



**BORDESLEY HALL,  
THE HOLLOWAY,  
ALVECHURCH**

**HERITAGE  
DESK-BASED  
ASSESSMENT**

PREPARED BY PEGASUS GROUP  
ON BEHALF OF CORBALLY GROUP (BORDESLEY) LTD.

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**DESIGN** | **ENVIRONMENT** | **PLANNING** | **ECONOMICS** | **HERITAGE**

# HERITAGE DESK-BASED ASSESSMENT

## BORDESLEY HALL, THE HOLLOWAY, ALVECHURCH

### ON BEHALF OF: CORBALLY GROUP (BORDESLEY) LTD.

**Prepared by:** Chris Morley BA, MPhil, MCifA, Associate Director - Heritage

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# 1. Introduction

1.1 Pegasus Group have been commissioned by Corbally Group (Bordesley) Ltd. to prepare a Heritage Desk-Based Assessment (DBA) in relation to proposed residential development at Bordesley Hall, The Holloway, Alvechurch, hereafter referred to as 'the Site' (**Fig. 1**).

## Site description

1.2 The Site comprises the Bordesley Hall Business Park, set around the 18th-century Bordesley Hall. A former country house, Bordesley Hall is now divided into offices and ancillary office accommodation. Immediately surrounding the hall are areas of hardstanding, garages, industrial units and associated infrastructure, and substantial areas of car parking associated with the business park.<sup>1</sup>

1.3 The grounds surrounding the business park extend to c.4.85 ha, accessed via a tree-lined driveway leading from the intersection of Rowney Green Lane, The Holloway and Storage Lane to the north. Rowney Green is c.450m to the north-east of the Site, and Alvechurch is c.1.6km to the north-west. To the west, south and east is the former Bordesley Park, an area of parkland once associated with the Hall, but dis-parked and put to agricultural

use during the earlier 20th century.

## Planning history

1.4 Numerous previous applications have been submitted relating to extensions and display of signage within the business park. Of relevance to the current application, prior approval was recently granted for:

- *change of use of the hall from offices (Use Class B1(a)) to 54 residential apartments (Use Class C3) (20/00273/CUPRIO); and*
- *change of use of the existing offices to the north of the hall to form 5 dwellings (20/00162/CUPRIO).*<sup>2</sup>

## Proposed development

1.5 The proposed development comprises the demolition of office buildings, conversion of Bordesley Hall into three self-contained apartments, and the erection of up to 49 dwellings and associated works with all matters reserved for future consideration except access.

## Purpose of this report

1.6 This Heritage DBA identifies the heritage resource within and around the Site and describes the significance of any heritage

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<sup>1</sup> Neither Bordesley Hall nor any of the surrounding historic buildings are Listed or locally Listed.

<sup>2</sup> February 2020 and April 2020 respectively.

assets that may be affected by the proposals. This is consistent with paragraph 189 of the National Planning Policy Framework (the NPPF<sup>3</sup>), which requires:

*"an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting."*<sup>4</sup>

- 1.7 In order to assess the acceptability of the scheme in respect of heritage, any harm to the historic environment that might result from the proposals is also described, within the context of paragraphs 193 to 197 of the NPPF; this includes any impacts

that may result from changes to setting.

- 1.8 As required by paragraph 189 of the NPPF, the level of detail and assessment in this Report is considered to be proportionate to the assets' importance<sup>5</sup>.

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<sup>3</sup> Ministry of Housing, Communities and Local Government (MHCLG), *National Planning Policy Framework (NPPF)* (London, February 2019).

<sup>4</sup> MHCLG, *NPPF*, paragraph 189.

<sup>5</sup> MHCLG, *NPPF*, paragraph 189.

# 2. Methodology

## Sources

2.1 The following key sources have been consulted:

- **The National Heritage List for England for information on designated heritage assets;**
- **The Worcestershire Historic Environment Record (HER) for information on known sites and previous archaeological works;**
- **The Rowney Green, Bordesley and Alvechurch Park Historic Environment Action Plan (ALV\_3) prepared by the Council;**<sup>6</sup>
- **Archival sources, including historic maps and documents;**<sup>7</sup>
- **Aerial photographs;**<sup>8</sup>
- **LiDAR DTM and DSM data as available from the Environment Agency; and**
- **Online resources including Ordnance Survey Open Source data; geological data available from the British Geological Survey and Cranfield University's Soilscales Viewer; and Google Earth satellite imagery.**

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<sup>6</sup> Worcestershire Archive and Archaeology Service, on behalf of Historic England, 2014.

<sup>7</sup> Due to the closure of Worcester Archives in response to Covid-19, these have been remotely sourced.

2.2 For digital datasets, information was sourced for a 1km study area measured from the boundaries of the Site. Information gathered is discussed within the text where it is of relevance.

2.3 Digital terrain model LiDAR data, at 1m resolution has been processed using ArcGIS software. Multiple hill-shade and shaded-relief models were created, principally via adjustment of the following variables: azimuth, height, and 'z-factor' or exaggeration. The models created were colourised using pre-defined ramps and classified attribute data.

### Site Visit and Historic Building Inspection

2.4 A site visit was undertaken in July 2020, during which the site and its surrounds were assessed. Selected heritage assets were assessed from publicly accessible areas for purposes of setting assessment. Bordesley Hall, its former Kitchen Garden wall and Bordesley Hall Farm were also inspected, sufficient to determine their significance.

2.5 The visibility on the day was clear. Surrounding vegetation was in full leaf at the time of the site visit, and thus the potential screening that this affords was also considered when assessing

<sup>8</sup> Due to the closure of the Historic England Archives in response to Covid-19, these have been remotely sourced.

potential inter-visibility between the site and surrounding areas.

### Assessment of significance

2.6 The NPPF defines heritage significance as:

*"The value of a heritage asset to this and future generations because of its heritage interest. That 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."*<sup>9</sup>

2.7 Historic England's *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2*<sup>10</sup> (hereafter GPA 2) gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset.

2.8 In order to do this, GPA 2 also advocates considering the four types of heritage value an asset may hold, as identified in English Heritage's *Conservation Principles*.<sup>11</sup> These essentially cover the heritage 'interests' given in the glossary of the

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<sup>9</sup> MHCLG, *NPPF*, p. 71.

<sup>10</sup> Historic England, *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2* (2<sup>nd</sup> edition, Swindon, July 2015).

<sup>11</sup> English Heritage, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008). These

NPPF<sup>12</sup> and the online Planning Practice Guidance on the Historic Environment<sup>13</sup> (hereafter 'PPG') which are **archaeological, architectural and artistic** and **historic**.

2.9 The PPG provides further information on the interests it identifies:

- **Archaeological interest:** "As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point."
- **Architectural and artistic interest:** "These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture."
- **Historic interest:** "An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide

heritage values are identified as being 'aesthetic', 'communal', 'historical' and 'evidential', see *idem* pp. 28–32.

<sup>12</sup> MHCLG, *NPPF*, p. 71.

<sup>13</sup> Ministry of Housing Communities and Local Government (MHCLG), *Planning Practice Guidance: Historic Environment (PPG)* (revised edition, 23<sup>rd</sup> July 2019), <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>.

*meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.”<sup>14</sup>*

2.10 Significance results from a combination of any, some or all of the interests described above.

2.11 The most-recently issued guidance on assessing heritage significance, Historic England’s *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12*,<sup>15</sup> advises using the terminology of the NPPF and PPG, and thus it is that terminology which is used in this Report.

#### Setting and significance

2.12 As defined in the NPPF:

*“Significance derives not only from a heritage asset’s physical presence, but also from its setting.”<sup>16</sup>*

2.13 Setting is defined as:

*“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.”<sup>17</sup>*

2.14 Therefore, setting can contribute to, affect an appreciation of significance, or be neutral with regards to heritage values.

#### Assessing change through alteration to setting

2.15 How setting might contribute to these values has been assessed within this Report with reference to *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3*<sup>18</sup> (henceforth referred to as ‘GPA 3’), particularly the checklist given on page 11. This advocates the clear articulation of “what matters and why”.<sup>19</sup>

2.16 In GPA 3, a stepped approach is recommended, of which Step 1 is to identify which heritage assets and their settings are affected. Step 2 is to assess whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. The guidance includes a (non-exhaustive) checklist of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, green space, functional relationships and degree of change over time. It also lists

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<sup>14</sup> MHCLG, PPG, paragraph 006, reference ID: 18a-006-20190723.

<sup>15</sup> Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12* (Swindon, October 2019).

<sup>16</sup> MHCLG, NPPF, p. 71.

<sup>17</sup> MHCLG, NPPF, p. 71.

<sup>18</sup> Historic England, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2<sup>nd</sup> edition, Swindon, December 2017).

<sup>19</sup> Historic England, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2<sup>nd</sup> edition, Swindon, December 2017), p. 8.

aspects associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquillity, sense of enclosure, accessibility, rarity and land use.

- 2.17 Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is to explore ways to maximise enhancement and minimise harm. Step 5 is to make and document the decision and monitor outcomes.
- 2.18 A Court of Appeal judgement has confirmed that whilst issues of visibility are important when assessing setting, visibility does not necessarily confer a contribution to significance and also that factors other than visibility should also be considered, with Lindblom LJ stating at paragraphs 25 and 26 of the judgement (referring to an earlier Court of Appeal judgement)<sup>20</sup>:

*Paragraph 25 – “But – again in the particular context of visual effects – I said that if “a proposed development is to affect the setting of a listed building there must be a distinct visual relationship of some kind between the two – a visual relationship which is more than remote or ephemeral, and which in some way bears on one’s experience of the listed building in its surrounding landscape or townscape” (paragraph 56).”*

*Paragraph 26 – “This does not mean, however, that factors other than the visual and physical must be ignored when a decision-maker is considering the extent of a listed building’s setting. Generally, of course, the decision-maker will be concentrating on visual and physical considerations, as in Williams (see also, for example, the first instance judgment in*

<sup>20</sup> *Catesby Estates Ltd. V. Steer* [2018] EWCA Civ 1697, para. 25 and 26.

*R. (on the application of Miller) v North Yorkshire County Council* [2009] EWHC 2172 (Admin), at paragraph 89). But it is clear from the relevant national policy and guidance to which I have referred, in particular the guidance in paragraph 18a-013-20140306 of the PPG, that the Government recognizes the potential relevance of other considerations – economic, social and historical. These other considerations may include, for example, “the historic relationship between places”. Historic England’s advice in GPA3 was broadly to the same effect.”

#### Levels of significance

- 2.19 In accordance with the levels of significance articulated in the NPPF and the PPG, three levels of significance are identified:

- **Designated heritage assets of the highest significance**, as identified in paragraph 194 of the NPPF, comprising Grade I and II\* Listed buildings, Grade I and II\* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields (and also including some Conservation Areas) and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments, as identified in footnote 63 of the NPPF;
- **Designated heritage assets of less than the highest significance**, as identified in paragraph 194 of the NPPF, comprising Grade II Listed buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas); and
- **Non-designated heritage assets.** Non-designated

*heritage assets are defined within the PPG as "buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets".<sup>21</sup>*

- 2.20 Additionally, it is of course possible that sites, buildings or areas have **no heritage significance**.

Assessment of harm

- 2.21 Assessment of any harm will be articulated in terms of the policy and law that the proposed development will be assessed against. In order to relate to key policy, the following levels of harm may potentially be identified for designated heritage assets:

- **Substantial harm or total loss.** *It has been clarified in a High Court Judgement of 2013 that this would be harm that would "have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced";<sup>22</sup> and*
- **Less than substantial harm.** *Harm of a lesser level than that defined above.*

- 2.22 With regards to these two categories, the PPG states:

*"Within each category of harm (which category applies should be explicitly identified), the extent of*

*the harm may vary and should be clearly articulated."<sup>23</sup>*

- 2.23 Hence, for example, harm that is less than substantial would be further described with reference to where it lies on that spectrum or scale of harm, for example low end, middle of the spectrum and upper end of the less than substantial harm scale.

- 2.24 With regards to non-designated heritage assets, there is no basis in policy for describing harm to them as substantial or less than substantial, rather the NPPF requires that the scale of any harm or loss is articulated. As such, harm to such assets is articulated as a level of harm to their overall significance, with levels such as negligible, minor, moderate and major harm identified.

- 2.25 It is also possible that development proposals will cause **no harm or preserve** the significance of heritage assets. A High Court Judgement of 2014 is relevant to this. This concluded that with regard to preserving the setting of a Listed building or preserving the character and appearance of a Conservation Area, 'preserving' means doing 'no harm'.<sup>24</sup>

- 2.26 Preservation does not mean no change; it specifically means no harm. GPA 2 states that "*Change to heritage assets is inevitable but it is only harmful when significance is damaged*".<sup>25</sup> Thus,

<sup>21</sup> MHCLG, PPG, paragraph 039, reference ID: 18a-039-20190723.

<sup>22</sup> *Bedford Borough Council v Secretary of State for Communities and Local Government* [2013] EWHC 2847 (Admin), para. 25.

<sup>23</sup> MHCLG, PPG, paragraph 018, reference ID: 18a-018-20190723.

<sup>24</sup> *R (Forge Field Society) v Sevenoaks District Council* [2014] EWHC 1895 (Admin).

<sup>25</sup> Historic England, GPA 2, p. 9.

change is accepted in Historic England's guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.

