

## THORPE ESTATE SOLAR, CLIFTON LANE, TAMWORTH

**Built Heritage Statement** 



Quality Management								
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## **1** INTRODUCTION

- 1.1 This Built Heritage Statement has been researched and prepared by RPS, on behalf of Elgin Energy, in order to assess the likely impact on the historic built environment arising from the proposed solar photovoltaic farm and ancillary development on land at Thorpe Estate, Clifton Lane, Tamworth ('the Site').
- 1.2 Archaeological sensitivities, including Scheduled Monuments and the Site's below ground archaeological potential, are beyond the scope of this report and are addressed within a separate RPS assessment.
- 1.3 This report makes reference to the relevant legislation contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and both national and local planning policy. In addition, relevant Historic England guidance, notably *Good Practice Advice Note 3: The Setting of Heritage Assets,* has been consulted to inform the judgements made. Relevant information, including the listing citations for the relevant heritage assets have also been consulted in preparing this Built Heritage Statement.
- 1.4 The conclusions reached in this report are the result of detailed historic research, walkover surveys of the Site and publicly accessible locations in the surrounding area, map studies, and the application of professional judgement.
- 1.5 The findings of this report are based on the known conditions at the time of writing and all findings and conclusions are time limited to no more than 3 years from the date of this report. All maps, plans and photographs are for illustrative purposes only.

## 2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

2.1 The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically compiled by Local Planning Authorities (LPAs) and incorporated into a Local List or recorded on the Historic Environment Record.

## Legislation

- 2.2 Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on the historic environment. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.3 The relevant legislation in this case extends from section 66 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their setting.
- 2.4 The meaning and effect of these duties have been considered by the courts in recent cases, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137.
- 2.5 The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give '*considerable importance and weight*' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.
- 2.6 Section 69(1) of the Act requires LPAs to 'determine areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' and to designate them as conservation areas. Section 69(2) requires LPAs to review and, where necessary, amend those areas 'from time to time'.
- 2.7 For development within a conservation area section 72 of the Act requires the decision maker to pay 'special attention [...] to the desirability of preserving or enhancing the character or appearance of that area'. The duty to give special attention is considered commensurate with that under section 66(1) to give special regard, meaning that the decision maker must give considerable importance and weight to any such harm in the planning balance.

## **National Planning Policy**

#### National Planning Policy Framework (Ministry of Housing, Communities and Local Government, February 2019)

- 2.8 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.
- 2.9 It defines a heritage asset 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'. This includes both designated and non-designated heritage assets.
- 2.10 Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage

assets are 'an irreplaceable resource, and should be conserved in a manner appropriate to their significance'.

- 2.11 For proposals that have the potential to affect the significance of a heritage asset, paragraph 189 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 190, which requires LPAs to take this assessment into account when considering applications.
- 2.12 Under '*Considering potential impacts*' the NPPF emphasises that '*great weight*' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.
- 2.13 Paragraph 195 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 196 requires this harm to be weighed against the public benefits of the proposed development.
- 2.14 Paragraph 197 states that where an application will affect the significance of a non-designated heritage asset, a balanced judgement is required, having regard to the scale of harm or loss and the significance of the heritage asset.
- 2.15 Paragraph 200 notes that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. It also states that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset should be treated favourably.
- 2.16 Furthermore, paragraph 201 states that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. When determining the impacts arising from the loss of a building or element that does positively contribute, consideration should be given to the relative significance of that building and the impact to the significance of the Conservation Area or World Heritage Site as a whole.

### **National Guidance**

#### Planning Practice Guidance (DCLG)

- 2.17 The Planning Practice Guidance (PPG) has been adopted in order to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.
- 2.18 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases and that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

# **Conservation Principles, Policies and Guidance (English Heritage, April 2008)**

2.19 Conservation Principles outlines Historic England's approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in Historic England's own

advice and guidance, the document is recommended to LPAs to ensure that all decisions about change affecting the historic environment are informed and sustainable.

2.20 The guidance describes a range of heritage values which enables the significance of assets to be established systematically, with the four main heritage values being: evidential value; historical value; aesthetic value; and communal value.

# Overview: Historic Environment Good Practice Advice in Planning

2.21 The PPS5 Practice Guide was withdrawn in March 2015 and replaced with three Good Practice Advice in Planning Notes (GPAs) published by Historic England. *GPA1: The Historic Environment in Local Plans* provides guidance to local planning authorities to help them make well informed and effective local plans. *GPA2: Managing Significance in Decision-Making* includes technical advice on the repair and restoration of historic buildings and alterations to heritage assets to guide local planning authorities, owners, practitioners and other interested parties. *GPA 3: The Setting of Heritage Assets* replaces guidance published in 2011. These are complemented by the Historic England Advice Notes in Planning (HEANs), one of which, HEAN15, concerns commercial renewable energy development.

# GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

- 2.22 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:
  - 1. Understand the significance of the affected assets;
  - 2. Understand the impact of the proposal on that significance;
  - 3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
  - 4. Look for opportunities to better reveal or enhance significance;
  - 5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
  - 6. Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

## GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

2.23 This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.

- 2.24 As with the NPPF the document defines setting 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'. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.
- 2.25 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.
- 2.26 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.
- 2.27 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.
- 2.28 Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:
  - 1. Identify which heritage assets and their settings are affected;
  - 2. Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
  - 3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
  - 4. Explore ways to maximise enhancement and avoid or minimise harm; and
  - 5. Make and document the decision and monitor outcomes.

## HEAN15: Commercial Renewable Energy Development and the Historic Environment

- 2.29 This advice note focuses on potential impacts arising to the historic environment as a result of commercial renewable energy proposals, which could occupy large areas of land or sea, including wind power, solar photovoltaics (PV) and biomass and energy from waste (EfW).
- 2.30 The advice note is organised in three sections. Section 1 gives an overview of the renewable energy market trends and key drivers, and outlines relevant decision-making processes. Section 2 described the main historic environment considerations associated with commercial renewable energy development. Section 3 described the different types of commercial renewable power generation schemes onshore and offshore, including further consideration of links that occur between offshore and onshore environments.
- 2.31 With regard to PV developments, the guidance notes that 'harmful visual impacts on the setting of heritage assets can be avoided or reduced through sensitive design and layout, and mitigation measure such as tree and hedge planting to screen the development', although 'care needs to be

taken that these measures do not themselves have an adverse impact on heritage setting or landscape character'.

### Local Planning Policy and Guidance

2.32 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations. The Site lies within the jurisdiction of Lichfield District Council, and relevant local planning policy and guidance is set out below.

