7.1.1 No further heritage work is recommended for this case. The final decision regarding further work lies with the Local Planning Authority.

7.2 Conclusion

- 7.2.1 AB Heritage Limited has been commissioned by Mr C Edwards to produce a Heritage Statement covering proposed works for a new single storey dwelling at 1 Castle Hill, Kenilworth, CV8 1NB. It was requested as part of forthcoming Planning Application.
- 7.2.2 The proposed development is for a small flat roofed bungalow. The proposed dwelling is of a simple modern design, utilising natural finishes including a green roof. The whole building has been designed to best utilise the available space while presenting virtually no visual changes from outside the plot. No further subdivision of the site is envisaged, maintaining the historic boundaries both planted and built. This maintains the policy position of Policy KP13 of the Kenilworth Neighbourhood Plan.
- 7.2.3 The design has been specially considered to maintain the outlook from the western rooms of 1 Castle Hill. The new building has been specifically designed to remain well below the existing tree canopies at the site boundaries. The proposed new dwelling would not be visible from the rear gardens or from the site of Abbey fields to the south.
- 7.2.4 Very little of the proposed new dwelling would be perceptible from Castle Hill and all but invisible from the Conservation Area but would improve the currently overgrown and neglected appearance of the former Plot 12.
- 7.2.5 This report has considered the predicted indirect impacts from the proposed development to the significance of the Grade II Listed 1 Castle Hill, the Grade II Listed Garden, and the Kenilworth Conservation Area (Areas 8 & 9).
- 7.2.6 The report has found that the proposal has the potential to cause Less than Substantial Harm to the significance of the Listed House and Listed Garden, by introducing limited change of use within their setting.
- 7.2.7 The report has also considered that the proposal has the potential to enhance the significance of the Conservation Area by the removal of the unkempt and overgrown appearance of the site, and the addition of a well-designed and ecologically thoughtful building into the mix of building stock.

8. REFERENCES

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APPENDIX 1

Statutory Address:

Wantage, including outbuilding immediately NNE, boundary wall, and garden walls and features, 1 Castle Hill, Kenilworth, Warwickshire, CV8 1NB

The building or site itself may lie within the boundary of more than one authority.

County:

Warwickshire

District:

Warwick (District Authority)

Parish:

Kenilworth

National Grid Reference:

SP2816772443

Summary

A detached house in Arts and Crafts style, built in 1901 to designs by Herbert Buckland of Buckland and Farmer; together with an outbuilding to the north-north-east, boundary wall, and sundial.

Reasons for Designation

Wantage, 1 Castle Hill, Kenilworth, an Arts and Crafts house of 1901, designed by Herbert Buckland, with its boundary wall, outbuilding and sundial, are listed at Grade II, for the following principal reasons:

* Architectural interest: a good Arts and Crafts design by Herbert Buckland, a well-known regional architect of considerable reputation; the house is a good example of Buckland's Arts and Crafts style of building, with excellent massing, careful proportions, limited but good external detailing and adherence to traditional materials and craftsmanship; * Interior: the interior retains its architectural set pieces, with good inglenook fireplaces, carefully detailed fixtures and fittings, and use of stained glass, tile and timberwork; * Design interest: the house demonstrates clear quality in its architectural style, with attention to detail throughout the building; * Lack of alteration: the principal areas of the house are largely unaltered and survive well; * Ancillary structures: the contemporary boundary walls, sundial, and outbuilding to the north-north-east form a good, related grouping with the house.

History

The house known as Wantage was built in 1900-1, to designs by Herbert Buckland of Buckland and Farmer, for Charlotte, widow of Aaron Lufkin Dennison, an important pioneer of mass-production watchmaking, who became known as the father of the American watch industry, and her daughter Ethie, who was the primary force behind the building of the house. Dennison had moved from his native United States of America to Birmingham in 1871, setting

up the Anglo-American Watch Company. After Aaron's death in 1895, at which time the family was living in West Bromwich, the Dennisons bought land on Castle Hill in Kenilworth, at the edge of the Abbey Fields. The sale of the building plots was brought about to help finance the purchase of the Abbey Fields as a public recreation ground. Ethie Dennison commissioned Birmingham architect Herbert Buckland of Buckland and Farmer to design a house for them. Herbert Tudor Buckland (1869-1951) was a Birmingham architect, articled in 1885 to a quantity surveyor, Henry Clere, whilst studying at the Municipal School of Art. He joined the Birmingham Architectural Association, and through this came into contact with Charles Edward Bateman, part of a significant family of Birmingham architects, working with his father in the firm of Bateman and Bateman. Buckland worked in the offices of Bateman and Bateman from 1891 to 1895, in which year he set up in practice with Henry Clere, but by 1897 he was in independent practice. In 1899, he joined in partnership with Edward Heywood-Farmer (1871-1917), creating the new firm of Buckland and Farmer, which was to become well-known for its Arts and Crafts buildings, along with the likes of William Bidlake, and Bateman and Bateman, also working in Birmingham; Buckland worked alongside William Bidlake when the two were teaching at the Birmingham School of Art; certainly Buckland's work shares many characteristics with Bidlake's buildings. Buckland and Farmer worked primarily in the Birmingham area, but also undertook commissions as far away as, Suffolk, Glasgow, Barnsley and Wales. They principally designed houses for wealthy industrialists and professionals, and school buildings, but their work also extended to commercial and industrial premises. Buckland and Farmer's domestic work appears to have been largely designed by Buckland. Their output from 1899-1911 included more than fifteen mid-sized detached houses, including Buckland's own house, 21 Yateley Road, in Edgbaston, Birmingham (1899), a fine example of an Arts and Crafts house of this period, influenced by C17 domestic building, which is listed at Grade I.

Wantage, whose name is spelled out in a carved cipher on a corbel on the main elevation, was built in 1900-1, and it was published, with plans and a photograph of the garden elevation, in *The Studio: an illustrated magazine of fine and applied art* (Vol 33, 1905, pp. 306-9), along with Herbert Buckland's own house in Edgbaston. The article comments on a number of novel features in the house which speak of the patron's American origins, including a recessed balcony to one of the first-floor bathrooms (since converted to a window), allowing early-morning fresh air; a ground-floor box room; and a recessed rear porch with seating creating a verandah. The article also notes that the garden was designed to set off the dwelling, and uses the slope of the land, with terraces and steps; the accompanying photograph shows the steps and terracing below the house. Charlotte Dennison died shortly after Wantage was completed, the Dennisons having moved in from lodgings just over the road, from where they would have been able to oversee the construction; and Ethie continued to live in the house, until her death in 1915. She bequeathed the house to her widowed sister Charlotte Dennison Terry. It was sold in 1937, renamed Hillcote, and a garage was built to the east of the house. It was sold again in 1958, but then remained in the same family until 2007.