2.27 As part of this, setting may be a key consideration. For an evaluation of any harm to significance through changes to setting, this assessment follows the methodology given in GPA 3, described above. Again, fundamental to the methodology set out in this document is stating "what matters and why". Of particular relevance is the checklist given on page 13 of GPA 3.

2.28 It should be noted that this key document also states that:

*"Setting is not itself a heritage asset, nor a heritage designation..."<sup>26</sup>*

2.29 Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage values that contribute to this significance, through changes to setting.

2.30 With regards to changes in setting, GPA 3 states that:

*"Conserving or enhancing heritage assets by taking their settings into account need not prevent change".<sup>27</sup>*

2.31 Additionally, it is also important to note that, as clarified in the Court of Appeal, whilst the statutory duty requires that special regard should be paid to the desirability of not harming the setting of a Listed Building, that cannot mean that any harm, however minor, would necessarily require Planning Permission to be refused.<sup>28</sup>

#### Benefits

2.32 Proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage values and hence the significance of the assets concerned.

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<sup>26</sup> Historic England, *GPA 3*, p. 4.

<sup>27</sup> Historic England, *GPA 3.*, p. 8.

<sup>28</sup> *Palmer v Herefordshire Council & Anor* [2016] EWCA Civ 1061.

# 3. Planning Policy Framework

## Statutory considerations

- 3.1 There are no statutory considerations of relevance to the current assessment in respect of heritage.

## National Planning Policy

The National Planning Policy Framework (February 2019)

- 3.2 National policy and guidance is set out in the Government’s National Planning Policy Framework (NPPF) published in February 2019. Heritage Assets are defined in the NPPF as:

*“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).”<sup>29</sup>*

- 3.3 Section 16 of the NPPF relates to ‘Conserving and enhancing the historic environment’ and states at paragraph 190 that:

*“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal*

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<sup>29</sup> MHCLG, *NPPF*, p. 67.

<sup>30</sup> MHCLG, *NPPF*, para. 190.

*on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”<sup>30</sup>*

- 3.4 Paragraph 192 goes on to state that:

*“In determining planning applications, local planning authorities should take account of:*

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c. the desirability of new development making a positive contribution to local character and distinctiveness.”<sup>31</sup>*

- 3.5 With regards to non-designated heritage assets, paragraph 197 of the NPPF states that:

*“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement*

<sup>31</sup> MHCLG, *NPPF*, para. 192.

*will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”<sup>32</sup>*

- 3.6 Footnote 63 of the NPPF clarifies that non-designated assets of archaeological interest which are demonstrably of equivalent significance to a Scheduled Monument will be subject to the policies for designated heritage assets.

#### National Planning Practice Guidance

- 3.7 The PPG has a discrete section on the subject of the Historic Environment, which confirms that the consideration of ‘significance’ in decision taking is important and states:

*“Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.”<sup>33</sup>*

#### **Local Planning Policy**

##### Bromsgrove District Plan 2011-2030

- 3.8 Planning applications within Bromsgrove District Council are currently considered against the policy and guidance set out within the Bromsgrove District Plan 2011-2030 (adopted January 2017). The policy relevant to heritage is provided in ‘BDP 20 Managing the Historic Environment’, as follows:

*BDP20.1 The District Council advocates a holistic approach to the proactive management of the historic environment which encompasses all Heritage Assets recognised as being of significance for their historic, archaeological, architectural or artistic interest.*

*BDP20.2 The District Council will support development proposals which sustain and enhance the significance of Heritage Assets including their setting. This includes:*

- a. Designated Heritage Assets, including Listed Buildings, Conservation Areas, Scheduled Ancient Monuments, Registered Parks and Gardens;*
- b. Non-designated Heritage Assets including (but not limited to) those identified on the Local List and assets recorded in the Historic Environment Record;*
- c. The historic landscape of the District, including locally distinctive settlement patterns, field systems, woodlands and historic farmsteads;*
- d. Designed landscapes, including parks and gardens, cemeteries, churchyards, public parks and urban open spaces;*
- e. Archaeological remains of all periods from the earliest human habitation to modern times;*

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<sup>32</sup> MHCLG, NPPF, para. 197.

<sup>33</sup> MHCLG, PPG, paragraph 007, reference ID: 18a-007-20190723.

- f. *Historic transportation networks and infrastructure including roads, trackways, canals and railways.*

*BDP20.3 Development affecting Heritage Assets, including alterations or additions as well as development within the setting of Heritage Assets, should not have a detrimental impact on the character, appearance or significance of the Heritage Asset or Heritage Assets.*

*BDP20.4 Applications to alter, extend, or change the use of Heritage Assets will be required to provide sufficient information to demonstrate how the proposals would contribute to the asset's conservation whilst preserving or enhancing its significance and setting.*

*BDP20.5 In considering applications regard will be paid to the desirability of securing the retention, restoration, maintenance and continued use of Heritage Assets, for example, the District Council will support the sensitive reuse of redundant historic buildings, and will encourage proposals which provide for a sustainable future for Heritage Assets, particularly those at risk.*

*BDP20.6 Any proposal which will result in substantial harm or loss of a designated Heritage Asset will be resisted unless a clear and convincing justification or a substantial public benefit can be identified in accordance with current legislation and national policy.*

*BDP20.7 Consideration will be given to the designation of new Conservation Areas. In order to define and protect the special character of Conservation Areas, the District Council will produce and regularly review character appraisals and management plans for designated Conservation*

*Areas, and where necessary introduce Article 4 Directions based on an assessment of local identity and uniqueness.*

*BDP20.8 Where a detailed Conservation Area Appraisal Management Plan has been adopted, it will be a material consideration in determining applications for development within that Conservation Area.*

*BDP20.9 Development within or adjacent to a Conservation Area should preserve or enhance the character or appearance of the area.*

*BDP20.10 The demolition of buildings or the removal of trees and other landscape features which make a positive contribution to an area's character or appearance will be resisted.*

*BDP20.11 Outline planning permission will not be granted for development within Conservation Areas unless supported by detailed proposals showing siting, design, external appearance and the relationship with adjacent properties.*

*BDP20.12 The District Council will update the current draft local heritage list and formally adopt it. It would include all Heritage Assets recognised as being of local importance, including those which are locally distinctive such as nailers cottages, assets associated with the scythe industry and assets associated with the use of the Worcester and Birmingham canal which runs the length of the District, to name but a few.*

*BDP20.13 The District Council will support development that:*

- i. Retains Heritage Assets on the Local List;*

- ii. *Involves sympathetic alterations and extensions to Heritage Assets on the Local List;*
- iii. *Does not have a detrimental impact on the setting or context of Heritage Assets on the Local List.*

*BDP20.14 In considering applications that directly or indirectly affect Heritage Assets, a balanced judgement will be applied having regard to the scale of any harm or loss as a result of proposed development and the significance of the Heritage Asset.*

*BDP20.15 The District Council will encourage opportunities to develop Green Infrastructure networks that can enhance the amenity value of the historic environment (refer to BDP24 Green infrastructure).*

*BDP20.16 The District Council will promote a positive interaction between historic sites and places and high quality modern developments which allows for evolution and positive change whilst preserving and respecting the significance and setting of existing Heritage Assets.*

*BDP20.17 Applications likely to affect the significance of known or potential Heritage Assets or their setting should demonstrate an understanding of their significance in sufficient detail to assess the potential impacts. This should be informed by available*

*evidence and, where appropriate, further information to establish significance of known or potential Heritage Assets.*

*BDP20.18 Where material change to a heritage asset has been agreed, recording and interpretation should be undertaken to document and understand the asset's archaeological, architectural, artistic or historic significance. The scope of the recording should be proportionate to the asset's significance and the impact of the development on the asset. The information and understanding gained should be made publicly available, as a minimum through the relevant Historic Environment Record.*

*BDP20.19 The District Council will continue to undertake studies to inform local decision making and support the future growth of the Worcestershire Historic Environment Record. They will also encourage Neighbourhoods to address issues of character, heritage and design in their Neighbourhood Plans.*

*BDP20.20 The District Council will embrace opportunities to mitigate the effects of climate change by seeking the reuse of historic buildings and where appropriate their modification to reduce carbon emissions and secure sustainable development without harming the significance of the heritage asset or its setting.*

# 4. The Historic Environment

## Designated Heritage Assets

- 4.1 There are no designated heritage assets within the Site, or anywhere within material proximity. The nearest designated heritage asset comprises Lower Park Farm, a Grade II Listed building located c.900m east of the Site (**Fig. 2, A**). The nearest concentration of designated heritage assets is otherwise within Alvechurch, c.1.3km north-west of the Site, on the opposite side of the A441 'Bordesley Bypass' (**Fig. 2, B**).
- 4.2 The proposals would not result in any harm to the significance of these or any other heritage assets either physically or as a result of changes to setting.

## Previous Archaeological Works

- 4.3 There have been no previous archaeological investigations undertaken within the Site or its immediate environs.
- 4.4 Investigations more widely have included a large number of DBAs, trial trenching and geo-archaeological survey ahead of construction of Bordesley Bypass, c.650m south-west of the Site, as well as monitoring along the course of the Birmingham Airport Link Pipeline c.1km to the south.

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<sup>34</sup> John E Haskeys Architect. 2002. *Photographic survey undertaken as a condition of Development for Application SWR9714.*

- 4.5 Bordesley Hall Farm was subject to photographic survey ahead of conversion works in 2003.<sup>34</sup> Most recently, a Statement of Significance was prepared in relation to the non-Listed Bordesley Hall, to inform future use.<sup>35</sup>

## Topography, Geology and the Palaeoenvironment

- 4.6 The Site is located on the southern slopes of a low, L-shaped ridge known as Newbourne Hill. The ridge is defined to the west by the River Arrow, to the east by the Dagnell Brook, to the south by the confluence of the two, and to the north by minor tributaries to both (**Fig. 3**). Rowney Green Lane follows the crest of the ridge to the north of The Holloway.
- 4.7 The ridge is underlain by superficial deposits of glacio-fluvial sand and gravel over a mudstone bedrock, and this characterises the geology across much of the Site (**Fig. 4**). The exception is along the western Site boundary, where a former spring-fed watercourse / winterbourne has eroded through the gravels to expose the underlying mudstone. This former Arrow tributary has deposited a discrete band of fluvial sand and gravel along its course; this does not appear to extend into the Site itself. A number of other historic watercourses once appear to have issued from springs around the top of the ridge, including

<sup>35</sup> Harrison Vallis Gilbert. 2016. *Report on the Merits and Significance of Bordesley Hall, The Holloway.*

to the north-east of the Site at Lower Rowney Green (**Fig. 3**).

- 4.8 The soils overlying the ridge comprise acidic loams and clays of low-moderate fertility, naturally conducive to woodland formation and best suited to use as pasture. These conditions meant that the ridge was identified for common grazing prior to its enclosure during the early-19th century (hence Rowney 'Green'). The soils within and immediately surrounding the Site are some of the least fertile locally, and this likely influenced its historic use not as agricultural land but as parkland.

### **Archaeological Baseline**

#### Prehistoric (pre-43 AD) and Romano-British (AD 43 - 410)

- 4.9 No prehistoric heritage assets have been identified within the Site itself. The HER records the aforementioned glacio-fluvial deposits within the Site as areas of heightened potential for palaeolithic (pre-10,000BC) remains. While palaeolithic material such as flint debitage is recovered from such contexts, it is exceptionally rare and, as evidence of past activity, glacio-fluvial deposits are circumstantial. On balance, there is no reason to suspect that palaeolithic remains survive buried within the Site specifically, and none would be anticipated.
- 4.10 The only recorded evidence for prehistoric activity local to the Site comprises the observation of a small number of Bronze Age burnt mounds at Lower Rowney Green, c.550m to the north-east (**Fig. 5, MWR5870** and **MWR24236**). The existence of these burnt mounds has been inferred from the observation of fire-cracked pebbles and charcoal (within molehill up-cast) by a

member of the public. None have been corroborated by archaeological investigation, though the valley-side location is consistent with this type of feature and they may be genuine.

- 4.11 No prehistoric evidence has otherwise been identified within the wider Site environs, and the potential for any unrecorded prehistoric remains to survive buried within the Site is considered low. No further burnt mounds would be anticipated, especially given the Site's elevated location. It seems probable that any local prehistoric activity would have been focussed upon the former spring-fed watercourse and more fertile soils along the shallow valley at Lower Rowney Green.
- 4.12 There is no evidence for Romano-British activity within the Site or its wider environs. While Roman roads are recorded locally, the nearest of these to the Site is Icknield Street, c.1.8km to the east, where it passes Barton Farm. In this context, the potential for any unrecorded Romano-British remains to survive buried within the Site can only be considered low, and none would be anticipated.

#### Early medieval (410 AD – 1066) and Medieval (1066 – 1539)

- 4.13 The nearest early medieval settlement to the Site comprises Alvechurch, c.1.5km to the north-west, which was granted to the Bishops of Worcester in AD 780. It is recorded again in the Domesday Book of AD 1086, by which time it comprised a small settlement with a population of c.100 people, still in the possession of the Bishops. The Bishops held a palace at Alvechurch from the 11th century AD, along with associated

fishponds and mills. Much of the land to the south-east of the village, as far south as The Holloway and as far east as Rowney Green Lane, comprised Alvechurch Palace Deer Park (**Fig. 5**).