# Lichfield District Local Plan Strategy 2008-2029 (adopted February 2015)

- 2.33 **Core Policy 14: Our Built & Historic Environment** states that: *'the District Council will protect* and improve the built environment and have special regard to the conservation and enhancement of the historic environment through positive action and partnership working. The historic environment contributes to sustainable communities, including economic vitality, and new development must make a positive contribution to the historic environment's local distinctiveness.
- 2.34 The significance of designated heritage assets including national protected listed buildings and their settings, ancient monuments, archaeological sites and conservation areas and their settings, will be conserved and enhanced and given the highest level of protection. Other heritage assets including locally listed buildings, and locally important parks and gardens will also be conserved and enhanced. In conjunction with Policy NR5, landscapes that form the setting to the built and historic environment will also be conserved and enhanced.
- 2.35 Change will be directed to the most appropriate locations taking into account the District's heritage assets and their settings, including the historic landscape, as informed by the local evidence base. Development proposals which conserve and enhance a heritage asset or its setting will be supported where clear and convincing justification has been provided through an assessment of the significance of the asset or its setting.
- 2.36 The sustainable re-use, maintenance and repair of listed buildings and other heritage assets will be supported, particularly those that have been identified as being at risk. In conservation areas, the built form will be protected and enhanced and there should be no net loss of trees, with physical improvements to conservation areas linked to the objectives contained within conservation area appraisals and their management plans where appropriate.
- 2.37 Opportunities to improve understanding of the District's heritage assets will be supported through partnership work with local communities and societies using a range of historic characterisation tools, the County Council's Historic Environment Record, the expansion of the local list and the programme of Conservation Area Appraisals and Management Plans.
- 2.38 The District Council will seek to maintain local distinctiveness through the built environment in terms of buildings and public spaces and enhance the relationships and linkages between the built and natural environment and through the realisation of proposed major new development.
- 2.39 The skyline of Lichfield City, characterised by the five spires emerging above the roofs and tree canopy will be protected and should inform the height, scale and layout for new developments. This and other locally important views within settlements and rural locations will be safeguarded and the integration of views and vistas shaping a strong sense of place in new development layouts will also be encouraged. High quality design, tree planting, landscaping and green spaces will be required as part of new development and elsewhere, to improve quality of place, reduce the urban heat island effect and contribute to the Forest of Mercia and National Forest where applicable.

- 2.40 The District Council and its partners will continue to improve Burntwood town centre and Lichfield City centre in terms of their physical quality. In Burntwood this will be particularly focused on achieving new uses and spaces of a physical form that can be integrated into an extended town centre.
- 2.41 Community safety issues will be taken into account such as methods for designing out crime. Environmental improvement schemes will be implemented throughout the District in appropriate locations and the natural environment will play an important role in new development and regeneration through initiatives such green linkages, tree planting and effective landscaping to assist the health and well being of the community and reduce health inequalities.
- 2.42 Further information will be provided within the Historic Environment Supplementary Planning Document'.

#### **Neighbourhood Planning**

- 2.43 Section 61G of the Town and Country Planning Act 1990 (as inserted by Schedule 9 Part 1 of the Localism Act (2011)) provides a local planning authority the power to designate an area as a 'neighbourhood area' and gives communities the opportunity to play a stronger role in planning for the neighbourhood where they live and work.
- 2.44 The Site does not currently lie within a designated neighbourhood area, and there is therefore no made Neighbourhood Plan covering the Site.

#### **Supplementary Planning Documents**

- 2.45 Lichfield District Council have adopted a series of Supplementary Planning Documents (SPDs) to support the Local Plan. Of these, the **Historic Environment Supplementary Planning Document (adopted October 2015)** is of relevance and has been referred to in the production of this report. This SPD provides further detail to the policies relating to the historic environment and achieving high quality development within Lichfield District. It provides information to everyone involved in projects on the aspects which should be considered when undertaking works that affect the historic environment.
- 2.46 In line with the recommendations of the PPG, Lichfield District Council also hold a **Local List of Buildings (updated March 2019)** to note buildings and structures which are of historic and/or architectural interest, of good design quality, and which make a significant contribution to the character of the locality. This list has also been referred to in the production of this report.

## **3 HISTORIC BUILT ENVIRONMENT APPRAISAL**

### Introduction

3.1 The following section provides an overview of the Site and its historic development. It then goes on to identify those heritage assets with the potential to be affected by the proposed development of the Site, before providing an assessment of their significance, including the contribution made by the Site.

### **Site Overview**

- 3.2 The Site is centred at NGR SK 24088 08653 and comprises an area of agricultural land located to the north-east of Tamworth (see **figure 1**). The Site straddles Clifton Lane, which runs between the B5493, to the south, and Clifton Campville, to the north. The nearest settlements are Thorpe Constantine, *c*.1 kilometre west, Seckington, *c*.1.75 kilometres south-west, and Clifton Campville, *c*.1.5 kilometres north.
- 3.3 The Site currently comprises several parcels of agricultural land surrounding, but not including, Highfields Farmhouse and Highfields Cottage, which both lie on the east side of Clifton Lane. Gorse Farm and The Dale Cottages lie to the southwest of the Site, and several small coppices lie to the east. The Site is otherwise bounded by further agricultural land.
- 3.4 The topography of the Site is undulating, limiting intervisibility between some parts of the Site, but also providing some long-distance views over the surrounding landscape. The highest points of the Site lie on its western edge at *c*.98 metres AOD, and its south-eastern edge at *c*.98 metres AOD, with land within the Site generally dropping away to the north and north-west, to a height of *c*.69m AOD. As such, from the high western edge of the Site there are some long-distance views towards Thorpe Constantine and Clifton Campville. There are also some long-distance views available from the south-westernmost field parcel within the Site, which slopes steeply downhill from north-east to south-west. (See **plates 1 & 2**).