Details

A detached house in Arts and Crafts style, built in 1901 to designs by Herbert Buckland of Buckland and Farmer; together with an outbuilding to the north-north-east, boundary wall, and sundial.

MATERIALS Partly roughcast, partly Flemish-bond brick, stone dressings, under plain clay tile roofs. **PLAN** North entrance porch to the central stair hall, around which the principal rooms are arranged to the west, with service rooms to the eastern end.

EXTERIOR The house, built on sloping ground, is in an Arts and Crafts, Domestic Revival style. It is of two storeys with attic and basement; the roof is hipped and with stone coped gables and deep sprocketed eaves, wrought-iron gutter brackets and decorated rainwater heads with cast dates of 1901, and tall battered roughcast stacks. The entrance front to the north is an asymmetrical 3:1:1 window range. The projecting two bays on the right are under a pyramidal roof, on the left of which there is a projecting brick gable. To the left, bay two has a wide, semi-circular arch to the deeply-set integral porch; above, under the eaves, a large carved stone corbel with an interlaced monogram of the letters WANTAGE, the 'A' used twice to spell out the name of the house. To the right of the gable is a stone canted bay window with a flat roof. The remainder of the elevation has stone and wooden mullion windows with leaded panes, those to the ground floor with transoms; the attic has wide dormers with flat roofs and leaded panes. The western side has a projecting brick gable with stone mullioned and transomed windows, the first floor with a datestone in the centre light inscribed: A 1901 D. To the rear, the garden front has a three-bay, gabled, roughcast range to the right with various wooden and stone mullioned and transomed windows, a stone bow window, a verandah with tiled canopy on the left corner and a stone bow window set back to the left. The east side has a gable to the right, with timber mullioned and transomed windows and a lean-to outshut. The metal windows are probably by Henry Hope and Sons of Birmingham, who frequently provided windows for Buckland's houses; models identical to those in the house are shown in contemporary catalogues of Hope windows.

INTERIOR The interior appears to retain most of its original features in the principal rooms. The rooms mainly have shallow, moulded coving, and the doors are six-panelled with high mid-rails, some part-glazed. The central entrance hall has a stone and brick corbelled fireplace with Delft tiles, coloured glass panels, and an oak staircase with heavy, square-section newels, moulded handrail and a closed string with paired stick balusters. The hall is panelled to dado height, the panelling continuing on the enclosed section of the dog-leg stair. The drawing room has a large, painted, panelled chimneypiece with figural, tile inserts, in an arched alcove, with integral bookshelves. The former dining room has a deep, panelled inglenook with a stone fireplace with a moulded arched opening and bowed, moulded mantelshelf on corbels, panelled settles with curved arms, and built-in shelving. To one side of the room is an inset arch with an integral sideboard with elaborate hinges and a coat of arms in the stained glass window above. The room has a much painted, scrolling plaster frieze to the cornice, perhaps by Robert Catterson-Smith. The chimneypiece in the study has small cupboards with copper strap hinges. The ground-floor service rooms have simpler, ledged and braced plank doors, with segmental arches over, within painted brick walls.

The first-floor rooms have some visible ceiling beams, and those within the gables have partly visible trusses. The principal bedrooms on the first floor are at the east end. One has a small fireplace with tile inserts in a timber surround (now with a gas fire), set within a fitment with a panelled overmantel and double wardrobe with a moulded architrave. Another has a smaller,

but similar, fitment, with a fireplace now housing a gas fire, with panelled cupboards above, and an arched niche to the left. The first floor of the east end of the building has undergone significant recent change: the roof structure has been partly replaced, three rooms stripped of lath and plaster and any decorative features and some new floorboards introduced. The original doors from this section have been retained in storage within the house. The former stair to the attic has been removed, but ladder access shows that the rooms in part of the attic have been plastered and painted.

The extensive basement, accessible from the outside only, includes a number of areas divided by brick walls, including an area of wine cellarage with segmental-arched openings.

SUBSIDIARY FEATURES The **OUTBUILDING** to the NNE of the house is a small, single-storey structure built in brick with stone dressings, with hipped roof with sprocketed eaves and a painted timber dove-cote with finial mounted on the ridge; on the west side the wall is bowed out at the centre whilst the south side has a double doorway (with temporary doors at the time of inspection in March 2016) and a gateway in the wall linking it to the house. The long frontage of the plot to Castle Hill is defined by a long **BOUNDARY WALL**, built in the same pinkish brick as the house, with regular piers at 4-5m intervals, with moulded brick caps. Three sets of larger-section gatepiers are built in brick with stone quoins, and have stone cushion caps. The pedestrian gateway at the western end of the wall has been infilled in brick; the wide vehicular opening and pedestrian gateway at the eastern end retain their contemporary timber gates.

On the terrace immediately south of the house, is a stone plinth on which is a **SUNDIAL**, inscribed 'Abuse me not, and I will do no ill: I stand to serve thee with goodwill; as careful then be sure thou be, To serve thy God, as I serve thee'.

Statutory Address:

1 Castle Hill, Kenilworth, Warwick, Warks

The building or site itself may lie within the boundary of more than one authority.

Location Description:

County:

Warwickshire

District:

Warwick (District Authority)

Parish:

Kenilworth

National Grid Reference:

SP2818872395

Summary

A suburban Arts and Crafts garden for Wantage, a house built in 1901, laid out circa 1901-5, by Herbert Buckland, architect, and Ethie Dennison, owner.

Reasons for Designation

The Arts and Crafts garden at 1 Castle Hill (formerly Wantage), laid out in 1901-5 to the designs of Herbert Buckland, is registered at Grade II for the following principal reasons: * Designer: it is by an accomplished architect of national repute whose work is well represented on the List; * Design interest: it is a significant work that embodies fundamental Arts and Crafts ideas about garden design; its design is carefully integrated with that of the house to create an open and dynamic relationship between the inside and outside space; * Degree of survival: with the exception of the possible loss of part of the terrace wall to the west, the garden 'rooms', including the rose garden, terraces, orchard and tennis lawn, together with the paths, boundaries and trees, survive in the same form as shown in contemporary photographs; * Rarity: an increasingly rare survival of a suburban Arts and Crafts garden; * Group value: strong group value with the Grade II listed house, which is contemporary; the house and garden were designed by Buckland as an ensemble.