- 4.14 Bordesley Abbey, c.2km south of the Site, was constructed between the mid-12th and 14th centuries. It was endowed with a considerable landholding by the Bishops of Worcester, recorded by the original charters as including Bordesley, Cornehall, Tardebigge and the 'whole land of Hollowell'.<sup>36</sup> Hollowell almost certainly derives from 'Holloway', the eponymous medieval road to the immediate north-west of the Site (**Fig. 5, MWR1438**); this provides a strong indication that the Site was included within that area and so formed part of the Bordesley Abbey endowment.
- 4.15 Most of the abbey's lands were used for agricultural purposes, divided into numerous grange estates. A portion of the land is also thought to have been emparked; the bounds of this original park are uncertain, though it seems probable that the sub-oval arrangement of Dagnell End Road and Birmingham Road to the west and north of the abbey preserve its extent. This is supported by a reference to 'Bordesley Park Farm' in an earlier 16th-century document,<sup>37</sup> probably a reference to 16th-century 'Bordesley Lodge Farm', which is located within this area and

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<sup>36</sup> *Dugdale (Mon. v. 409)*.

<sup>37</sup> *Valor Ecclesiasticus temp. Henry VIII*.

today comprises the Meadow Farm Hotel.

- 4.16 Overall, it seems unlikely that the Site itself formed part of the earliest (medieval) deer park at Bordesley Abbey. More probable is that much of the Site was still wooded during the 11th-13th centuries AD, before being assarted from Feckenham Forest, principally during the 14th and 15th centuries, and put to agricultural use. This is corroborated by a document of AD 1230, which provides that the Abbot of Bordesley and his successors should have the custody of their woods of 'Holeway, Tunneshal and Terdebig' in the forest of Feckenham, and that these woods should be quit of forest dues on condition that the monks should make no more clearings without the king's licence'.<sup>38</sup>
- 4.17 Rather than the wooded promontory on which the Site is located, it is the surrounding valleys that appear to have been the focus of activity during the medieval period. Numerous watermills are recorded locally, the most proximate being near Alvechurch Lodge, c.900m north of the Site (**Fig. 5, WMR963**), and beside the River Arrow c.800m to the south-west (**Fig. 5, MWR655**). This latter, known as 'Lye Mill', formed a particular focus of activity, with two large fishponds to its immediate north-west (**Fig. 5, MWR644 and MWR645**) and a large oyster bed to its south-west (**Fig. 5, MWR10**).<sup>39</sup>

<sup>38</sup> *Cart. Antiq. FF 17; QQ 1; Cal. Chart. R. 1226-57, p. 116; Cal. Close, 1227-31, p. 318*.

<sup>39</sup> *Not improbable, but possibly 'osier' or willow beds as opposed to evidence for freshwater oyster farming*.

4.18 To the west of the fishponds is a moated site thought possibly to be the former 'Lye Grange' one of the numerous granges from which the Bordesley Abbey agricultural estate was administered (**Fig. 5, MWR638**). The moat appears to have been fed by a leat known latterly as 'Bordesley Stream' (**Fig. 5, MWR7261**), which may also have contributed to the adjacent aquaculture and milling operations. Evidence for arable cultivation in the form of ridge and furrow is also recorded on the valley-side east of the oyster beds (**Fig. 5, MWR4866**).

4.19 The HER also records the deserted medieval settlement of Osmerley c.450m south-west of the Site (**Fig. 5, MWR4842**). This is an arbitrary location, however, as the true location of the settlement is unknown. A hide of land is recorded at Osmerley in the Domesday survey of AD 1086, along with half a league of woodland, and a presumptive population of c.50. The land was granted to Bordesley Abbey at the end of the 12th century. This assessment has not identified any evidence for the location of the former settlement in or around the area identified in the HER, however, and the local topography and settlement patterns suggest a low potential for any part of it to have extended into the Site itself.

Post-medieval (1540 – 1800) and Modern (1801 – present)

4.20 In 1542, following the Dissolution and the closure of Bordesley Abbey, the estate was sold to Edward Lord Windsor. The earliest

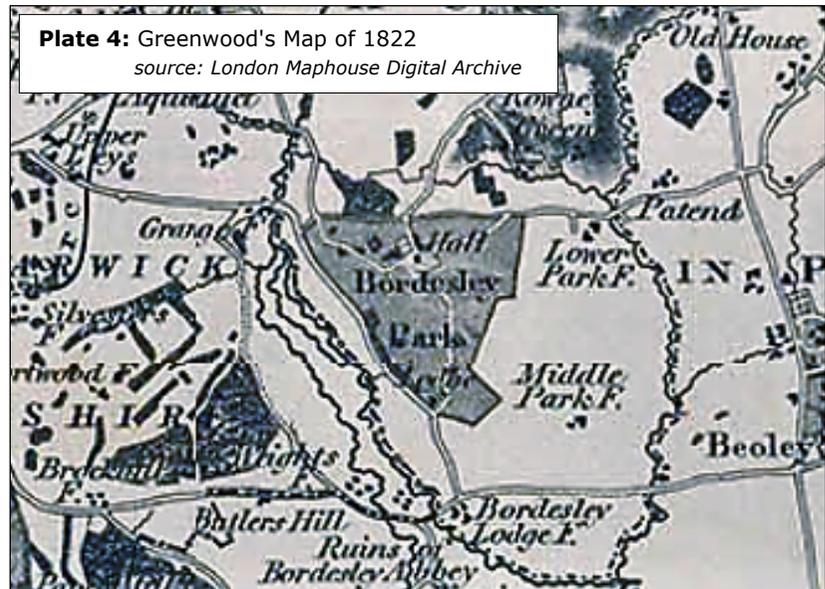
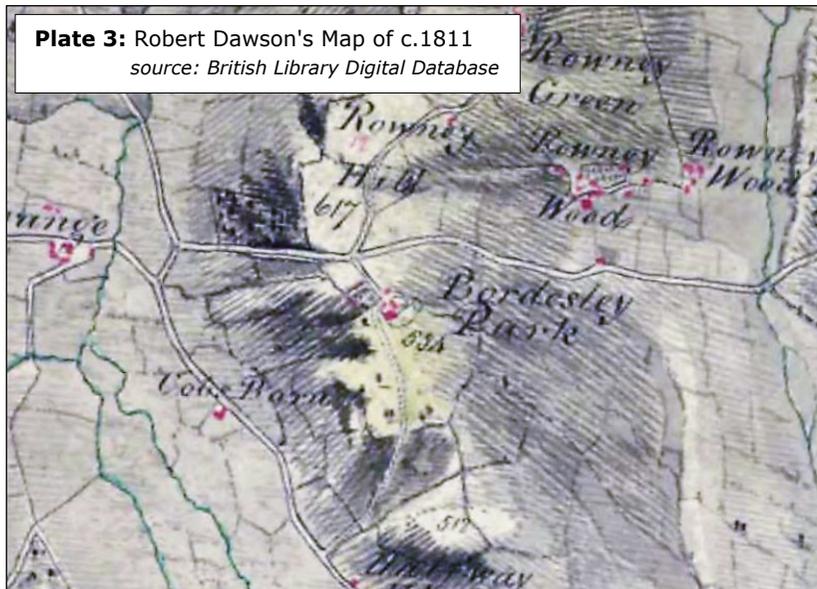
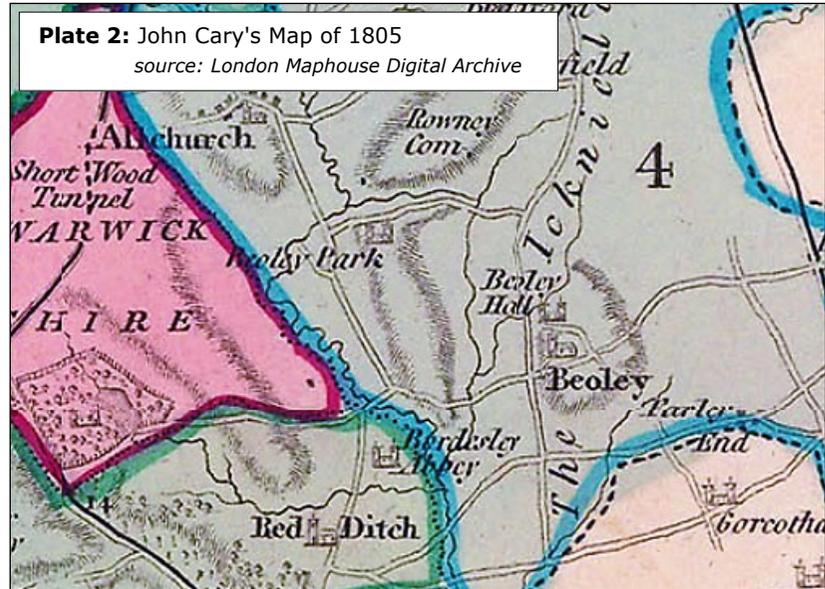
convincing evidence for a park at Bordesley dates to shortly afterwards, comprising a 1561 grant to Lord Windsor, licencing the emparkment of 1000 acres in Bordesley and Tardebigge.<sup>40</sup> While the boundaries of this park are not recorded, its likely location has been modelled and is presented on **Figure 6**.

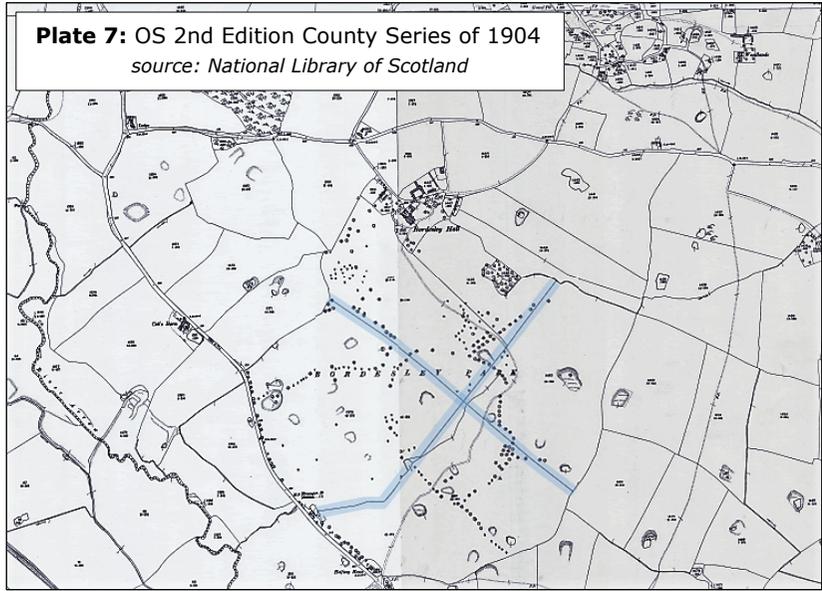
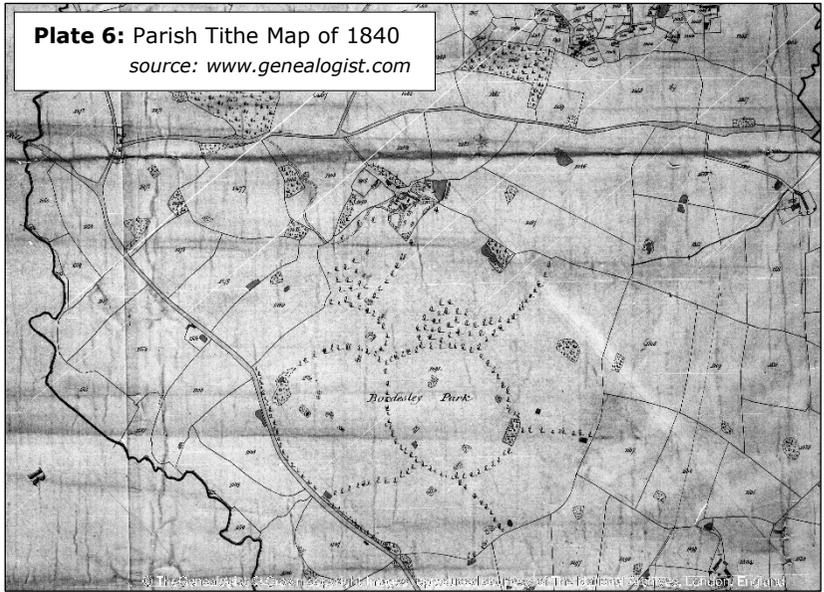
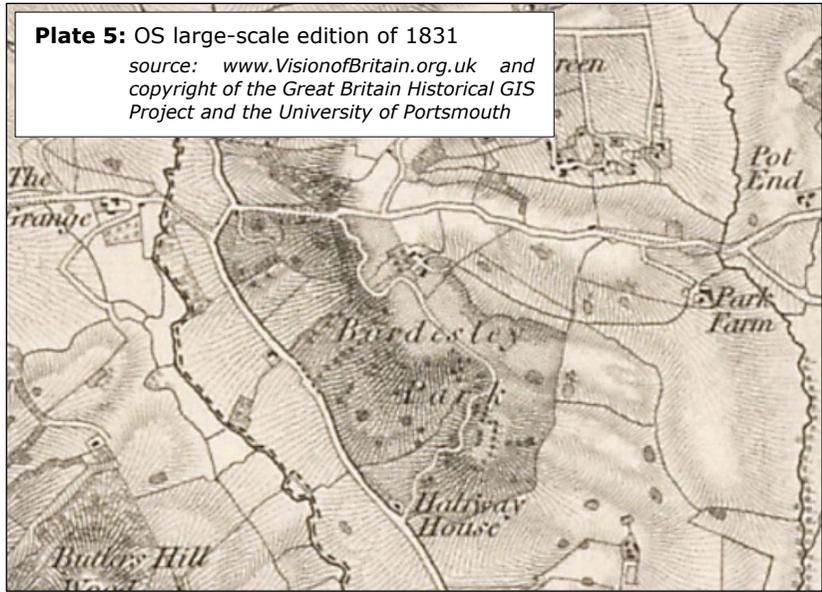
4.21 This area, which is defined by the River Arrow to the west, the Dagnell Brook to the east, the confluence of those two watercourses to the south, and the boundary of Alvechurch Park (*de facto* the Holloway and Storage Lane) to the north, comprises 1000 acres. Morphologically, it is also consistent with the typical topography and sub-oval form of the deer parks of that period. The available cartographic and place-name evidence provides further corroboration and allows the broad phases of disparkment to be inferred (**Fig. 6** and **Fig. 7**).