## **Historic Development**

- 3.5 The Site lies on the south-eastern edge of the parish of Clifton Campville and, historically, formed part of a manor of the same name. This name is thought to derive from the Old English '*clif*' (an escarpment or hill slope) and '*tun*' (village), relating to the situation of its principal settlement on raised ground, and the name of the de Camville family who held the manor in the thirteenth century.
- 3.6 Following on the from Camvilles, the manor was successively held by the Stafford, Stanley, Heveningham, Coventry, and Pye families. The latter built and lived at Clifton Hall, on the east side of Clifton Campville *c*.2.5km north-east of the Site, from the early-eighteenth century until the estate as broken up and sold in 1905. It is assumed that it was at this time that the part of the estate in which the Site was situated was purchased by the neighbouring Thorpe Estate, of which it continues to form a part.
- 3.7 The Thorpe Estate was purchased in 1631 by William Ives, a successful Leicestershire vintner. Upon his death, the Estate was inherited by his daughter, Jane, who had married Richard Inge of Leicester. Thorpe Hall manor house, which had been constructed in 1651, became the Inge family home. In the late-eighteenth century, when another Inge family seat at Drakenlow, Derbyshire was abandoned, Thorpe Hall was enlarged and improved to reflect the architectural tastes of the day.
- 3.8 Thorpe Hall and the wider Estate have been stewarded by successive generations of the Inge family and remains in their private ownership to the present day. Thorpe remains a working estate,

with management of the Estate focused on sustainable farming, conservation, and rural diversification.

- 3.9 Historic mapping provides more detailed information on the historic development of the Site since the early-nineteenth century.
- 3.10 In the 1838 Clifton and Haunton Parish Tithe Map (not reproduced in this report), the Site comprises more than 30 field parcels. The accompanying Tithe Apportionment records them all to be in the possession of Henry John Pye Esquire of Clifton Hall, but to be occupied by a number of different tenants. The bulk of the Site (parcels 198-203, 205-207, 209-10, 222-227, and 230- 239) is occupied by Sarah Bache, who resides at Highfields Farm (parcel 228 described as a 'house, outbuilding, yard, garden, orchard and croft'). These field parcels are in a mixture of arable and pasture use. However, a number of field parcels on the south-eastern edge of the Site (parcels 216-218 and 488) are occupied by William Wheatley, who lives at what is now Gorse Farm. Parcels 190-191, 240 and 242, on the northern edge of the Site, are occupied by John Stratton, who resides at Church Farm in Clifton Campville, and there are a number of cottage tenements (parcels 193-197) adjoining Clifton Lane towards the northern boundary of the Site. Highfields cottage does not appear in the 1838 Clifton and Haunton Tithe Map, but the Clifton Rouge and Old Gorse coppices appear in this Tithe Map and the 1839 Tithe Map for the adjoining parish of Thorpe Constantine. The Site is otherwise surrounded by further agricultural land.
- 3.11 In the 1883-84 Ordnance Survey (OS) map Highfields Cottage is shown for the first time, and in OS maps between 1902-03 and 2020 (**figures 4-12**) successive changes are shown to the collection of buildings at Highfields Farm. The rest of the Site remains in agricultural use throughout this period, with the only apparent changes being the amalgamation of smaller field parcels into larger parcels in the late-nineteenth century and again the late-twentieth century, with the Site now formed of relatively large field parcels. The incorporation of the Site into Thorpe Estate is not evidenced in this mapping, nor is Highfields Farm becoming a freehold farm in more recent years.

## **Identification of Heritage Assets**

- 3.12 In order to identify built heritage assets with the potential to be affected by the proposed development, an initial search radius of 2 kilometres was used. A Zone of Theoretical Visibility (ZTV) with a study area covering a 5-kilometre radius from the Site was then used to help identify those built heritage assets beyond the initial search radius that may also have the potential to be affected. Subsequently, walkover surveys of the Site and publicly accessible locations in the surrounding area were carried out to identify the likely visual impact of the proposals on the historic environment, including those assets initially identified and those identified by the ZTV. Historic research was also carried out to identify whether the Site may be considered to form part of the setting of any heritage assets on account of a close historic or functional connection.
- 3.13 There are no designated or non-designated built heritage assets within the Site boundary.
- 3.14 Within the initial 2-kilometre search radius, 29 listed buildings and 2 conservation areas were identified. However, of these, it is considered that the Site only forms part of the setting of, and thereby has the potential to affect the significance of, the following built heritage assets:
  - Highfields Farmhouse (Grade II, NHLE:1038807), situated off Clifton Lane between the east and west parts of the Site;
  - Thorpe Hall (Grade II, NHLE:1374310) and the Terrace Retaining Wall and Steps Approximately 40 yards south west of Thorpe Hall (Grade II, NHLE:1188527), situated c.1.1km east of the Site;
  - *Church of St Constantine* (Grade II, NHLE:1294695), situated in Thorpe Constantine *c*.1.5km east of the Site;

- *Church of All Saints* (Grade II\*, NHLE1252599), situated in Seckington *c.*1.6km south-east of the Site;
- *Church of St Andrew* (Grade I, NHLE:1038808), situated in Clifton Campville, *c*.1km north of the Site; and
- Clifton Campville Conservation Area.
- 3.15 The ZTV indicated that a number of heritage assets beyond the initial 2-kilometre search radius may share a visual relationship with the Site and therefore have the potential to be affected by the proposed development. The visual relationship, or lack thereof, between the Site and these assets was confirmed during the walkover surveys of the Site and surrounding area (the ZTV accounts for the screening effects of local settlements and woodland, but not hedgerows, garden planting or individual trees). It was found that the Site forms part of the extended setting of one built heritage asset situated beyond the initial search area, which will also be considered further below. This comprises:
  - The Church of All Saints (Grade II\*, NHLE:1159003), situated in Lullington.

### **Assessment of Heritage Assets**

#### Highfields Farmhouse (Grade II, NHLE:1038807)

- 3.16 **Description:** Highfields Farmhouse (**plate 3**) was first designated as a Grade II listed building on 29<sup>th</sup> October 1987. It dates from the early-nineteenth century, when it was constructed as a tenanted farmhouse on the Clifton Estate, and is thought to have been purchased by the Thorpe Estate in the early-twentieth century when the Clifton Estate was broken up and sold. From 1987 to 2020 it was home to Innes Cheese, originally as part of the Thorpe Estate and in recent years as a freehold farm.
- 3.17 Highfields Farmhouse comprises two parallel ranges aligned north-east/south-west, arranged over three storeys plus a basement level, with a more recent single storey range protruding perpendicular to the rear. Built of red brick, it has a slate roof with raised verges and red brick integral end stacks. The building's principal elevation faces north-west onto Clifton Lane and is double-fronted. It has a central four-panelled door with a rectangular overlight and a rendered gabled door surround. To either side there are eight-over-eight sash windows with gauged brick heads, and there are similar windows above that diminish in size towards the upper storeys.
- 3.18 **Significance:** Highfields Farmhouse is an asset of high (national) significance, which is reflected in its designation as a Grade II listed building. Its significance derives in part from its historic special interest as part of an early-nineteenth century estate farmstead, providing a material record of an agricultural building and dwelling from this period. The asset's significance also derives from the architectural special interest it possesses, with a polite Georgian façade that demonstrates the architectural tastes of the day and their incorporation into agricultural estate buildings. Its simple but attractive façade also provides the asset with aesthetic value, and, whilst the building appears well cared for, this is enhanced by a general patina of age.
- 3.19 **Setting:** The immediate setting of the building comprises a number of ancillary buildings, including two two-storey red brick barns, a brick and tile open-fronted livestock shed, a Dutch barn, a brick and steel framed milking parlour, and several steel-framed sheds; private domestic gardens; and paddocks, which surround the property (**plate 4**). Its grounds comprise approximately 12 acres. The two two-storey red brick barns appear contemporaneous to the Farmhouse and are considered to share group value with the asset, contributing positively to our understanding of the asset's significance as part of an early-nineteenth century estate farmstead. The other, modern, ancillary buildings are of no architectural or historic interest and detract somewhat from the buildings' aesthetic value. However, they are considered to make a positive contribution to an understanding of the asset's significance as an historic farmhouse. Likewise, the surrounding