History

Wantage and its gardens were designed by Herbert Buckland (1869-1951). Buckland was a Birmingham architect, articled in 1885 to a quantity surveyor, Henry Clere, whilst studying at the Municipal School of Art. He joined the Birmingham Architectural Association, and through this came into contact with Charles Edward Bateman, part of a significant family of Birmingham architects, working with his father in the firm of Bateman and Bateman. Buckland worked in the offices of Bateman and Bateman from 1891 to 1895, in which year he set up in practice with Henry Clere, but by 1897 he was in independent practice. In 1899, he joined in partnership with Edward Heywood-Farmer (1871-1917), creating the new firm of Buckland and Farmer, which was to become well-known for its Arts and Crafts buildings, along with the likes of William Bidlake, and Bateman and Bateman, also working in Birmingham. Buckland worked alongside William Bidlake when the two were teaching at the Birmingham School of Art; certainly Buckland's work shares many characteristics with Bidlake's buildings. Buckland and Farmer worked primarily in the Birmingham area, but also undertook commissions as far away as Suffolk, Glasgow, Barnsley and Wales. They principally designed houses for wealthy industrialists and professionals, and school buildings, but their work also extended to commercial and industrial premises. Buckland and Farmer's domestic work appears to have been largely designed by Buckland. Their output from 1899-1911 included more than fifteen mid-sized detached houses, including Buckland's own house, 21 Yateley Road, in Edgbaston, Birmingham (1899), a fine example of an Arts and Crafts house of this period, influenced by C17 domestic building, which is listed at Grade I.

The land now occupied by Wantage and the other houses along this stretch of Castle Hill was formerly part of Kenilworth Abbey. After the Dissolution the abbey precinct and the land belonging to it were leased to Andrew Flammock, whose descendent John Colbourne sold the land on to Robert Dudley, Earl of Leicester, in 1581. Dudley had been granted the Castle Manor of Kenilworth in 1562, and this brought the castle and abbey lands into single ownership, in which they stayed until the end of the C19. In 1665 the Crown granted Kenilworth of Laurence Hyde, Earl of Rochester, and the estate remained in the hands of his

descendants, the Earls of Clarendon. In 1883, the fifth Earl offered to sell the Abbey Fields to the local Board of Health for public open space. The Board sought permission to apply for a loan of £12,000, with the aim of raising the remainder of the £16,000 purchase price by the sale of some of the land for development. This funding plan was abandoned when it emerged that the terms would require any funds raised by sale for development to be used to repay the loan. The response of the Board was to renegotiate to purchase only the inner part of the Abbey Fields for public space, for £6,000; four of the board members then formed a trust, which raised a loan to purchase the remainder. They built Forrest Road along the southern boundary of the Abbey Fields and gave some land to the churchwardens to enlarge the churchyard at the NE corner of the site. Building plots were then laid out along the N side of Abbey Fields, along Castle Road, and in the SW corner along Castle Road. Various restrictive covenants were placed on the land, to ensure consistency of building lines, and to ensure the quality of development: on each plot, a single house was to be built to the value of £1,000, or a pair of semi-detached houses worth £1,500. Not all of the plots were purchased for building, and in 1888, those remaining were bought between three of the trustees, who eventually transferred much of the undeveloped land to Urban District Council to form part of the public open space of the Abbey Fields.

Three plots on the N side of Abbey Fields, along Castle Hill, fell in 1888 to George Marshall Turner, one of the trustees. Plots 11 and 12, and part of plot 10, would later be occupied by the house and gardens of Wantage. Plot 11, the central of the three, was purchased by the Dennisons in 1899, and it is on this plot that the house was constructed in 1901. The adjacent plot, plot 12, was purchased in the same year, and it seems from the design of the house that it was always the intention of Ethie Dennison to own this plot, as she had the formal rooms in the western end of the house well-provided with large windows looking out to the west, apparently to accommodate her strong desire always to be able to see Kenilworth Castle. Had there been the possibility of plot 12 being developed with the construction of another large house, the windows carefully placed on the western elevation, with a prominent carved datestone to the first floor, would, rather than giving some of the prime views from Wantage, have uncomfortably closely overlooked those of the adjacent dwelling. Plot 10 was, and remains, partly occupied by a row of cottages which were evidently intended to be swept away when the area was developed, though in the event, that closest to Wantage was taken on by Ethie Dennison and run as a charitable enterprise, and all three survive. By the time of a valuation inspection in 1913, she was renting part of plot 10, and soon after purchased the larger part of it, as it was included in her will in 1914. The remainder of the plot, apart from small gardens for the other two cottages in the row adjacent to that purchased by Ethie was returned to the Abbey Fields.

The gardens created for Wantage by Ethie Dennison and Herbert Buckland were divided into a series of compartments, or rooms, for different functions, with different characters. In common with other gardens for Arts and Crafts houses, which stressed the integration of house and garden, the house and gardens were designed as a piece. To the front of the house, to the western side of the entrance court, was a large rose garden; beyond this, an orchard. A large terrace extended to the rear of the house, accommodating the slope of the garden. The kitchen garden was to the east. Retaining walls with flights of steps between them created a further terrace aligned on the house to the rear, leading down to a formal

lawn. These are shown in a photograph accompanying an article in *The Studio* of 1905, which comments on the way in which the architect had recognised the importance of the gardens in setting off the house. Further compartments extended across the rest of the gardens, some created by walls, others by hedging. Ordnance Survey maps published in 1903, 1925 and 1936 show the progression of the gardens. The gardens were still under construction in 1903, though much of the layout was already in place – the orchard is marked, as are most of the retaining walls of the upper and lower terraces, though the rear wall of the upper terrace has yet to be built. The garden appears to have been completed shortly after this. By 1925, the terracing is shown complete.

A surveyor from the Valuation Office, visiting in 1913, found that £5,200 had been spent on the purchase of the site, building the house, and the laying out and stocking of the gardens, which were clearly complete by this time. The building value of the house was given as £3,747; the garden walls were valued at £300, the fruit trees at £50, and the other plants bought to stock the garden at £100.

The basic layout of the garden appears to have altered little since the 1925 Ordnance Survey map was surveyed. A garage was constructed to the east of the house in circa 1936, shown on the 1939 map. In recent years the garden has become overgrown beyond the house terrace and the first terrace to the rear.

Details

A suburban Arts and Crafts garden for Wantage, a house built in 1901, laid out circa 1901-5, by Herbert Buckland, architect, and Ethie Dennison, owner.

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING The garden is situated in the town of Kenilworth, accessed from Castle Hill. The garden at Wantage covers a roughly rectangular area of approximately 0.57ha, and occupies land which slopes steeply downwards from Castle Hill at its northern boundary, towards the southern boundary, where it adjoins the Abbey Fields, the remains of the former Kenilworth Abbey site, now a public park. The garden also slopes less steeply from the house towards the eastern boundary. The garden is bounded on either side by the gardens of the adjoining houses. The northern boundary is walled. The site lies within the former boundary of the Abbey precincts, and approximately 175m ENE of Kenilworth Castle.

ENTRANCES AND APPROACHES The site is accessed from Castle Hill, the road running to the north of the garden. The garden is walled to the pavement, and has two pedestrian gateways (one now blocked) and one double-gated vehicular access.