4.22 The estate had been sold to Lord Foley by the start of the 18th century. Between then and the latter part of that century, the park seems to have been reduced to an area of c.330ha centred on Bordesley Hall, with the remainder of the area to the west, east and south put to agricultural use (**Fig. 7; Plate 1**). Much of that area appears to have remained as parkland from then until the early 1820s, when John and Christopher Greenwood's detailed large-scale county map still records the area as park (**Plate 4**).

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<sup>40</sup> *Pat. 4 Eliz. pt. vi.*

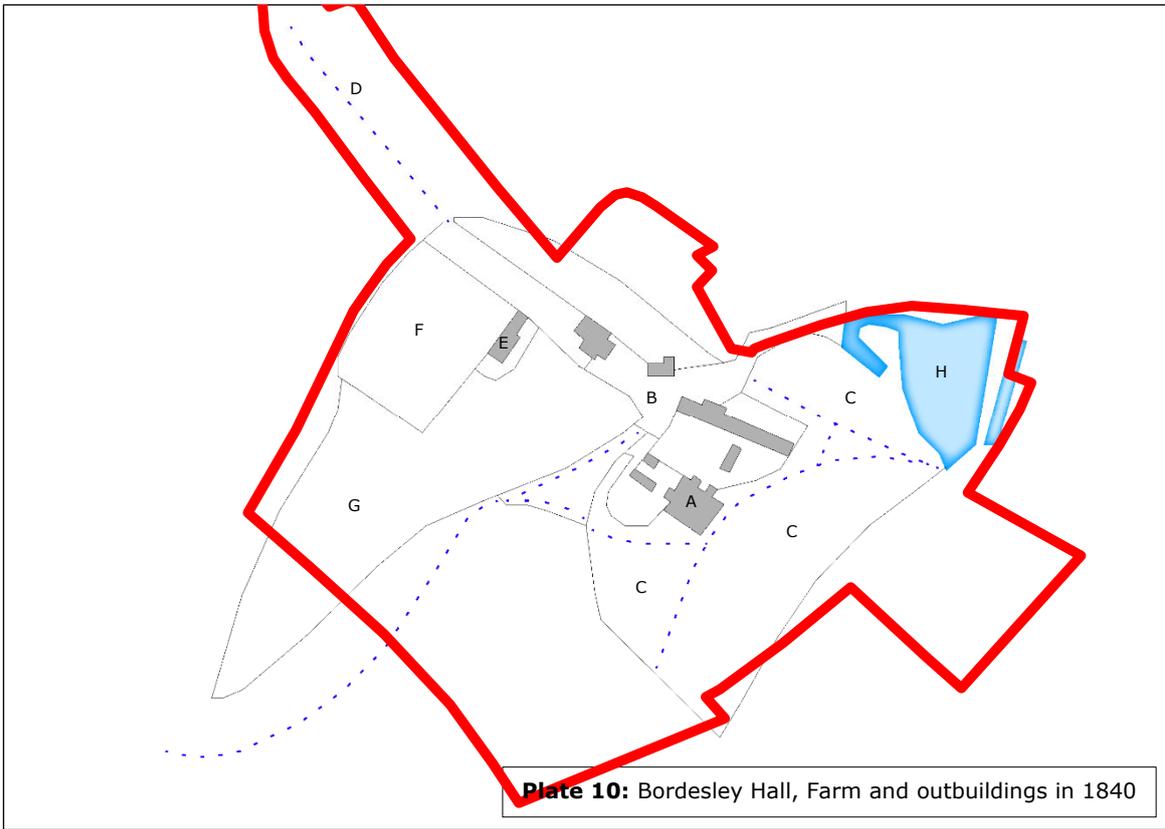




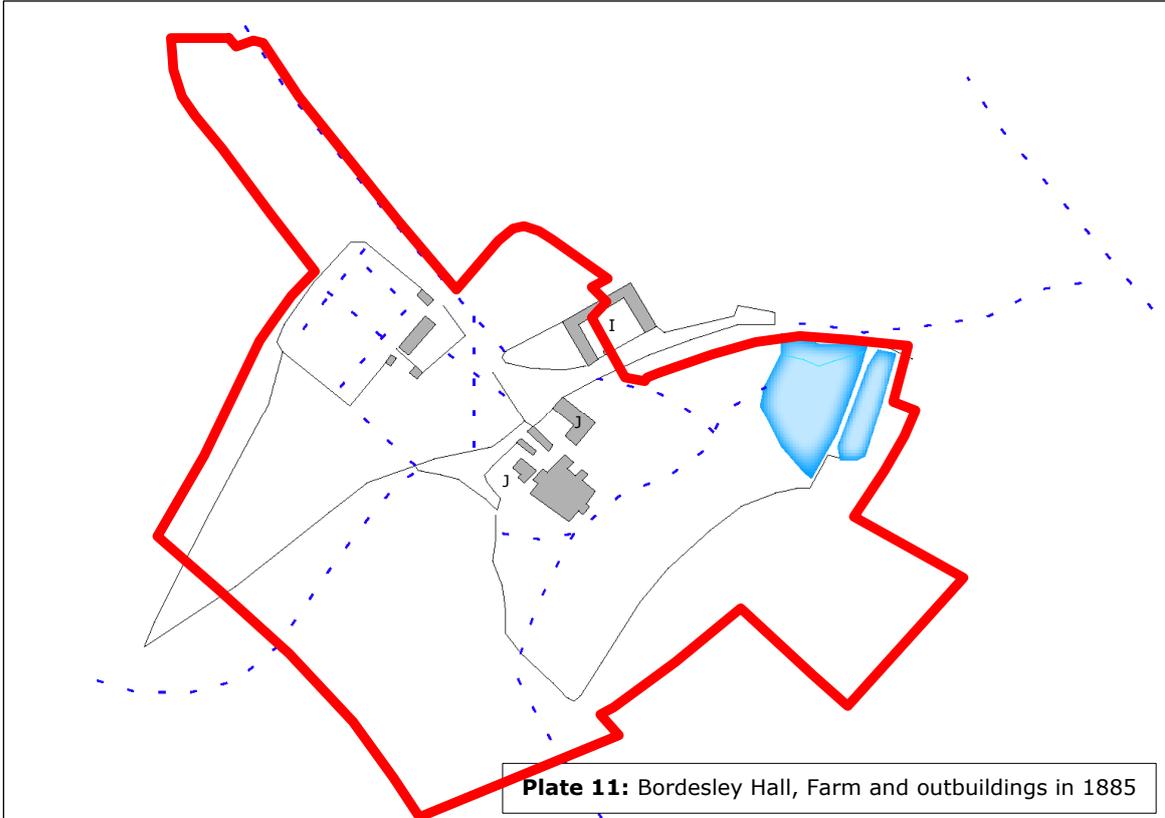
**Plate 9:** Satellite imagery of 2003  
*source: GoogleEarth*



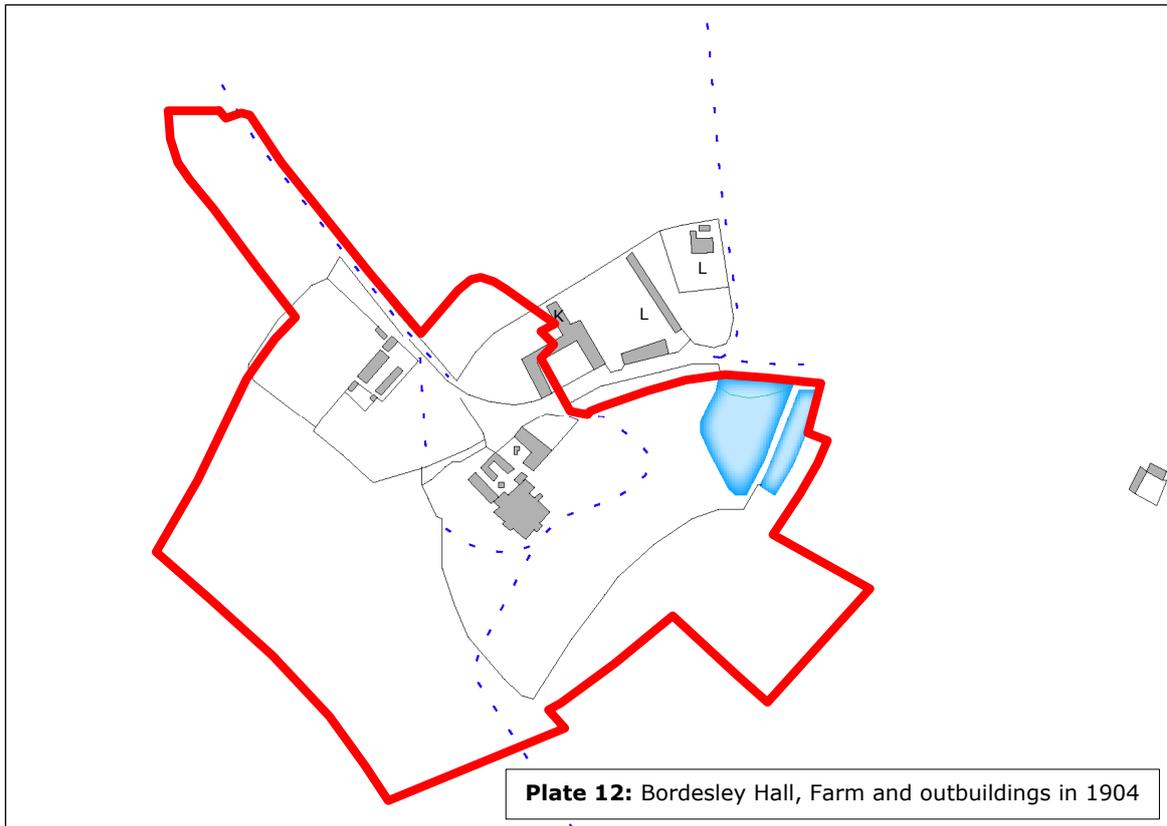
- 4.23 By the time of production of the 1831 OS large-scale map, the north-eastern corner seems to have been dis-parked, reducing the remaining area to c.250 acres (**Plate 5**). By the time of production of the Parish Tithe Map in 1840 (background to **Fig. 7**; **Plate 6**), the north-western corner had also been dis-parked, reducing the area to c.180 acres, including the hall and gardens.
- 4.24 The tithe map comprises the earliest detailed map of the park, and it records an arrangement of six ornamental tree-lines radiating from a central circular tree-line. This latter defined an area of c.20 acres, centred upon a NE-SW oriented historic watercourse, and it was evidently the focal point within the park. Besides several small clumps of trees and a number of ponds, the tithe map also records numerous of the former clay extraction pits that are common across Newbourne Hill.
- 4.25 By the time of production of the First Edition OS County Series Map in 1885, several of the ornamental tree-lines within the park had been supplemented with fencing to define a series of small fields. By 1904 this appears to have been reversed and the park had instead been divided into large quadrants by an X-shaped arrangement of boundaries (**Plate 7**, blue-highlighted). These boundaries were super-imposed upon the parkland, without respect to the existing configuration of tree-lines, suggesting that the area was no longer considered to be ornamental, but functional. Both the First and Second Edition OS maps also record a number of paths running through the parkland (**Fig. 7**), none of which survive as footpaths to present.
- 4.26 This arrangement persisted into the 1950s (**Plate 8**). Between 1939 and 1955 woodland was established to the immediate west of Bordesley Hall, across much of the western part of the Site. By 1974, the park had been further sub-divided and many of the ornamental trees cleared. Two residences - Edgewood Bungalow and Edgewood Gables - had also been constructed within the woodland immediately north-west of the Site.
- Historic development within the Site*
- 4.27 The development of the Site is described in detail on **Plates 10-15**. In sum, the tithe map of 1840 records the main house, offices, farm, buildings and yards, lawn and pleasure gardens, 'foredrove' (driveway), 'hothouse' (greenhouse), kitchen gardens, orchard and ponds. The main change to take place by 1885 was the demolition of the original Bordesley Hall Farm buildings and their replacement with a U-shaped range a short distance to their north-east. This range became the new focus for the farm, which continued to expand into the mid-20th century with the addition of numerous other farm structures.
- 4.28 Between then and the 1940s, there were few other changes, with only the addition, reconfiguration and demolition of various small buildings to the north of the hall and in and around the kitchen garden (**Plates 12 and 13**). In 1941, the owner sold the estate in fragmented lots.