paddocks contribute to the ability to appreciate the asset as the centre of an historic working farm, rather than just a country residence. Overall, the asset's immediate setting is considered to make a strong positive contribution to the significance of the asset.

- 3.20 At present, the asset's wider setting largely comprises arable agricultural land. As demonstrated in the 1838 Clifton and Haunton Parish Tithe Map, the 1839 Thorpe Constantine Parish Tithe Map, and their accompanying apportionments, a large part of this surrounding land shares an historic functional connection with the asset, having been farmed from the asset at this time as part of the Clifton Estate, and later as part of the Thorpe Estate. However, this functional connection has since ceased, and Highfields Farm is no longer owned by the Thorpe Estate. The surrounding arable agricultural land still provides the asset with general rural, agricultural context, which makes a positive contribution to the ability to appreciate the significance of the asset as an historic estate farmhouse. There are also some long-distance views of the asset from parts of the surrounding landscape, particularly to the west, in which the asset's historic and architectural special interest can be appreciated. However, overall, the contribution made to the significance of the asset by its wider setting is secondary to the contribution made by the historic form and fabric of the asset itself and the asset's immediate setting.
- 3.21 **Contribution of the Site:** Surrounding the asset, the Site forms a large part of its wider setting and, as noted above, much of the Site shares an historic functional connection with the asset. This functional connection has since ceased, but the rural and agricultural character of the Site means it nonetheless contributes generally to the legibility of the asset as an historic farmhouse. Furthermore, there are also long-distance views of the asset across the three large field parcels immediately west of the asset (see **plates 5 & 6**), which rise up to the high western edge of the Site and, whilst these are sometimes partially blocked by intervening hedgerow trees and planting to the front of the farmhouse, they make a positive contribution to the ability to appreciate the historic and architectural special interest of the asset. Overall, the Site makes a moderate positive contribution to the significance of the asset isself and the asset's immediate setting.

#### Thorpe Hall (Grade II, NHLE:1374310) and the Terrace Retaining Wall and Steps Approximately 40 yards south west of Thorpe Hall (Grade II, NHLE:1188527)

- 3.22 **Description:** Thorpe Hall (**plates 7 & 8**) was first designated as a Grade II listed building on 9<sup>th</sup> March 1953. It is a small country house that, as noted above, has been owned by Inges family since the seventeenth century. It forms the centrepiece of the Thorpe Estate. The terrace, retaining wall and steps lie approximately 40 yards south-west of Thorpe Hall and were listed at Grade II on 29<sup>th</sup> October 1987.
- 3.23 Thorpe Hall comprises a double-pile core built in 1651 for William Ives and remodelled in the earlynineteenth century, with projecting north and south wings constructed in 1800 and 1812 respectively to the designs of Thomas Gardener of Derby, and a billiard room extension *c*.1870. The house was built of brick and stone but, whilst retaining a sandstone plinth, its elevations are now rendered, as are its chimney stacks, which protrude from its hipped slate roofs. The building's entrance façade faces north-east. An early illustration of Thorpe Hall (not reproduced in this report), prior to the late-eighteenth/early-nineteenth century improvements, shows the north-east elevation of the central core to have originally had three shaped gables. Presently, however it is arranged over three storeys plus basement, with reduced proportions to the second floor, an eaves cornice, and a plain parapet. It possesses five bays, defined by pilaster strips, each with large sash windows with glazing bars, and is entered through a central door with a pedimented architrave. Flanking flights of steps sweep up to the door, carried on a stone arch with rusticated voussoirs, with wrought iron balustrades and square piers. The later wings are two storeys, with three bays of sash windows. On the garden front, which faces south-west, there are set-back links

between the central block and the flanking wings, which have bowed fronts. There is also a singlestorey Tuscan porch in which there is a door with fanlight leading to the rear garden terrace.