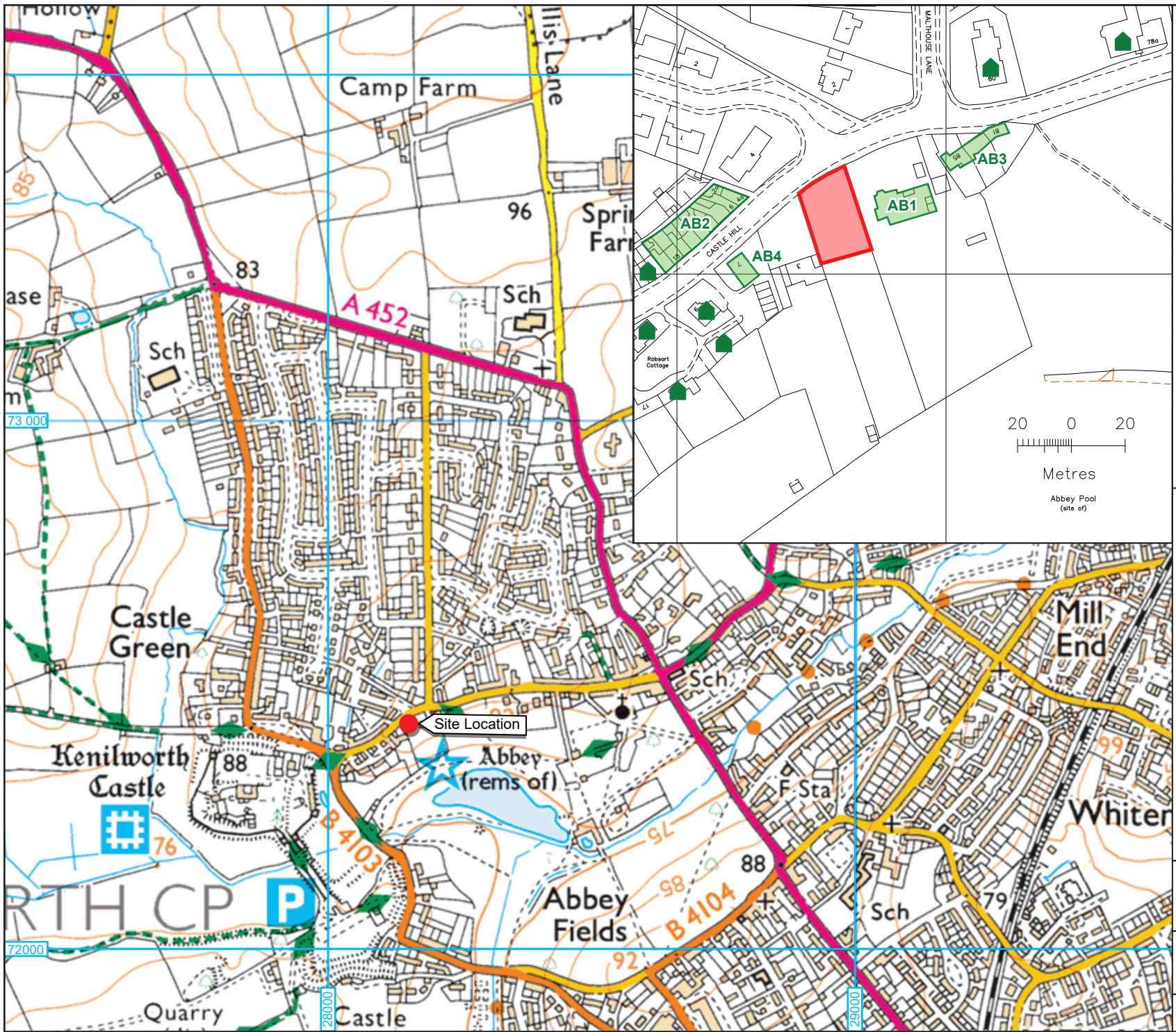
PRINCIPAL BUILDING The garden serves the Grade II-listed house known as Wantage (sometimes referred to as *The Wantage*), an Arts and Crafts house built in 1901 to designs by Herbert Buckland of Buckland and Farmer, architects of Birmingham. The house is of two storeys, basement and attic, with a recessed porch at the south-west corner forming a verandah with built-in seating.

GARDENS The garden is divided into compartments, or rooms, each with its own character or function. To account for the steep slope away to the south to the rear of the house, and the

shallower slope to the west, the gardens are terraced. To the front of the house, the eastern side is an entrance court, with a driveway leading to the recessed front porch and a small outbuilding to the left, which is linked to the house by a wall housing a gate to the garden. The driveway is divided from the garden by a narrow flower bed. The western side of the front garden is devoted to a rose garden, which is lower than the driveway and separated from it by a grass bank creating a level garden beyond, with a short flight of three stone steps down. The rose beds are circular, within lawn. To the western edge of this area is a low wall of brick with plain capping, and a short flight of steps down into the orchard, which occupies the NW compartment of the garden. The orchard has a holly hedge at its southern boundary, above retaining walls to the next compartment to the south, which along with the area further south, is also overgrown; this was used latterly as a vegetable garden.

The lawned area continues on a level with the rose garden along the W side of the house, and returns along the rear of the house, level with the basement windows. The terrace to the rear is formed by walls, the retaining portion built in stone, with brick parapets above. The face of the parapet wall towards the house is rendered. A flight of stone steps down to the next terrace is set centrally, aligned on the rear of the house; it has square-section brick piers with plain capping and flattened stone ball finials, and matching walls. A sundial stands towards the eastern end of the terrace. The E end is bowed out, and carries a flight of stone steps down to the small service court, in front of the lower-ground floor entrance to the service range. Beyond the service court, a wall divides the upper part of the former kitchen garden (on part of which a garage was built in the 1930s) from the formal gardens. The kitchen gardens are further separated from the formal gardens by hedging moving southwards down the slope of the rear garden. At the time of inspection (March 2016) the kitchen garden was largely overgrown.

The first terrace below the house is a rectangular compartment, with the remains of flower borders surrounding lawn, and a hedge to the E side separating the compartment from a path leading from the service court southwards. Box bushes describe openings at the north and south ends of the compartment, in alignment with the steps down into the terrace, and with the long flight of stone steps which leads down from this terrace to the next, maintaining the strong axial focus on the rear of the house through the whole of the formal garden. Beyond this, the garden is overgrown, and largely inaccessible, but a recent measured survey of the entire garden submitted as part of a planning application shows the surviving built features well, and this, together with photographs from recent sales particulars allows a description of the garden to be made. The flight of steps leads down to the formal lawn, which is lower than the surrounding areas of garden and has stone retaining walls to three sides. The sloping areas to either side of the steps were used for planting, and were divided by small walls into miniature terraces: those to the E side of the steps still survive. The main retaining walls have semi-circular niches built within them, and the edges had borders for planting. The southern boundary of the formal garden was planted with an area of yew hedging, with other hedging for the remaining boundaries.