In 1840 the complex comprised the main house (A), offices, farm (B), buildings and yards, lawn and pleasure gardens (C), foredrove (D), hothouse (E), kitchen gardens, seemingly walled (F), orchard (G) and ponds (H).

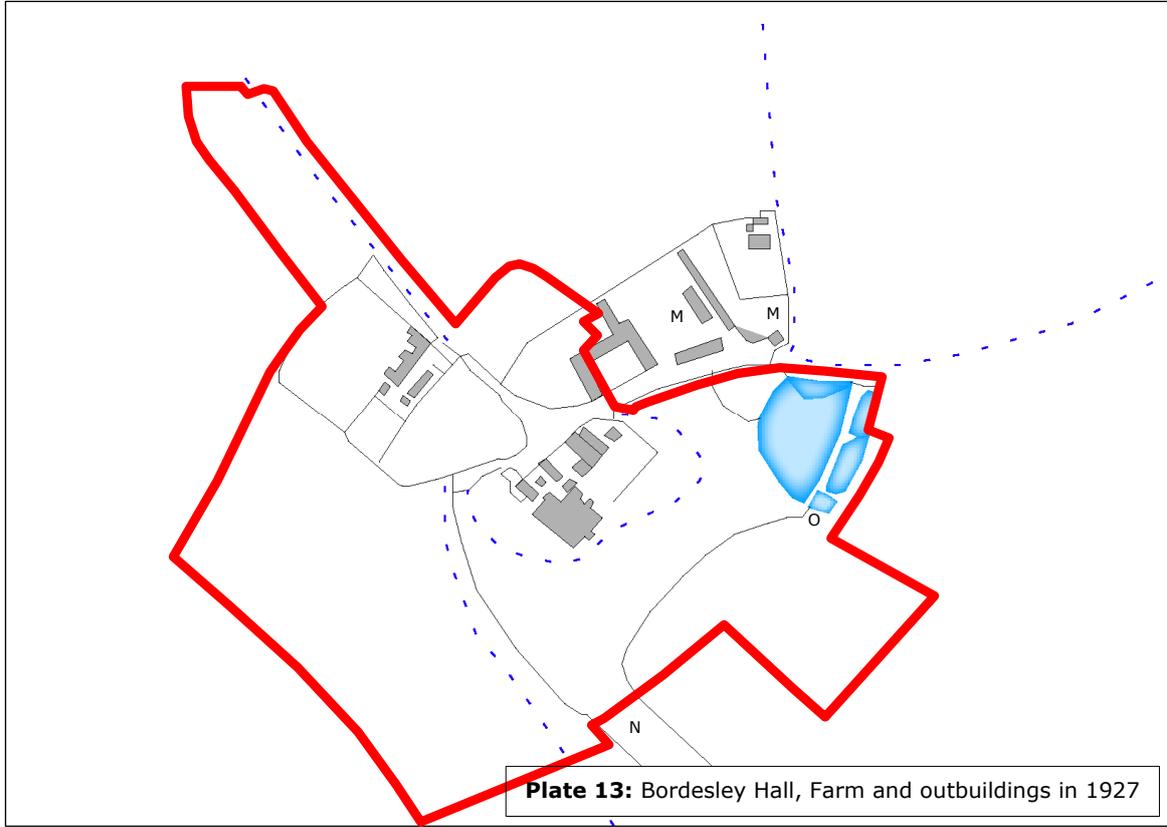


By 1885, the hothouse had been reduced in size, with three other horticultural buildings added around the kitchen garden. The farm buildings had been demolished and a new U-shaped farm building erected (I). The hall had had a porch added, and two new L-shaped buildings constructed to its north-west and north (J). The north-western part of the large pond had also been in-filled.



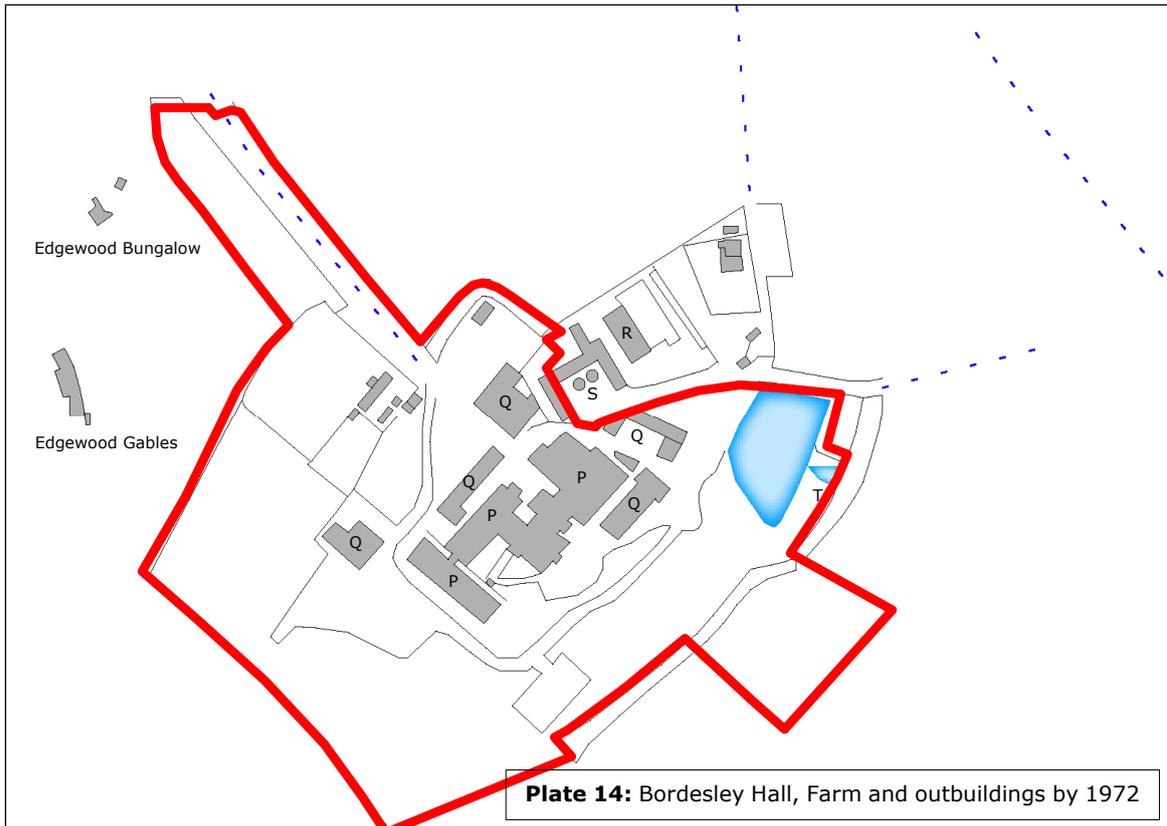
**Plate 12:** Bordesley Hall, Farm and outbuildings in 1904

By 1904 further sheds had been added to the kitchen garden, and further outbuildings to the north of the hall. An extension had been added to the north-west of the U-shaped farm (**K**), four additional farm buildings constructed to the east / north-east of the range (**L**), and the orchard amalgamated with the adjacent field.

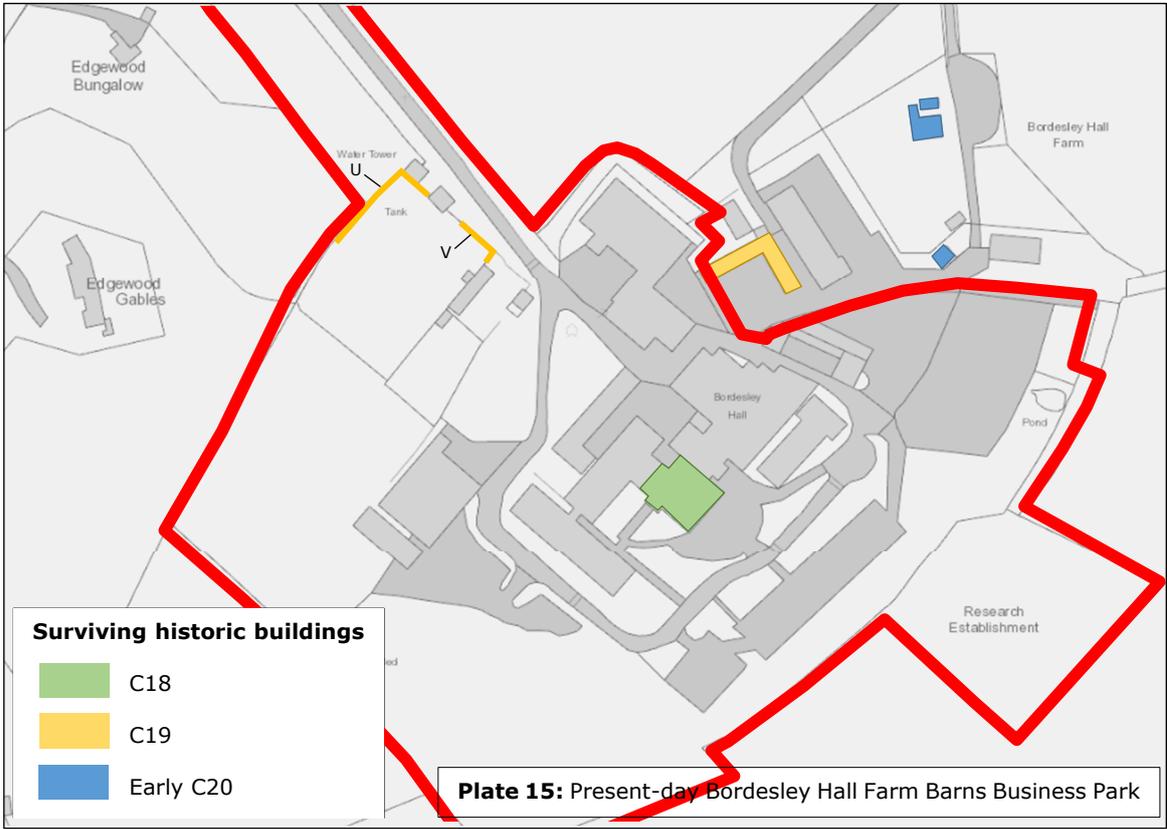


**Plate 13:** Bordesley Hall, Farm and outbuildings in 1927

By 1927, the hothouse had been enlarged and a small number of additional buildings added to the farm complex (**M**). The buildings north of the hall had been re-organised, the gardens extended to the south (**N**) and a third small pond excavated (**O**).



By 1972 major changes had taken place associated with conversion of the complex into a research facility. The outbuildings to the north of the hall had been demolished, the hall itself greatly extended to the north and west (**P**), and five additional large buildings constructed around the newly extended property (**Q**). Most of the farm buildings had been demolished / part-demolished and replaced by a large new building (**R**), and two tanks had been added to the south of the range (**S**). The two small ponds had been reduced to a single small pond (**T**), and a large area of the gardens had been converted to yards, roads and carparks.



4.29 The Site was substantially re-developed during the 1940s-70s with the establishment of a research facility and associated infrastructure. Key changes at this time included demolition of all of the historic buildings to the north of the hall; demolition of all but the U-shaped range at Bordesley Hall Farm; the large-scale extension of the hall itself and the construction of numerous other large research and industrial buildings around it; and the conversion of much of the former pleasure gardens to hardstanding (**Plate 14**).

4.30 Further changes took place during the later-20th / early-21st centuries, including the construction of additional modern units, demolition of the western wing of the U-shaped range, and the conversion of the large pond into a carpark (**Plate 15**).

#### **Statement of Significance**

4.31 The only heritage assets identified within the Site comprise:

- **the non-designated Bordesley Hall, and**
- **the non-designated former kitchen garden wall.**

4.32 Neither of these assets is designated or locally Listed. Both non-designated heritage assets are considered to be of comparatively low significance.

4.33 The partly demolished, late-19th-century range at Bordesley Hall Farm is located beyond the Site boundary, as are the other

surviving early-20th-century structures at Bordesley Hall Farm.

#### Bordesley Hall

4.34 Bordesley Hall itself was subject to inspection previously in order to inform potential uses of the Site. The Statement of Significance<sup>41</sup> produced found the hall not to retain any special historic or architectural interest, and not to warrant preservation. The redeeming aspects were identified as the Victorian wood panelling and ceilings of the ground floor interior, though it was noted that these are '*subjective in their appeal and in no way represent a unique or special set of features*'. It was also noted that the lack of interest in the building's exterior derives from the modern rough-cast render finish, which conceals the original masonry, and the imbalance and lack of architectural cohesion apparent in the south-western elevation.

4.35 The present assessment - which has included an original inspection of the asset - would largely concur with the findings of the previous Statement of Significance.

4.36 The significance of the hall derives principally from its modest architectural and historical interests. Architecturally, only the exteriors of the south-eastern elevation (facade) and of the south-western are of any interest; the north-western elevation has been obscured by modern extension 'Block B' since the mid-20th century, as has the majority of the north-eastern elevation

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<sup>41</sup> Harrison Vallis Gilbert. 2016. *Report on the Merits and Significance of Bordesley Hall, The Holloway.*

by the modern Conference Room. This latter elevation had already been substantively altered during the 1930s, when the northern part of the hall was demolished leaving it L-shaped in plan; it is probably at this time that a gable end was added, resulting in the asymmetrical appearance of the hall's roof in current views of the facade.