- 3.24 The listed terrace retaining wall and steps lies approximately 40 yards (36.5 metres) beyond the Tuscan porch and were constructed in the mid-nineteenth century. They comprise a brick base with stone balustrade extending approximately 70 yards (64 metres) in length. The balustrade is latticed, interspersed by panelled piers surmounted by urns. It has a central opening flanked by large square panelled piers, from which a short flight of stone steps descends to the gardens beyond.
- 3.25 **Significance:** Thorpe Hall is an asset of high (national) significance, which is reflected in its designation as a Grade II listed building. This significance is derived largely from the historic special interest the asset possesses as an example of a gentry house with mid-seventeenth century origins, with nineteenth-century alterations and additions, demonstrating the expected living standards of the gentry in these periods and providing evidence of their daily lives. The 1870's billiards room extension illustrates the popularisation of this pastime in the Victorian period. Thorpe Hall also derives its significance from the architectural special interest is possesses, demonstrating domestic architectural fashions amongst the upper classes from the mid-seventeenth to nineteenth centuries, and the way in which these houses were money allowing adapted when architectural fashions changed. Its design is aesthetically pleasing, of a high quality, and typical of Thomas Gardner's very plain Georgian style, which further contributes to its architectural special interest. The NHLE entry for the Grade II listed wall and steps notes that they are listed for the group value they share with Thorpe Hall.
- 3.26 Setting: The assets' immediate setting comprises the formal gardens (see plate 8), lawns, estate buildings, private driveways, walled gardens, and the Church of St Constantine (i.e. the core of the Thorpe Estate), which surround Thorpe Hall. The basic framework of these surrounds derives from the extensive and far-reaching programme of works undertaken at Thorpe at the turn of the nineteenth century, and as such makes a strong positive contribution to the historic and architectural special interest of Thorpe Hall: they enhance our understanding of the architectural fashions for gentry houses and their estates in this period, and enhance our understanding of the workings of such estates. Later elements similarly contribute to the significance of Thorpe Hall, illustrating important changes over time in the history of the British country house and estate, and the history of the Thorpe Estate specifically. Much of the Home Farm, situated to the north side of Thorpe Hall, was re-built c.1849-52. It demonstrates the fashion for model farms prior to the great depression of British agriculture in the last quarter of the nineteenth century and, not least as a result of its design quality and proximity to Thorpe Hall, illustrates the continued importance of agriculture to the Estate in this period. Unusually, the Home Farm has remained in use as part of the Estate to the present day and, to enable this, a number of modern agricultural buildings have been constructed. These are of no architectural interest but contribute to the historic special interest of Thorpe Hall insofar as they help to illustrate the latest chapter in its history. Likewise, a number of the older farm buildings and the walled garden have been adapted for alternative uses, which contributes to our understanding of the way in which rural estates have had to diversify in order to remain viable in the Post-War period.
- 3.27 Thorpe Hall's wider setting comprises the surrounding rural landscape, much of which shares an enduring functional relationship with the asset, being part of the Thorpe Estate landholding and worked from the Home Farm. It is not readily discernible which parts of the surrounding landscape form part of the Estate, but it nonetheless contributes generally to the legibility of the asset as the centrepiece of a managed rural estate. Furthermore, within this wider setting there are a number of buildings that were constructed as tenanted properties by the Estate, some of which retain this connection, such as Plas David. These buildings are considered to share some group value with Thorpe Hall as examples of estate architecture and make a small contribution to its historic special interest.

- 3.28 With regards to views, the significance of Thorpe Hall is best appreciated from within its immediate setting, where its architectural detail and its relationship to the surrounding estate buildings and grounds are most apparent. From beyond its immediate setting, the historic and architectural special interest of Thorpe Hall is most readily experienced in views from Clifton Lane, where a view of the front façade is framed by an avenue of trees. There are also some long-distance views of the asset available from within the wider landscape; but the distant and partial nature of these views means they provide a lesser contribution to the ability to appreciate the asset's special interest. Furthermore, areas of coppice and tree belts planted to the west and south-west of the asset curtail intervisibility between the asset and the wider landscape beyond in these directions. The listed terrace retaining wall and steps, situated to the south-west of Thorpe Hall, are not visible beyond the gardens and parkland immediately surrounding Thorpe Hall.
- 3.29 **Contribution of the Site:** The Site lies c.0.9km west of Thorpe Hall at its nearest point and forms part of its wider rural setting. As noted above, it appears that the Site formed part of the neighbouring Clifton Estate until the early-twentieth century and has formed part of the Thorpe Estate since. The Site therefore shares an historic and functional connection with Thorpe Hall and contributes to its significance in this regard. However, there is a very limited visual connection between the Site and the asset as a result of the intervening distance and tree belts/coppices. There are some views of Thorpe Hall available from the high western edge of the Site, in proximity to the adjacent triangulation pillar (see plate 5); but these are glimpsed, partial and long-distance in nature and this means that they provide very little appreciation of the historic or architectural special interest of the asset. Any return views from the asset are likely to be equally limited, and in views of the asset from Clifton Lane the Site is not visible. Overall, the Site makes a minor positive contribution to the significance of Thorpe Hall. The Site shares a loose historic connection with the listed terrace retaining wall and steps but is not considered to form part of its setting and makes no contribution to its significance. The listed terrace wall and steps will therefore not be considered further in this report.

#### Church of St Constantine (Grade II, NHLE:1294695)

- 3.30 **Description:** The Church of St Constantine (**plate 9**), situated in Thorpe Constantine, was listed at Grade II on 27<sup>th</sup> February 1964. Serving as the church for the Thorpe Estate, it has Medieval origins and incorporates some Medieval fabric, likely from the fourteenth century. A faculty to rebuild the church was obtained in 1778, when the original chancel appears to have been removed to create a Georgian 'preaching box' a design intended so that as many people possible could hear the sermons. It was then further altered under a faculty obtained in 1883, when the chancel and vestry were built, and the nave altered and re-roofed. The 1883 works were carried out to the designs of J. Oldrid Scott.
- 3.31 Constructed of ashlar stone with a plain tile roof, the Church presently comprises a west tower, three-bay nave, two-bay chancel, and north-east vestry. The tower likely dates from the fourteenth century with later alterations and is of three stages with a plain parapet and recessed stone spire. The lowest stage contains a west doorway of two orders of colonettes with stiff leaf capitals; the second stage has single-light windows to the south and north elevations with trefoiled heads; and the third stage contains pointed belfry lights with Y-tracery. The spire contains two tiers of gabled *lucarnes,* the lower of which have Y-tracery, are flanked by gargoyles, and surmounted by foliated finials. The nave and chancel are ornamented with a continued plinth string, stepped down from east to west, and both have buttresses to their east ends, with those to the chancel being diagonally placed. Both contain two-light pointed arched windows with cusped Y-tracery and hood moulds, and there is a similar style three-light east window with intersecting tracery. The north-east vestry contains a two-light transomed north window with trefoiled heads and a west door with corbelled lintel.
- 3.32 The interior of the Church was not inspected during the Site and area walkover survey due to Coivd-19 restrictions. However, the NHLE entry notes that the church possesses a fourteenth-

century tower arch; a pointed chancel arch of two quarter-round moulded orders, the inner order of which springs from corbelled responds with moulded capitals; a collar and tie-beam roof to the nave, with cusped arch braces rising to the collar from stone corbels, a central strut between the tie beam and collar with cusped up-braces, and square-set clasped purlins; blind arcades to the north and south walls of the chancel; and a barrel ceiling with foliated bosses over the chapel.