KEY

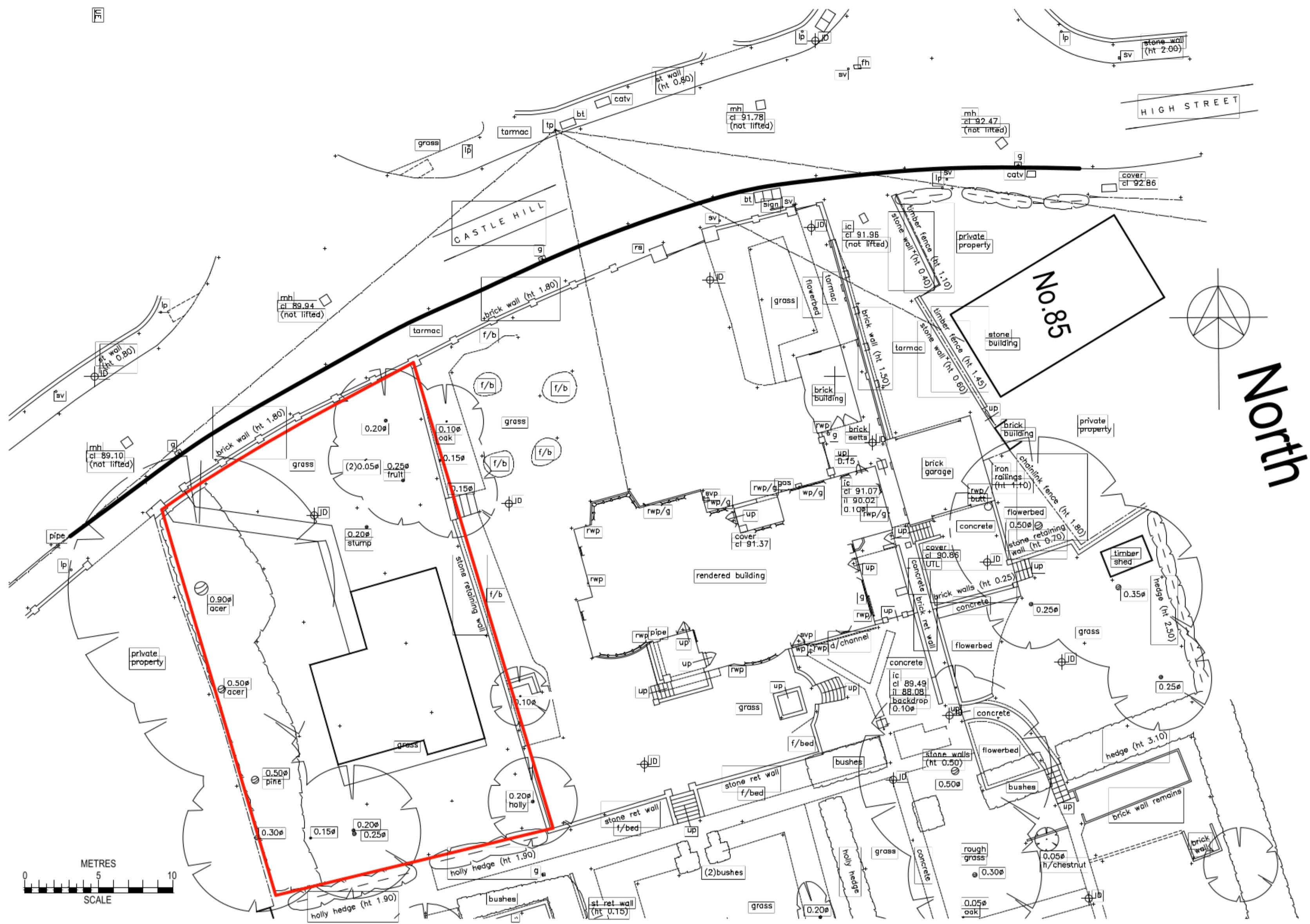
- Site Boundary (inset)
- Site Location
- Listed Buildings

0 500m
1:10,000

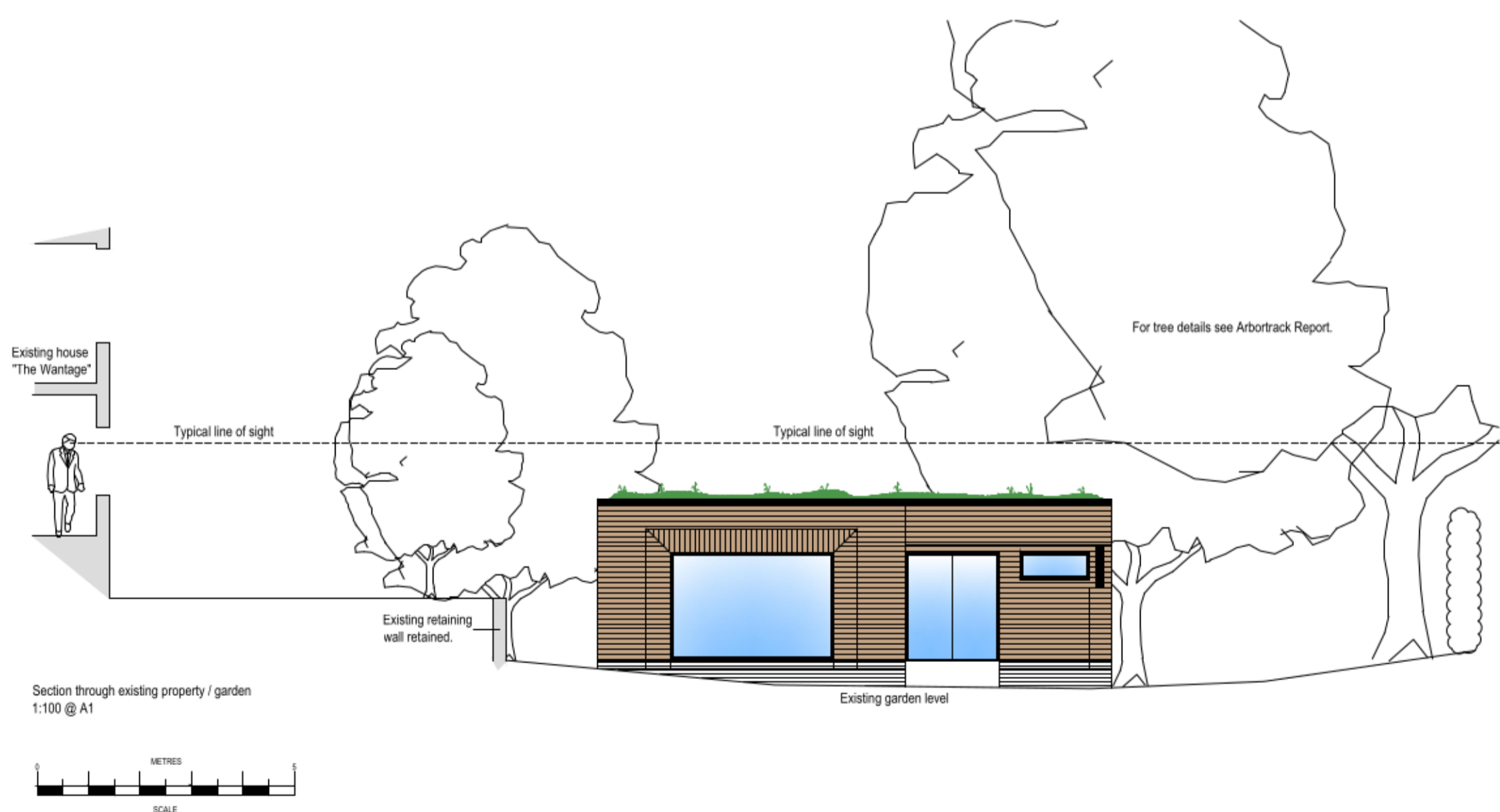
Figure 1: Site Location and Cultural Heritage Features map