- 4.37 Conversion of the asset's interior into office space has seen comprehensive refurbishment of the original space, including subdivision of various rooms to create additional office units, toilets etc. Few original interior features would appear to survive, though the aforementioned wood panelling to the ground floor interior, notably in the Oak Room, the Library, and the hallway, as well as the ground floor ceilings, do retain some modest level of interest, as noted in the previous report.
- 4.38 Change of use of the hall from business to residential and its conversion into flats was recently approved by prior notification. Under the current proposal the hall would be preserved and would remain a non-designated heritage asset of low significance.
- 4.39 It should be noted that the residential conversion of the building is to be welcomed in that it will secure the long term use and maintenance of the structure.

#### Former Kitchen Garden Boundary Wall

- 4.40 The former hothouse is still recorded on the most recent OS Mastermap edition (see **Plate 15**). On inspection, however, it appears that the remnant structure (which map regression suggests had undergone considerable alteration over the course of the 20th century) is in fact no longer standing. What does survive appears to be part of the wall to the 19th-century kitchen garden. Two surviving lengths of wall were observed during the inspection, these being part of the north-western and north-eastern lengths (**Plate 15, U** and **V** respectively).
- 4.41 The earliest surviving sections of the wall are in red brick, Flemish Garden Wall bond<sup>42</sup>, with occasional header courses interspersed. On all sections, the upper courses have been rebuilt during the 20th century in stretcher-bonded red brick (or imitation Flemish Garden Wall) capped with a rowlock header course of vitrified brick. The original wall survives to a maximum height of 24 courses on the north-eastern length (**Photo 1**). Part of that same length has been knocked through and remains unrepaired (**Photo 2**).
- 4.42 The northern corner of the boundary wall is rounded (**Photo 3**). A later arched doorway, possibly the rebuild of an original, survives at the northern end of the north-western length of wall (**Photo 4**); a number of buttresses also survive along this length, those to the exterior being probably original (**Photo 5**),

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<sup>42</sup> *Three stretchers to one header. Also known as 'Sussex Bond'.*

those to the interior being later. The eastern corner of the wall rounds into a later outbuilding (**Photo 6**).

- 4.43 Overall, the asset is vestigial, in a poor state of repair and largely overgrown. It is not without significance, though little of this derives from its remnant architecture or its architectural interest. What significance it does have derives principally from its historical interest as one of the few surviving aspects of the former Bordesley Hall estate (albeit much altered), and its preservation of a sense of the former kitchen garden and

associated high-status.

- 4.44 What remains of the wall would be considered of low heritage significance, but nevertheless it is retained within a proposed area of woodland within the development layout. Should further alteration or demolition of the wall ultimately be necessary, its loss might be proportionately offset by a programme of basic Historic Building Recording, e.g. Level 2 as defined by Historic England in their 'Understanding Historic Buildings'.<sup>43</sup>

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<sup>43</sup> *Historic England 2016.*

# 5. Setting Assessment

## Step 1

5.1 Step 1 of the methodology recommended by the Historic England guidance GPA 3 (see Methodology above) is to identify which heritage assets might be affected by a proposed development. The following primary resources were used to achieve this:

- **the relevant NHL Listing descriptions;**
- **elevation and contour mapping;**
- **geological, soil and hydrological mapping;**
- **modern and historic mapping;**
- **LiDAR imagery;**
- **satellite imagery and aerial photography; and**
- **3D Modelling.**

5.2 The spatial datasets were processed and analysed using industry-standard GIS software in order to interrogate such factors as building height, line(s) of site, historic and extant surface features, built form, boundaries, vegetation, roads, and modes of pedestrian and vehicular movement, amongst others. This initial analysis included the creation of an original topographic model and 3D landscape model.

5.3 The only assets identified as potentially susceptible to impact were:

- **the non-designated Kitchen Garden wall;**
- **the non-designated Bordesley Hall Farm;**
- **the non-designated Bordesley Hall; and**
- **the non-designated Bordesley Park.**

5.4 These assets and their settings were then inspected during the field visit.

## Step 2

5.5 Step 2 of the methodology recommended by the Historic England guidance GPA 3 is to assess whether, how and to what degree setting makes a contribution to the significance of the heritage asset(s) or allows their significance to be appreciated.

### Kitchen Garden Wall

5.6 The Kitchen Garden wall defined the original early-19th-century (potentially earlier) kitchen garden, with which it shared its key spatial, visual and functional association. At present, the remnant and much-altered structure is located within woodland of later-20th-century date. The original hothouse, with which the wall also shared a key association has been demolished, and a modern water tank and electricity sub-station have been introduced into its immediate surrounds.

5.7 Any original inter-visibility between the asset and those other surviving historic buildings with which it shares a broader

historical association - namely Bordesley Hall and what remains of Bordesley Hall Farm - are blocked by the intervening woodland and modern commercial/industrial structures; the intelligibility of their associations has been removed.

- 5.8 In this context, to the only elements of the setting of the asset that are considered to contribute to the low significance of this non-designated heritage asset are the historic core of Bordesley hall and the undeveloped nature of the area within the walls.

Bordesley Hall Farm

- 5.9 The U-shaped Bordesley Hall Farm range was constructed during the later-19th Century. It does not represent the original farm associated with Bordesley Hall, which was located further to the south in greater proximity to the hall (compare **Plates 10** and **11**). The range's western wing was demolished during the later-20th Century, leaving it L-shaped in plan, and it is now in residential use. This part-demolished, converted re-build of Bordesley Hall Farm is a non-designated heritage asset of low significance in and of itself.

- 5.10 In his Decision Notice on a 2001 planning appeal relating to the redevelopment of this asset, the Inspector noted the following:

*"On my site visit I saw that there are several large industrial buildings close to the appeal site. One of these, to the south, is an older brick-built factory building with several large-scale extensions. A modern building of substantial scale and extent, clad in profiled metal sheeting, is prominent on higher ground immediately to the west of the site, above a concrete retaining wall several metres high at the*

*west boundary... the adjacent site is large, with a mix of uses from research and development to light to medium-heavy engineering... as well as noise from industrial processes, these employment activities could include heavy vehicle movements, and overnight operations, as well as light pollution, smells and vibration".*

- 5.11 Heritage was not raised as an issue either by the Council or the Inspector, and the appeal was dismissed on the basis of detrimental effects upon the amenity of residents, chiefly noise. A successful 2018 application for residential re-development of the former farm concurred with the Inspector's observations on the setting of the asset. This application was supported by a noise assessment, which recommended acoustic glazing and full mechanical ventilation, such that opening the windows would not be required, in order to mitigate the noise generated at the industrial park. Again, no concerns were raised in relation to potential impacts upon the significance of the non-designated heritage asset.

- 5.12 This previous planning history demonstrates well the substantive (and evidently adverse) changes that have taken place to the asset and its setting in recent times. The formerly agricultural setting of the asset, within which it would once have been intelligible as a 19th-century farm range, has been largely eroded. Its setting is now industrial and residential in nature, and any material associations that it may formerly have shared with surrounding historic structures such as Bordesley Hall are no longer legible.

5.13 What significance the building does retain derives entirely from the modest historical and architectural interest of the two surviving wings. The only element of the setting of the asset that is considered to positively contribute to its significance is Bordesley Hall.

#### Bordesley Hall

5.14 Bordesley Hall's key spatial, visual and historical associations were formerly with its surrounding pleasure gardens and parkland, as well as with the other historic buildings within its grounds. Again, those latter associations (and their intelligibility) have seen considerable erosion through the course of the 20th Century.

5.15 The developed part of the Site no longer presents as a complex of agricultural and horticultural buildings centred around the high-status house they serve(d). Instead the 18th-century hall is viewed and otherwise experienced against an unbroken backdrop of modern office blocks and industrial units, two of which are physically attached to it.

5.16 Not only are these structures inconsistent with the asset and its setting in an aesthetic and historical sense, but their scale, massing and proximity to the hall have also eroded the sense of its former dominance as the high-status dwelling to which the surrounding buildings were subservient. Any sense of the asset's former isolation has also been removed by the encroachment of the modern office blocks.

5.17 To the south-east of the asset, the former pleasure gardens

have also been removed. Much of the former lawn has been converted to hardstanding and is used as a carpark. A tarmac road also crosses the area on a NE-SW axis. While there was a forecourt at the entrance to the hall historically, this would appear to have been narrower and unbounded, with the current raised semi-circular forecourt being a later 20th-century embellishment; this forecourt is hard-surfaced and is also in use as a carpark. The original approach to the forecourt from the north-west was blocked by construction of the research facility.

5.18 The areas in-between the modern forecourt, road and main carpark have been divided into multiple small areas of lawn, in contrast to the open expanse that formed part of the original design. The south-eastern margin of the former gardens, once open to accommodate southerly views across the park, now comprises a dense tree-belt boundary, established during the 1930s. This boundary does not reflect the original boundary to the pleasure gardens, which followed a slight curve through what is now the carpark (see **Plates 10-15**). It also blocks all but the faintest of glimpses through towards the historic park, not just at ground-level, but also from the first floor of the hall (**Photo 7**). The fact that this tree-belt largely comprises coniferous species means that its screening effect is year-round.

5.19 In addition, and alongside the buildings and pleasure gardens that formerly surrounded the hall, the final phase park has also seen much alteration through the course of the 20th Century. This has already been described in detail in paragraphs 4.21-4.25.

5.20 Overall, the transformative changes that have taken place to the hall, its associated historic buildings, pleasure grounds and park during the later-20th Century have resulted in the considerable erosion of its setting. The modern office blocks and other structures that now surround the asset are in fact negative (detracting) aspects of its setting, both visually and audibly. They reduce the intelligibility of the asset and reduce its heritage significance. The modern road and carpark within the former pleasure gardens also comprise negative aspects of its setting, being inconsistent with both the original use and configuration of that area.

5.21 The forecourt to the south-east and the approach road to the north-west have both been altered during the later-20th century. Both do preserve some modest sense of the original landscaping to the south-east of the hall, however, as to a lesser extent do the remnant areas of treed lawn. Similarly, while the 20th-century tree-belt obscures long-distance south-easterly views across the former parkland beyond, glimpsed views are still possible from along the boundary itself (**Photo 8**). These too would be considered to make some positive contribution to the experience and significance of the asset, albeit comparatively modest. Even taking these factors into account though, on balance, the setting of the asset can only be considered negative overall.

### Step 3

5.22 Step 3 of the methodology recommended by the Historic

England guidance GPA 3 is to assess the effect of the proposed development on the significance of the asset(s).

#### Kitchen Garden Wall & Bordesley Hall Farm

5.23 The only elements of the setting that contribute to the heritage significance of the walls are Bordesley Hall and the undeveloped nature of the space within the walls, and for the farm, Bordesley Hall. Both elements will be retained in the scheme and no harm is anticipated.

#### Bordesley Hall

5.24 The only aspects of the setting of Bordesley Hall that still contribute anything to its significance comprise:

- **the forecourt to the south-east, the approach road to the north-west and the remnant areas of lawn and trees, which preserve some modest sense of the original landscaping within the former pleasure garden; and**
- **the now-glimpsed long-distance southerly views across the former park through gaps in the 20<sup>th</sup>-century tree belt along the south-eastern boundary of the site.**

5.25 The contribution of those elements is modest, however, and is greatly outweighed by the negative effects of the remainder of the asset's setting, which erode its significance overall.

5.26 As such, it is considered that the proposed removal of the existing modern buildings and areas of hardstanding within the curtilage of the hall, and the proposed construction of modern dwellings within their footprint, would improve the setting of

Bordesley Hall. This would be largely due to the removal of the later structures that are currently attached to the historic core of the Hall, allowing its reinstatement as a separate structure.

- 5.27 However it is considered that the proposed removal of mature trees from the western and southern parts of the site to allow for residential development here could result in a small degree of harm to the significance of Bordesley Hall due to the further loss of its remnant pleasure grounds.
- 5.28 Overall, and whilst both harm and benefits should be considered in the planning balance, the benefits are considered to outweigh the harm.
- 5.29 The access from the north-west and the forecourt to the south-east of the hall will be retained. It is anticipated that the glimpsed long-distance southerly views across the former park from the south-eastern boundary of the site will be preserved (also see below).

#### Bordesley Park

- 5.30 As described, both the use and configuration of Bordesley Park have been transformed by 20th-century development. Not least, the park is now in primarily agricultural use. As established within the recent LVIA<sup>44</sup>, and confirmed by the Settings Assessment inspection, views into the Site from within and around the park are largely blocked by the south-eastern tree-

belt established during the 1930s. The trees themselves, and those within the adjacent post-war plantation, are widely visible from the land to the south of the Site.

- 5.31 Although the proposals entail the introduction of a greater number of buildings over a larger area than at present, it is anticipated that the two-storey dwellings set behind the tree belt would only be visible from the park during the winter months when the trees are not in leaf. This seasonal visibility would result only in a very small degree of harm to the park's heritage significance.