- 3.33 **Significance**: The Church of St Constantine is a heritage asset of high (national) significance, which is reflected in its designation as a Grade II listed building. The significance of the Church derives in part from its special historic interest as a predominantly late-nineteenth century estate church incorporating fabric from an earlier church on the same site, providing a material record of ecclesiastical life and religious belief and practices in the area since the fourteenth century. Most notably, the Georgian removal and subsequent Victorian reinstatement of the chancel demonstrates changing practices of worship, with its reinstatement no doubt resulting from the Victorian trend back towards High Church liturgy. The asset's significance also derives from the architectural special interest it possesses as an estate church that demonstrates the fashions in ecclesiastical architecture that accompanied these changes in religious practice, as well as the broader popularity of Gothic Revival styles in the Victorian period. Its harmonious and high-quality design means it also possesses a great deal of aesthetic value, and its tall steeple marks it out as a local landmark building (as was the original design intent), with both of these attributes further contributing to the asset's significance.
- 3.34 **Setting:** The setting of the Church of St Constantine can be divided into an immediate setting, comprising the core of the Thorpe Estate focused around Thorpe Hall and the Church, and a wider setting, comprising those parts of the surrounding rural landscape in which the asset can be experienced. The asset's immediate setting contributes to the significance of the asset as it places the asset in its historic context and is key to its legibility as an estate church. The asset's immediate setting also provides attractive surrounds in which to view the church, contributing to its aesthetic value. The asset's wider setting contributes to its significance insofar as there are views of the asset from within the surrounding landscape that provide an understanding of its landmark status (see plate 4); however, due to the partial and long-distance nature of many of these views, and the fact that they take in only the exterior of the church, they provide, on the whole, only a limited appreciation of the asset's historic and architectural special interest. Those that take in the church in conjunction with Thorpe Hall are considered to make a slightly greater contribution to the ability to appreciate the historic special interest of the asset, as they hint at the relationship between church and manor house; however, in the majority of these views it is not readily appreciable that the Church lies within the Hall's private grounds, and so its significance as an estate church is not legible.
- 3.35 **Contribution of the Site:** The Site lies *c*.1 kilometre west of the asset, and forms part of the asset's wider setting. The Site has formed part of the landholding of the Thorpe Estate since the early-twentieth century; however, this loose association is not readily legible, and the Site is not considered to contribute to an understanding of the asset's significance as an estate church. There are some views of the asset's spire from the high points western edge of the Site, and across the Site from the public footpath in proximity to the triangulation pillar adjacent to the Site's western boundary, which provide an understanding of the asset as a local landmark feature (see **plate 4**). However, the distant, and in some instances glimpsed, nature of these views, in combination with the very limited amount of the church visible, means that such views indicate only the presence of a church of some age. Beyond this, they provide no meaningful understanding of the Site the asset is not visible, and there are no return views of the Site from the asset. Overall, therefore the Site is considered to make only a very limited contribution to the significance of the asset as part of its wider setting.

Church of St Andrew, Clifton Campville (Grade I, NHLE:1038808); the Church of All Saints, Lullington (Grade II, NHLE:1159003); and, the Church of All Saints, Seckington (Grade II\*, NHLE: 1252599)

- 3.36 **Description:** The churches of St Andrew, Clifton Campville (**plates 10 & 11**); All Saints, Lullington (**plate 12**); and All Saints, Seckington (**plate 13**) largely date from the thirteenth and fourteenth centuries, with some later additions. All were restored during mid to late-nineteenth century. For a full description of the assets, reference should be made to the NHLE entries for the three assets contained within Appendix A.
- 3.37 **Significance:** These three churches are all of very high national heritage significance, reflected in their designation as Grade I and Grade II\* listed buildings. Only 2.5% of all listed buildings are designated at Grade I and all Grade I listed buildings are of exceptional historic or architectural significance. Only 5.8% of all listed buildings are designated at Grade II\* listed buildings are designated at Grade II\* listed buildings are designated at Grade II\* listed buildings are designated.
- 3.38 The very high level of significance each of these assets possesses derives in part from the fact that they retain significant amounts of Medieval fabric and are therefore rare survivals of architecture from this period. They provide evidence of religious beliefs and practices from the thirteenth/fourteenth centuries onwards and illustrate tastes in ecclesiastical architecture and methods of construction from the thirteenth/fourteenth centuries to the nineteenth century, including the Victorian fashion for 'restoring' early churches. The Church of St Andrew, Clifton Campville possesses exceptionally high design value Pevsner described the church as having an '*uncommonly fine*' steeple' which accounts for its listing at the highest level.
- 3.39 **Contribution of the Site:** The Site forms part of the extensive wider settings of each of the assets, with long-distance views from the high western edge of the Site taking in the upper stages of each of the churches' towers/spires (see **plates 14-16**). These views make a degree of contribution to the significance of the buildings in enabling an understanding of their landmark status and their significance as churches of some age. However, as views of the churches in Lullington and Seckington are very distant (over 1km) and take in only part of their spires, these views allow little to no appreciation of their more than special architectural interest. By virtue of the views of the Church of St Andrew being closer, and taking in a greater proportion of the asset's tower and spire, views of this asset from the Site allow a greater appreciation of this asset's exceptional historic and architectural interest; although, given that the majority of the building is not visible, this contribution remains limited. The Site is not visible in return views from the assets and shares no known direct historic or functional relationship with them. Overall, therefore, the Site is considered to make only a very limited contribution to the significance of any of these assets.

#### **Clifton Campville Conservation Area**

- 3.40 Clifton Campville Conservation Area was first designated in 1977 and was extended in 1994. A *Conservation Area Appraisal* was adopted by Lichfield District Council in 2009, and a *Conservation Area Management Plan* subsequently produced. These documents have been referred to in the production of the following assessment.
- 3.41 **Description:** Clifton Campville Conservation Area encompasses the historic core of the village, centring on the Grade I listed parish Church of St Andrew (assessed separately above). In addition to the church and its grounds, it encompasses Church Street, a number of properties to the north and south side of Main Street, and several open fields to the south, east, and west of the church.
- 3.42 As noted in the *Conservation Area Appraisal* (2009), there are relatively few buildings within Clifton Campville Conservation Area, but those that are present contribute positively to its character. There are seven buildings within the Conservation Area that are listed in their own right, and the

Village Hall is recognised on the District Council's Register of Buildings of Special Local Interest. The most highly designated listed building within the Conservation Area is the Grade I listed parish Church of St Andrew (assessed separately above), whose exceptionally tall spire rises high above the rest of the village and forms a landmark feature both within the Conservation Area and for miles around. The church is stone built, but the majority of buildings within the Conservation Area reflect the Staffordshire vernacular of red brick and clay tile, with a few examples of timber framing and render. There is some recent residential development within the Conservation Area, namely to the rear of Manor Farmhouse; however, in its design and materials it is considered in-keeping with the character and appearance of the Conservation Area.