Project:
1 Castle Hill, Kenilworth

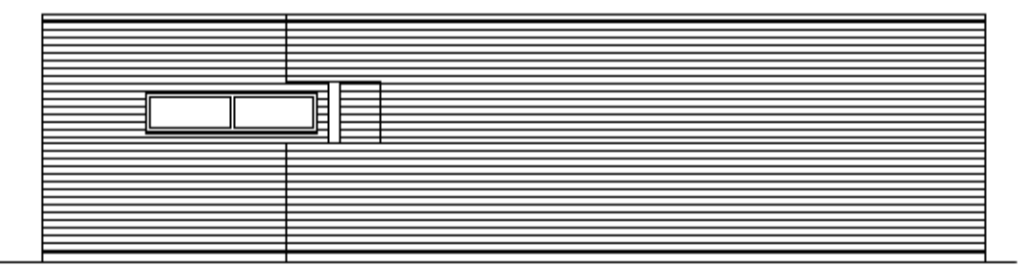
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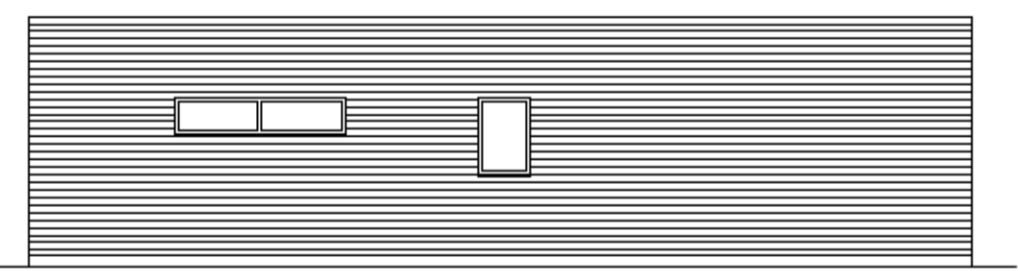
Site plan
1:200 @ A1



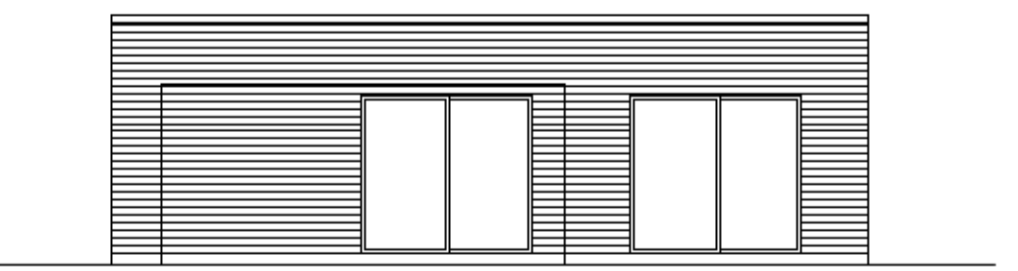
Section through existing property / garden
1:100 @ A1