#### **Other heritage assets**

- 5.32 The potential for the significance of any other heritage assets to be harmed as a result of changes to setting was disproven. This includes Grade II Listed Lower Park Farm, c.900m east of the Site (**Fig. 4, A**), and those designated heritage assets within Alvechurch, c.1.3km north-west of the Site, on the opposite side of the A441 (**Fig. 4, B**). Any further detailed assessment of those unaffected assets would be disproportionate.
- 5.33 With reference to **Figure 2**, the intervening distance(s) between each of those assets and the Site, the lack of any material inter-visibility between them and the Site, the lack of any relevant non-visual association(s) between them and the Site, and the lack of any 'third points' from which both would be visible within

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<sup>44</sup> Tyler Grange, 2019. *Landscape & Visual Impact Assessment*. See especially viewpoints 6 & 7, pages 21 and 22.

the same view-shed to any material extent, negates the potential for development within the Site to adversely affect their heritage significance.

5.34 Similarly, the ability to appreciate the significance of those

assets would be unaffected by development within the Site of the nature and on the scale proposed. The key contributing heritage values to the significance of those heritage assets, the ability to appreciate their significance, and all key views towards, from and including them, would be preserved.

## 6. Conclusions

- 6.1 This Heritage DBA has identified that there are no designated heritage assets within the Site, or anywhere within material proximity. The proposals would not result in any harm to the significance of any designated heritage assets either physically or as a result of changes to setting.
- 6.2 The only non-designated heritage assets identified within the Site comprise 18th-century Bordesley Hall and its former kitchen garden wall. A partly demolished late-19th-century range at adjacent Bordesley Hall Farm is located beyond the Site boundary, as are the other surviving early-20th-century structures at Bordesley Hall Farm.
- 6.3 Neither of the assets within the Site is designated or locally Listed. Both non-designated heritage assets are considered to be of comparatively low significance. Neither would warrant preservation *in situ*, though both would still be preserved under the current proposals.
- 6.4 Non-designated heritage assets identified as potentially susceptible to impact as a result of changes to setting were Bordesley Hall, the former Kitchen Garden wall, Bordesley Hall Farm, and the former Bordesley Park. These assets and their settings were subject to inspection and to detailed setting assessment.
- 6.5 Overall, the transformative changes that have taken place to all of these heritage assets during the later-20th century have resulted in the considerable erosion of their individual and cumulative settings. No harm is anticipated to the walls or farm through changes in setting.
- 6.6 The removal of the many conspicuous 20th-century research, commercial and industrial facilities on-site, specifically those attached to the historic core of the Hall, and its reinstatement as a separate structure would result in an improvement to the setting of the asset, enhancing their significance. The proposed dwellings will increase the footprint of development surrounding the hall, and entail the loss of some remnant lawns and trees, which could result in a small degree of harm to the significance of the hall. Overall, and whilst both harm and benefits should be considered in the planning balance, the benefits are considered to outweigh the harm.
- 6.7 Any seasonal glimpses of the new-builds from the parkland is anticipated to result in only a small degree of harm to the significance of the parkland.

# Sources

<b>Legislation and Policy Guidance</b>
English Heritage, <i>Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment</i> (London, April 2008).
Historic England, <i>Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2</i> (2nd edition, Swindon, July 2015).
Historic England, <i>The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3</i> (2nd edition, Swindon, December 2017).
Historic England, <i>Statements of Heritage Significance: Analysing Significance in Heritage Assets</i> , Historic England Advice Note 12 (Swindon, October 2019).
Ministry of Housing, Communities and Local Government (MHCLG), <i>National Planning Policy Framework (NPPF)</i> (London, February 2019).
Ministry of Housing Communities and Local Government (MHCLG), <i>Planning Practice Guidance: Historic Environment (PPG)</i> (revised edition, 23rd July 2019), <a href="https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment">https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment</a> .
UK Public General Acts, <i>Ancient Monuments and Archaeological Areas Act 1979</i> .
UK Public General Acts, <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> .
UK Public General Acts, <i>Planning and Compulsory Purchase Act 2004</i> .
<b>Court and Appeal Decisions</b>
<i>Catesby Estates Ltd. V. Steer</i> [2018] EWCA Civ 1697.
<i>Bedford Borough Council v Secretary of State for Communities and Local Government</i> [2013] EWHC 2847 (Admin).

R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin).

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Jones v Mordue [2015] EWCA Civ 1243.

# Appendix 1: Figures



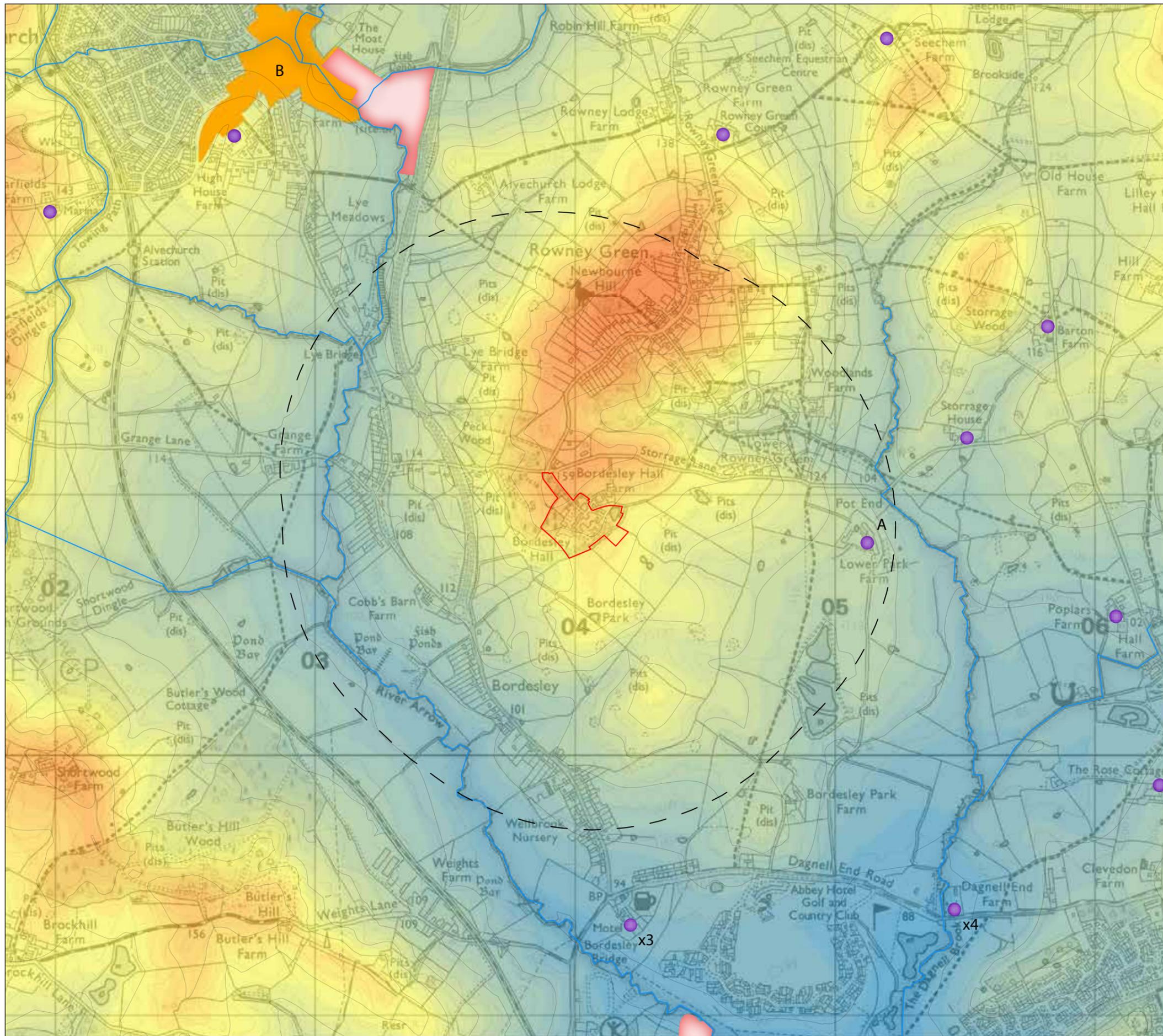
Site  
 1km study area

Revisions:  
 First Issue- 05/05/2020 CM

**Site Location Plan**  
**Bordesley Hall, Alvechurch, Worcs**

Client: Lone Star Land  
 DRWG No: 1 Sheet No: 1 REV: -  
 Drawn by: CM Approved by: SC  
 Date: 05/05/2020  
 Scale: 1:15,000 @ A3

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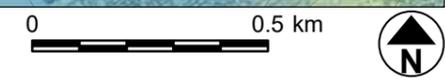


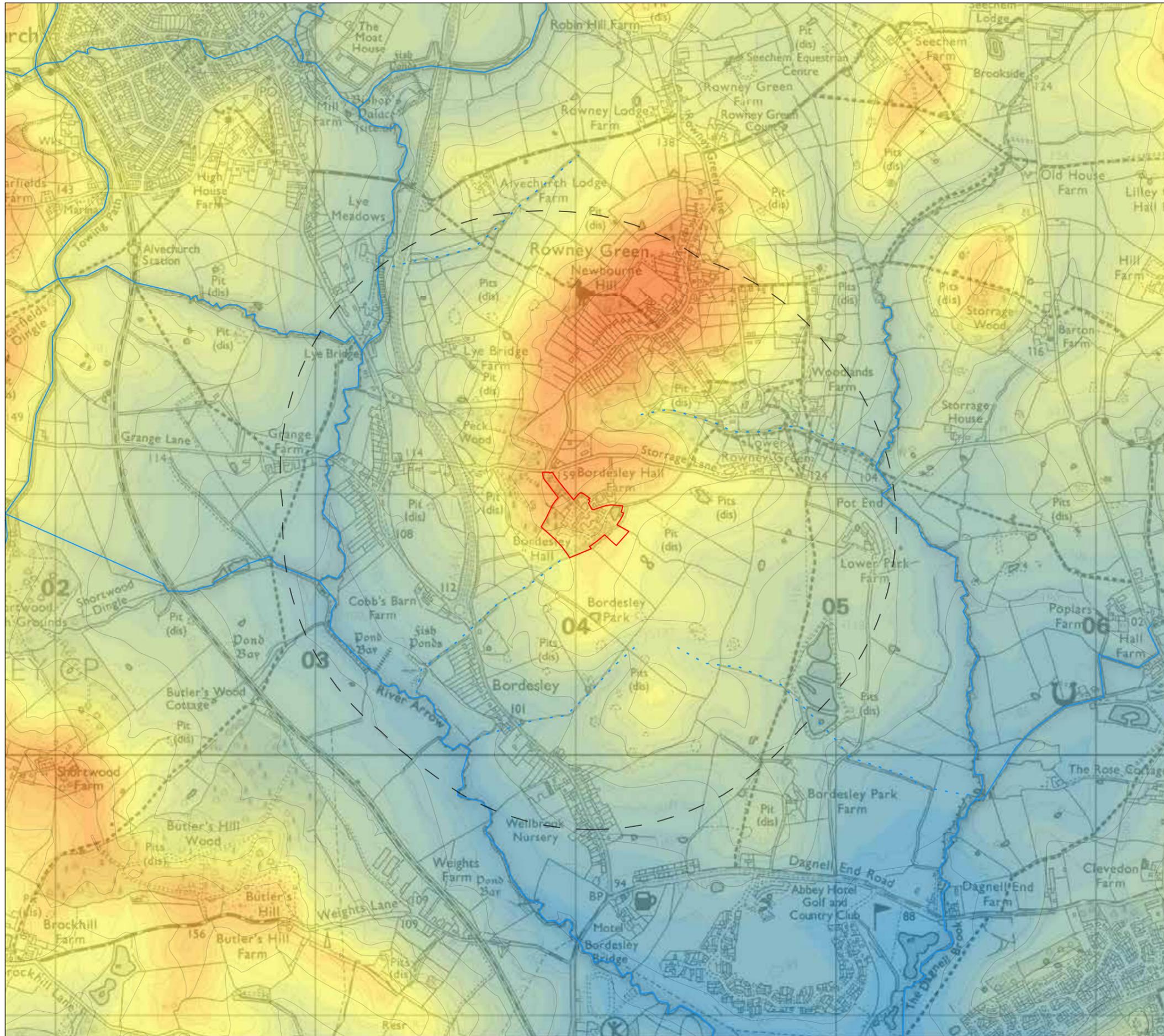
-  Site
-  1km buffer
-  Scheduled Monument
-  Conservation Area (inc. 18 x Listed buildings)
-  Listed building
-  Watercourse

Revisions:  
 First Issue- 30/07/2020 CM

**Designated Heritage Assets**  
 Bordesley Hall, Alvechurch, Worcs

Client: Lone Star Land  
 DRWG No: **2** Sheet No: **2** REV: -  
 Drawn by: CM Approved by: GS  
 Date: 30/07/2020  
 Scale: 1:15,000 @ A3