- 3.43 Church Street is relatively tightly enclosed by buildings and a tall, stepped brick-built garden wall to the old and new rectories. Nevertheless, there are green areas throughout the village, including individual large trees, groups of trees, hedges around properties, small open spaces around houses, and the much larger open spaces surrounding St Andrew's Church, all of which are considered to contribute positively to the character and appearance of the Conservation Area. The open spaces surrounding St Andrew's Church provide an attractive setting for the listed building and are of some archaeological interest, containing evidence of ridge and furrow that contributes to an understanding of the historical development of the village.
- 3.44 **Significance:** The significance of Clifton Campville Conservation Area is largely derived from the architectural and historic interest of its built form; a high proportion of which is listed or locally listed in its own right; and which, for the large part, provides attractive and characteristic examples of Staffordshire vernacular architecture. As noted above, there has been some modern development within the Conservation, but this has been sympathetically designed and is not considered to dilute the overall interest of the Conservation Area's built form. The Conservation Area also possesses some archaeological interest, on account of the evidence of ridge and furrow contained within the open fields surrounding the parish church, which also contributes to its significance.
- 3.45 **Setting:** Clifton Campville is situated on a local high point within a gently undulating landscape predominantly comprised of former estate farmland. The Conservation Area encompasses only the historic core of the village and therefore the immediate setting of the Conservation Area largely consists of twentieth to twenty-first century residential development. As noted in the *Conservation Area Appraisal* (2009), much of this housing does not reflect the historic character of the area, being inappropriate in plot size and shape, materials and design. As a result, this element of the Conservation Area's setting detracts somewhat from its character and appearance. It has also, to some extent, eroded the Conservation Area's connection with its wider, historically rural setting. Nevertheless, where the relationship between the Conservation Area and the surrounding countryside can still be clearly discerned, the surrounding countryside contributes positively to the Conservation Area both aesthetically and as a reminder of the social, economic, and agricultural history of the settlement.
- 3.46 **Contribution of the Site:** Situated *c*.1.3km south of Clifton Campville Conservation Area at its nearest point, the Site forms part of the asset's extended setting. As discussed above, there are some long-distance views of the tower and spire of the Church of St Andrew from within and across the Site. However, due to the intervening distance and the many individual large trees, groups of trees, and hedges around properties within the Conservation Area, no other elements of the built form within the Conservation Area are discernible (see **plates 5 & 6**). These views therefore provide little understanding of the Conservation Area's significance, or indeed it presence. Return views of the Site from the Conservation Area are similarly limited, with only distant and partial views of those parts of the Site to the west of Clifton Lane available from the public footpath crossing the southernmost field within the Conservation Area. Consequently, whilst the Site forms a small part of the asset's extended rural setting, any specific contribution it makes to the Conservation Area in this regard is very low. Overall, the Site is considered to make only a negligible contribution to the significance of the Conservation Area, or the ability to appreciate its significance.

## 4 PROPOSALS AND ASSESSMENT OF IMPACT

### **Proposals**

- 4.1 For comprehensive details of the proposals, reference should be made to the full suite of plans and technical documents accompanying the application. However, in summary, the proposals are for development of the Site as a solar farm, which will provide green energy, following which the solar equipment will be removed and the land returned to a wholly agricultural use.
- 4.2 The proposals have been informed by extensive pre-application consultation with Lichfield District Council Officers, and an understanding of the sensitivities of the local historic built environment, in order to minimise potential impacts on heritage assets, particularly Highfields Farmhouse around which the Site is situated.
- 4.3 The solar panels will be located in the northern half of the Site and the south-eastern corner of the Site, leaving the fields to the east, west and south of Highfields Farmhouse, with which the asset shares the strongest visual connection, free of solar equipment. Keeping the south-west part of the Site free of solar panels will also ensure that the glimpsed views of Highfields Farmhouse and some long-distance views to the Church of St Constantine and Thorpe Hall available from the public footpath running along the western edge of the Site will be retained, as will views of the Farm on the approach from Highfields Cottage.
- 4.4 As noted in the LVIA accompanying the application, whilst the character of the area is already influenced by some elements of electrical infrastructure, the introduction of solar equipment will add a more modern anthropogenic influence on the landscape (RPS, 2021). However, the structure of the landscape will be retained and enhanced, with the solar panels and associated equipment to be positioned within the boundaries of existing field parcels, and hedgerows supplemented with infill planting where they are currently sparse. Sheep will be grazed amidst the solar panels, which will also help to maintain a semi-agricultural character. The Historic Landscape is assessed within the Archaeological Desk Based Assessment submitted as part of this application (RPS, 2021) and should be referred to in order to understand this element of Cultural Heritage.
- 4.5 Existing hedgerows, which will be allowed to develop to a greater height than at present, will help to screen the solar panels, and the primary substation and associated infrastructure will be located towards the northern edge of the Site, in an area of lower sensitivity adjacent to existing electricity pylons.

#### **Assessment of Impact**

- 4.6 In assessing the potential effects of the proposed development, the principal consideration is whether the significance of the identified listed buildings would be affected by changes within their respective settings.
- 4.7 Potential effects of development in this instance relate primarily to visual effects, considering the nature of the proposals for a solar farm (which would not cause undue noise, vibration or odour); although potential wider effects on setting, such as historic or cultural associations, have been considered as part of this assessment too. Historic England have been consulted as part of initial pre-application work, and they raised concerns regarding the historic landscape. Impact upon the historic landscape has been covered with the Archaeological Desk Based Assessment (RPS, 2021) submitted as part of the application. The historic landscape has cross over with built heritage, in relation to the contribution it makes to built heritage assets and the assessment of impact regarding this is included below.

- 4.8 Given its proximity to the Site and the moderate contribution the Site presently makes to its significance (as identified above), Grade II Highfields Farmhouse is the primary built heritage consideration in regard to the proposed development. It has also been demonstrated that the Site makes a minor positive contribution to the significance of Grade II listed Thorpe Hall. These two assets are therefore discussed individually below, as is Clifton Campville Conservation Area.
- 4.9 As it is demonstrated above that the Site makes a, very limited contribution to the significance of the Grade II Church of St Constantine, Grade I Church of St Andrew, Grade II\* Church of All Saints (Lillington), and Grade II\* Church of All Saints (Seckington), and as the impact on these assets will be very similar, they will be discussed below collectively.