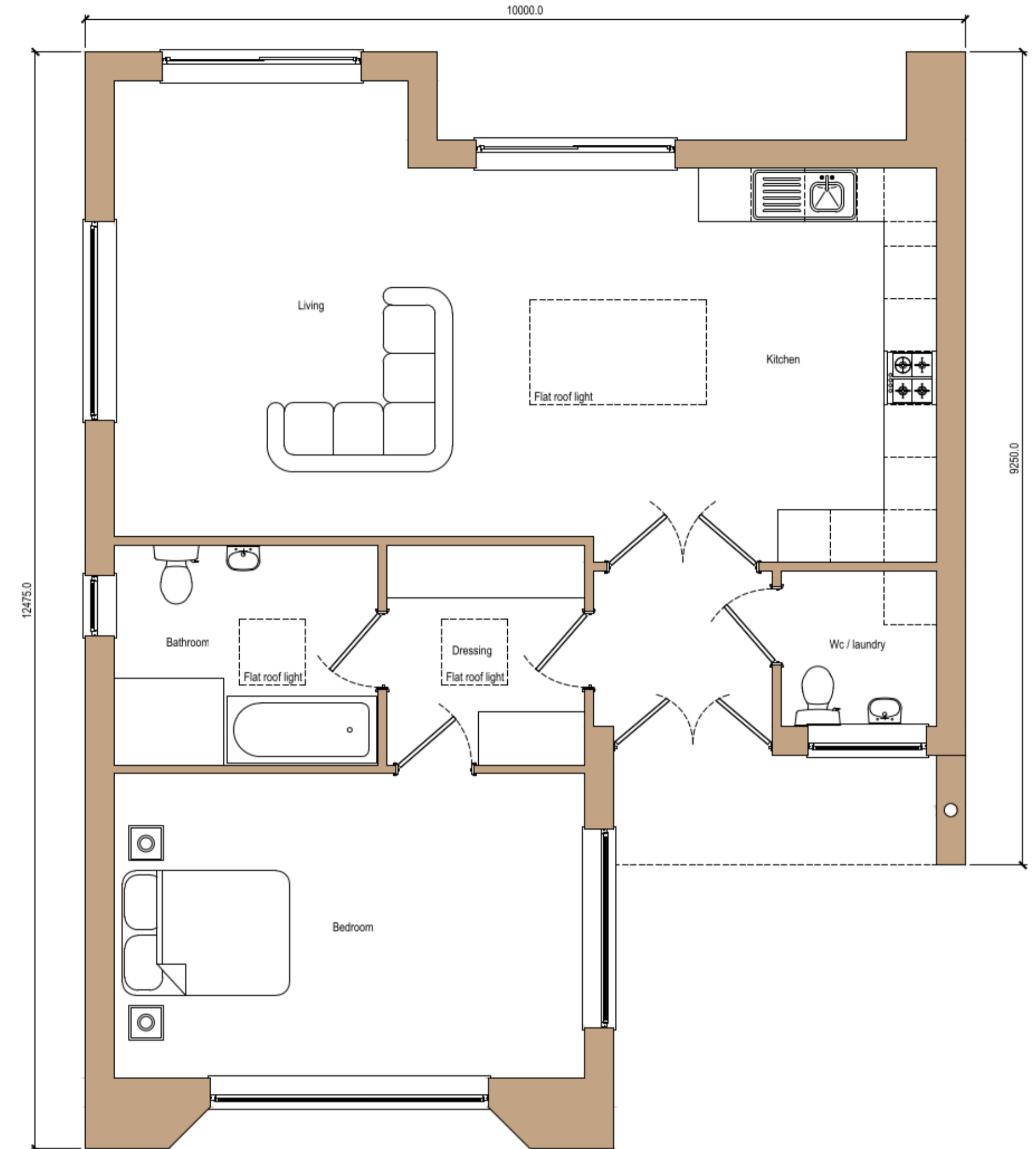
Side Elevation
1:100 @ A1



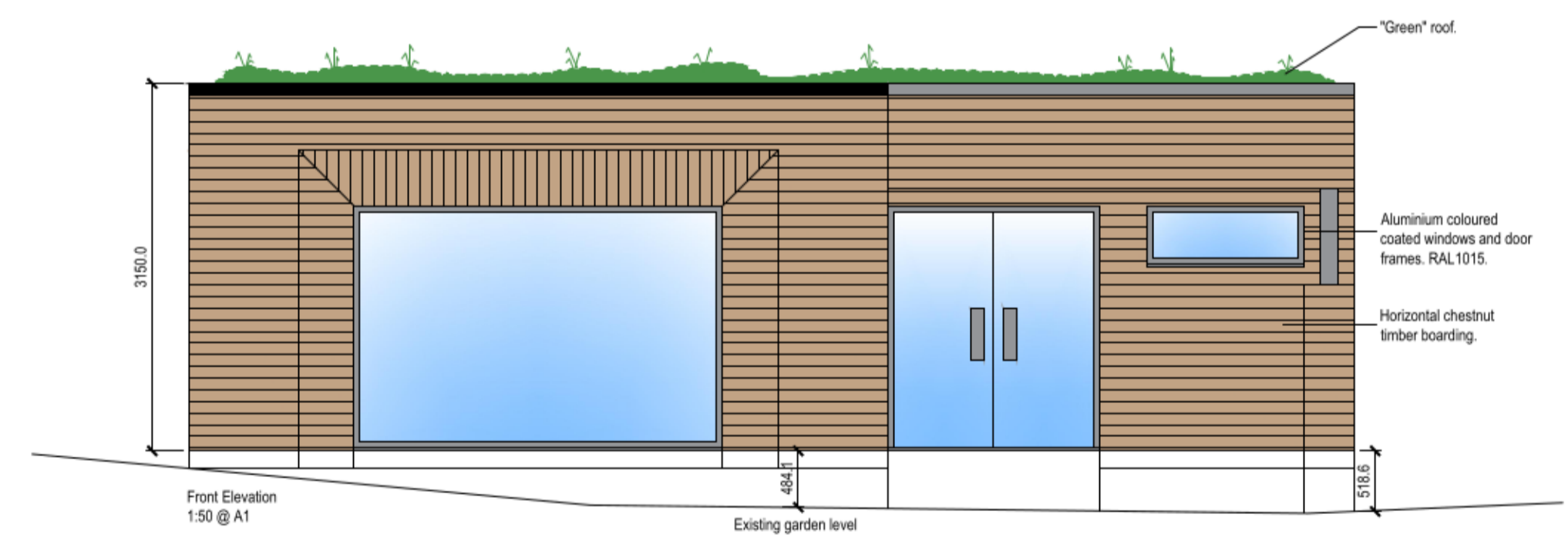
Side Elevation
1:100 @ A1



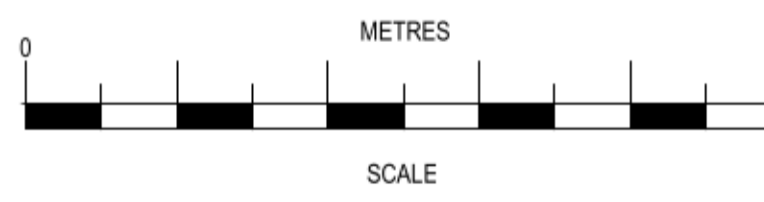
Rear Elevation
1:100 @ A1



Floor plan
1:50 @ A1



Front Elevation
1:50 @ A1



Based on survey by others. Drawing for planning purposes only. Drawings Copyright of Michael Ramus Architects and not to be passed to any other party without written consent.		Proposed single bed bungalow, Castle Hill, Kenilworth	Floor plans and elevations	Michael Ramus Architects 76 Priory Road, Kenilworth, Warwickshire, CV8 1LQ 01926 512 400 info@ramus-architects.co.uk
		Mr C Edwards Turlington (International) Ltd	1: 50, 1: 100 & 1: 200 @ A1	
		1538-01_	13/11/18 Planning	

Figure 2. Plan and elevations



Fig 3. Showing the position of the proposal
The wall beneath the redline will remain intact

NOTES

ALL LEVELS ARE IN METRES RELATED TO ORDNANCE DATUM LOCATED ON BRICK WALL TO NORTH SIDE OF HIGH STREET, (value 91.815m).

THE COORDINATE GRID IS BASED ON ASSUMED VALUES.

THIS DRAWING HAS BEEN PRODUCED WITH A PLOT SCALE ACCURACY OF 1:200

SERVICE COVERS INDICATED WHERE VISIBLE. PIPE INVERTS/DETAILS SURVEYED FROM SURFACE INSPECTION ONLY. GENERALLY DAMAGED COVERS AND COVERS WITHIN HIGHWAYS WILL NOT BE LIFTED.