- Site
- 1km study area
- Watercourse
- Historic watercourse

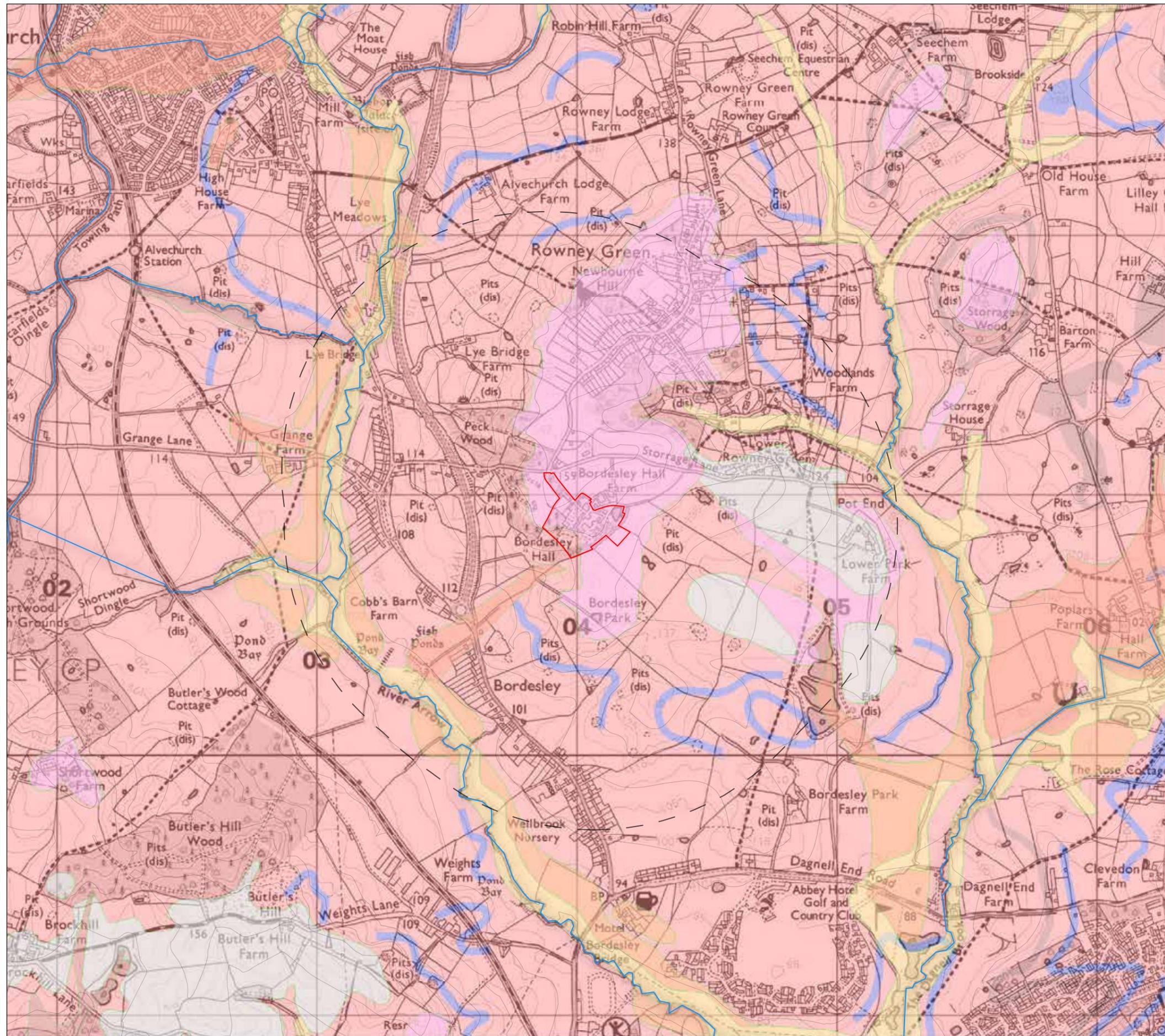
Revisions:  
 First Issue- 30/07/2020 CM

### Elevation Model

### Bordesley Hall, Alvechurch, Worcs

Client: Lone Star Land  
 DRWG No: **3** Sheet No: **3** REV: -  
 Drawn by: CM Approved by: GS  
 Date: 30/07/2020  
 Scale: 1:15,000 @ A3





- Site
- 1km study area
- Watercourse
- Sand & gravel
- Mudstone
- Alluvial sand & gravel (fan)
- Alluvium

Revisions:  
 First Issue- 30/07/2020 CM

### Geological Context

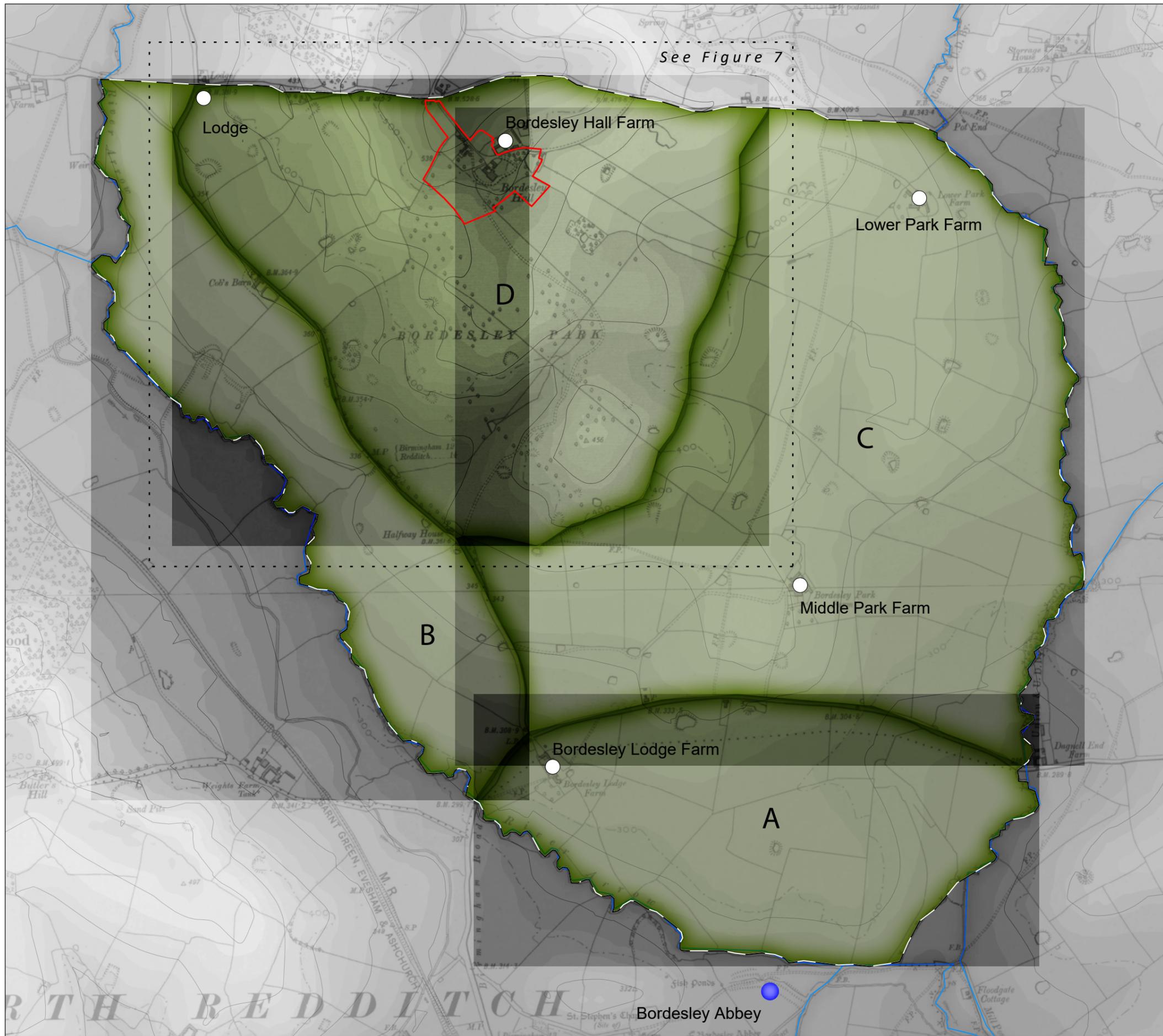
#### Bordesley Hall, Alvechurch, Worcs

Client: Lone Star Land  
 DRWG No: 4 Sheet No: 4 REV: -  
 Drawn by: CM Approved by: GS  
 Date: 30/07/2020  
 Scale: 1:15,000 @ A3



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See Figure 7

- Site
- Fullest extent of the park (inferred). Area comprising 1000 acres, defined by the River Arrow (west), Dagnell Brook (east), their confluence (south), and the boundary of Alvechurch Park (north).
- Pre-C19 disemparkment phases (inferred)
- Watercourse
- A** Possibly part of Bordesley Abbey park of AD 1138, granted to Edward Lord Windsor in 1542, and then re-emparked along with B-D in 1561.
- B** Probably emparked in 1561. Labelled as 'Bordesley Old Park' on Taylor's 1772 map, suggesting it had comprised parkland within living memory.
- C** Probably still emparked when estate sold to Lord Foley in *circa* 1700, and dis-parked shortly afterwards (possibly along with B).
- D** Probable extent of park by start of C19.

Revisions:  
First Issue- 02/07/2020 CM

**Bordesley Deer Park: Phasing Model**

Bordesley Hall, Alvechurch, Worcs

Client: Lone Star Land  
 DRWG No: 6 Sheet No: 6 REV: -  
 Drawn by: CM Approved by: GS  
 Date: 02/07/2020  
 Scale: 1:10,000 @ A3





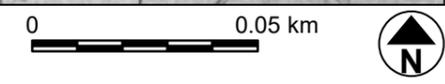
- Site
- Hall, offices and gardens
- Extent of park in 1840
- Part of park in 1831
- Part of park in 1822
- Former path

Revisions:  
 First Issue- 02/07/2020 CM

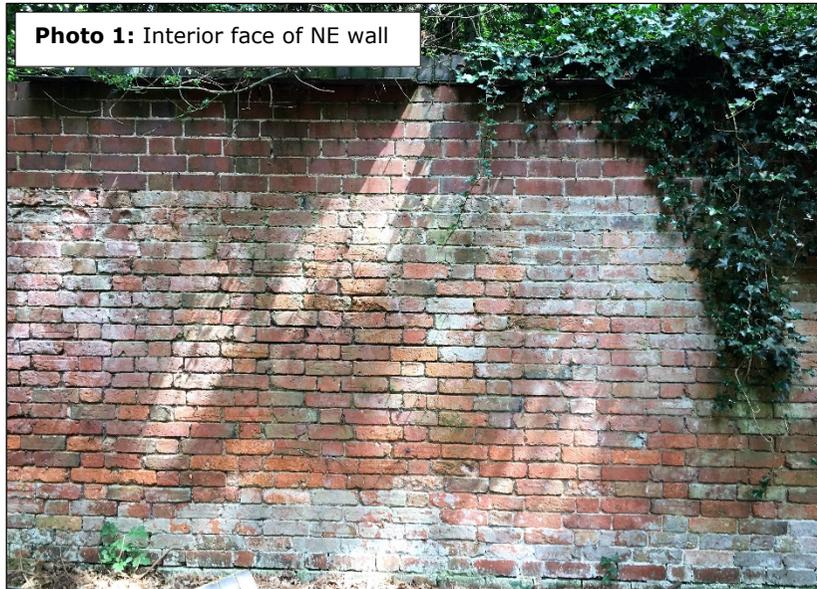
### Bordesley Park C19-C20 Development

Bordesley Hall, Alvechurch, Worcs

Client: Lone Star Land  
 DRWG No: **7** Sheet No: **7** REV: -  
 Drawn by: CM Approved by: GS  
 Date: 02/07/2020  
 Scale: 1:1,569 @ A3



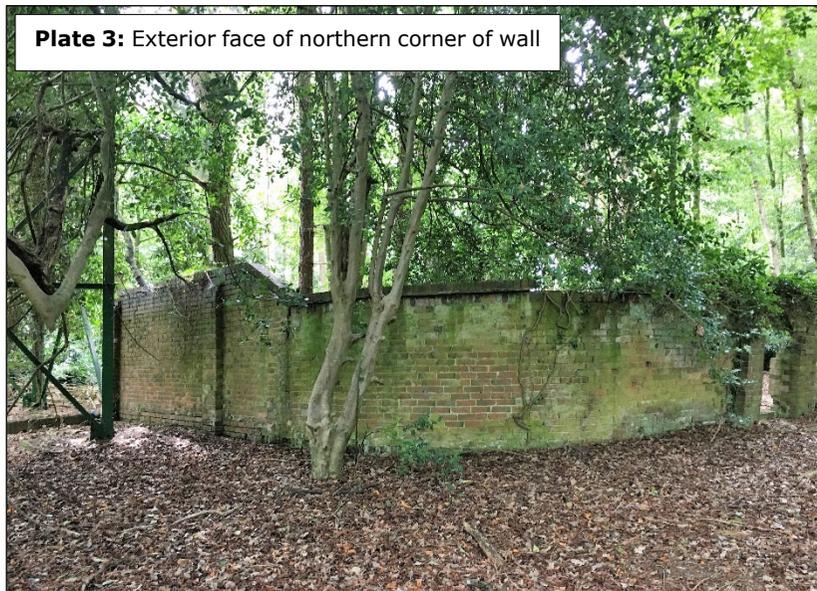
# Appendix 2: Photos taken for this assessment



**Photo 1:** Interior face of NE wall



**Photo 2:** Damage to NE wall



**Plate 3:** Exterior face of northern corner of wall



**Plate 4:** Exterior of later arched doorway





DESIGN



ENVIRONMENT



PLANNING



ECONOMICS



HERITAGE

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