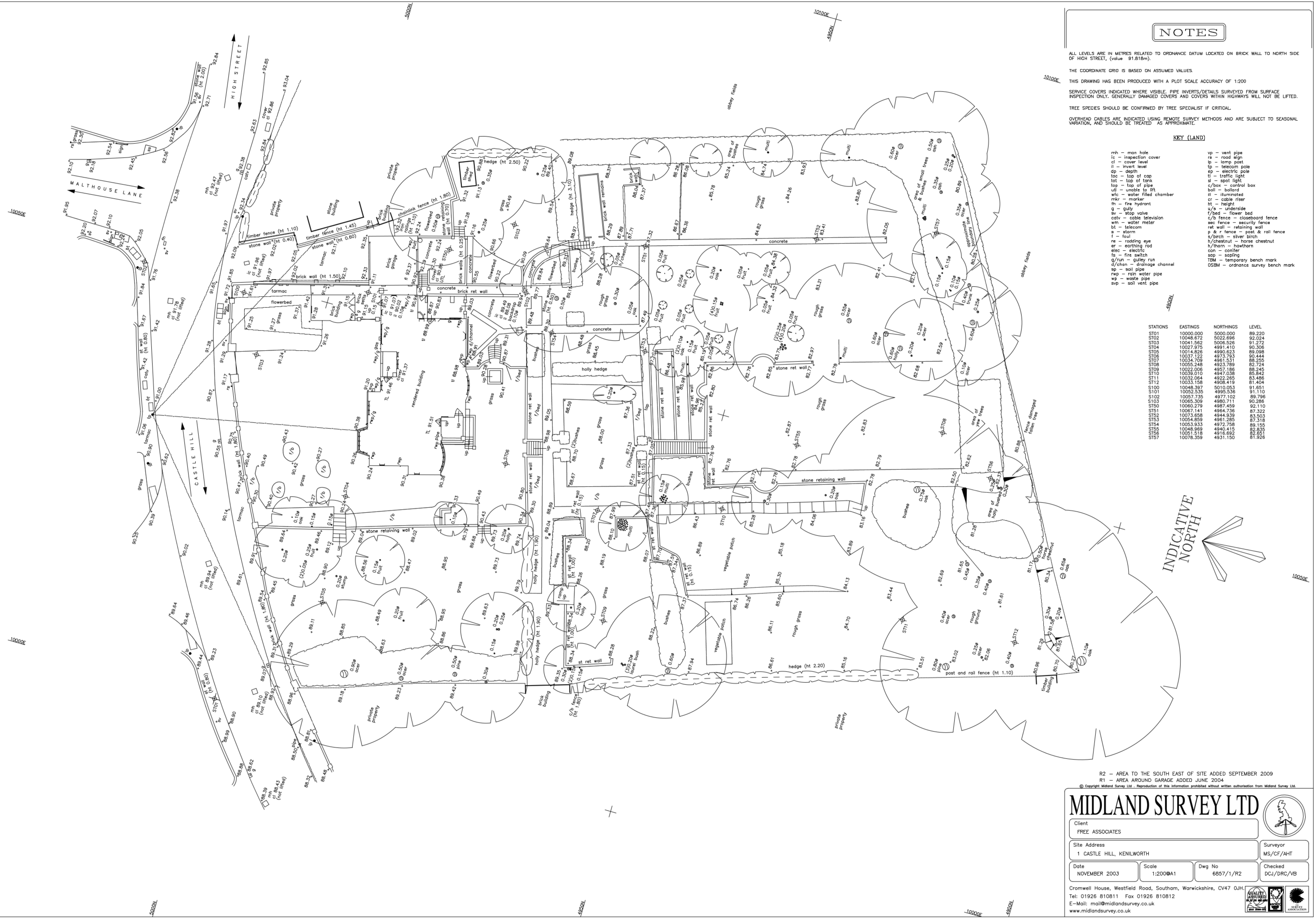
TREE SPECIES SHOULD BE CONFIRMED BY TREE SPECIALIST IF CRITICAL.

OVERHEAD CABLES ARE INDICATED USING REMOTE SURVEY METHODS AND ARE SUBJECT TO SEASONAL VARIATION, AND SHOULD BE TREATED AS APPROXIMATE.

KEY (LAND)

- mh - man hole
- ic - inspection cover
- cl - cover level
- il - invert level
- dp - depth
- loc - top of cap
- tot - top of tank
- top - top of pipe
- utl - unable to lift
- w/c - water filled chamber
- mkr - marker
- fh - fire hydrant
- g - gully
- sv - stop valve
- catv - cable television
- wm - water meter
- bt - telecom
- s - storm
- f - foul
- re - roading eye
- er - earthing rod
- elec - electric
- fs - fire switch
- g/run - gully run
- d/chan - drainage channel
- sp - soil pipe
- rap - rain water pipe
- wp - waste pipe
- svp - soil vent pipe
- vp - vent pipe
- rs - road sign
- cp - lamp post
- tp - telecom pole
- ep - electric pole
- tl - traffic light
- sl - spot light
- c/box - central box
- ball - bollard
- ill - illuminated
- cab - cable riser
- ht - height
- u/s - underside
- f/bed - flower bed
- c/b fence - closeboard fence
- sec fence - security fence
- ret wall - retaining wall
- p & r fence - post & rail fence
- s/birch - silver birch
- h/chestnut - horse chestnut
- h/thorn - hawthorn
- con - conifer
- sap - sapling
- TBM - temporary bench mark
- OSBM - ordnance survey bench mark

STATIONS	EASTINGS	NORTHINGS	LEVEL
ST01	10000.000	5000.000	89.220
ST02	10048.672	5022.696	92.024
ST03	10041.562	5006.526	91.272
ST04	10027.375	4981.410	90.306
ST05	10014.826	4990.623	89.098
ST06	10037.122	4973.793	90.444
ST07	10034.769	4961.531	88.255
ST08	10055.248	4923.789	82.724
ST09	10022.006	4957.186	88.246
ST10	10039.010	4947.038	85.842
ST11	10032.064	4922.265	83.486
ST12	10033.158	4908.419	81.404
ST100	10048.397	5010.053	91.651
ST101	10032.535	4985.536	91.110
ST102	10057.735	4977.102	89.796
ST103	10065.309	4960.711	90.266
ST104	10060.279	4987.459	92.110
ST105	10067.141	4964.736	87.322
ST106	10073.658	4944.939	83.503
ST107	10054.859	4961.285	87.318
ST108	10053.933	4972.758	89.155
ST109	10048.969	4945.415	82.835
ST110	10051.518	4916.692	82.851
ST111	10076.359	4931.150	81.926



R2 - AREA TO THE SOUTH EAST OF SITE ADDED SEPTEMBER 2009
 R1 - AREA AROUND GARAGE ADDED JUNE 2004
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MIDLAND SURVEY LTD


Client FREE ASSOCIATES			
Site Address 1 CASTLE HILL, KENILWORTH		Surveyor MS/CF/AHT	
Date NOVEMBER 2003	Scale 1:200@A1	Dwg No 6857/1/R2	Checked DCJ/DRC/VB
Cromwell House, Westfield Road, Southam, Warwickshire, CV47 0JH. Tel: 01926 810811 Fax 01926 810812 E-Mail: mail@midlandsurvey.co.uk www.midlandsurvey.co.uk			

Figure 4: Topographical Survey



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