#### Highfields Farmhouse (Grade II, NHLE:1038807)

- 4.10 As demonstrated above, the Site currently forms part of the wider setting of Highfields Farmhouse and makes a moderate positive contribution to the asset's significance. The Site does not share a current functional connection to the asset, with the Site comprising land farmed from the Thorpe Estate, and Highfields Farm having been in use as a dairy for several decades, recently under independent ownership. However, a large part of the Site was once farmed from the asset and this historic connection remains somewhat legible. The Site provides the asset with rural/agricultural context, which contributes to the legibility of the asset as an historic farmhouse, and there are views of the asset from and across the Site in which something of the asset's historic and architectural special interest can be appreciated.
- 4.11 The proposed solar farm will result in a change to the appearance of part of the asset's wider setting by way of the introduction of solar panels, associated equipment and fencing to parts of the Site. Solar panels will be visible from sections of Clifton Road to the north of Highfields Farm where gateways and other gaps in the hedgerow allow views into the fields beyond, and it is likely that some of the solar panels situated in fields to the west side of Clifton Road will be visible from Highfields Farmhouse itself. This will, to a degree, erode the rural character of the asset's setting and therefore the contribution it makes to the legibility of the asset as an historic farmhouse.
- 4.12 However, the potential magnitude of this impact has been mitigated by design, as outlined above. Positioning the panels in the northern and south-eastern parts of the Site provides for an area of open space around Highfields Farm and will leave those fields to the east, west and south of Highfields Farm, with which the asset shares the strongest visual connection, free of development. Allowing hedgerows to develop and supplementing them with infill planting where they are currently sparse will further reduce the visual impact of the proposals. Moreover, the proposals allow for the retention and enhancement of the structure of the landscape, which also means the proposals are fully reversible, and the grazing of livestock amongst the solar panels will allow the Site to remain in semi-agricultural use, helping to maintain some of its existing character.
- 4.13 The proposals have been designed so that key views of Highfields Farmhouse, which contribute to the ability to appreciate its significance, will be retained, namely: views from the section of Clifton Road fronting the asset taking in its principal elevation; glimpsed, long-distance views from the public footpath adjoining the western boundary of the Site; and views of the farm and rear of the farmhouse when approaching from the track and public footpath from Highfields Cottage.
- 4.14 It is also noted that the proposed solar farm development is time-limited, with the Site to be subsequently returned to a fully agricultural use. All impacts arising to the significance of Highfields Farmhouse are therefore both temporary and fully reversible.
- 4.15 The proposed development will have no impact on the form or historic fabric of Highfields Farmhouse or its immediate setting, from which the asset principally derives its significance.
- 4.16 Overall, taking into account the impact of the proposals on the wider setting of Highfields Farm, the moderate contribution the Site currently makes to the significance of the asset, as well as the time-limited and reversible nature of the proposals, it is considered that the proposed development will

likely give rise to only a low-moderate level of less than substantial harm to the significance of Highfields Farmhouse. This should be weighed against the public benefits of the proposals in line with the NPPF.

#### Thorpe Hall (Grade II, NHLE:1374310)

- 4.17 As part of the Thorpe Estate since the early twentieth century, the Site shares an enduring functional relationship with Thorpe Hall. Historically, it has been utilised for traditional agriculture (arable and pasture). However, rural diversification has been an important part of the most recent chapter in the Estate's history and is vital to its continued viability and upkeep. Examples of this diversification include the adaptation of the stables and walled garden, which lie within the asset's immediate setting, for small businesses and to host weddings. The development of the Site as a solar farm with sheep grazing is therefore considered in-keeping.
- 4.18 The introduction of solar panels and associated infrastructure to the Site has the potential to impact views of Thorpe Hall available from within the Site. However, as detailed above, the glimpsed, partial, and long-distance nature of these views means that they provide very little appreciation of the historic or architectural special interest of the asset. It is therefore considered that their loss would have no material impact on the overall ability to appreciate the significance of the asset.
- 4.19 As evidenced by the ZTV, the proposed solar farm is unlikely to be visible from Thorpe Hall itself, due to the screening effect of areas of coppice and tree belts planted to the west and south-west of the Hall. It may be visible from within parts of the formal gardens to the west of the Hall, but will appear as only a very small element within the asset's expansive wider setting, and it is considered that this will have no adverse impact on the significance of the asset.
- 4.20 Overall, therefore, it is considered that whilst the proposed solar farm will result in change to a small part of Thorpe Hall's wider setting for the duration of the development's lifetime, it will have no material impact on the significance of the asset.

Church of St Constantine, Thorpe Constantine (Grade II, NHLE:1294695); Church of St Andrew, Clifton Campville (Grade I, NHLE:1038808); Church of All Saints, Lullington (Grade II\*, NHLE: 1159003); and the Church of All Saints, Seckington (Grade II\*, NHLE1252599).

- 4.21 The Site forms part of the extended setting of each of the four listed churches and is currently considered to make a small contribution to their significance, by virtue of the long-distance views of them available from within the Site, which contribute to an understanding of their landmark status. The proposals will result in the loss of a number of these views and will introduce solar panels into the foreground of others. However, as views of the Church of St Constantine, the Church of All Saints (Lullington), and the Church of All Saints (Seckington) contribute very little to the ability to appreciate their overall heritage significance, and only a very small proportion of all available views of the assets will be affected, it is considered that the temporary loss or change to these views as a result of the proposed development will have no material impact on the ability to appreciate the significance of these three assets.
- 4.22 By virtue of the Church of St Andrew being closer to the Site, a slightly higher proportion of available views of the asset will be affected. Nevertheless, it is considered that the proposed development will result in only negligible adverse impact on the overall ability to appreciate the significance of the asset. This adverse impact will be time-limited, and fully reversed at the end of the solar farm's lifetime when the Site will be returned to a fully agricultural use.

- 4.23 There are currently no return views of the Site from any of the four churches, or their immediate settings, and this will remain unchanged.
- 4.24 Overall, it is therefore considered that the proposed solar farm development will have no material impact on the significance of the churches of St Constantine, All Saints (Lullington), or All Saints (Seckington). The proposed solar farm will also have no more than a negligible adverse impact on the overall significance of the Church of St Andrew in Clifton Campville, equating to the very lowest level of less than substantial harm.

#### **Clifton Campville Conservation Area**

- 4.25 Clifton Campville has been shown to predominantly derive its significance from the historic and architectural interest of its built form, which will not be affected by the proposals. As noted above, the proposals will impact on a small number of views of the Church of St Andrew in Clifton Campville for the duration of development's lifetime, either by loss or by introducing solar panels into the foreground. However, as no other built elements of the Conservation Area are discernible in these views, they offer no meaningful understanding of the historic or architectural interest of the Conservation Area, and their loss or alteration will have no impact on the ability to appreciate the significance of the Conservation Area.
- 4.26 The proposed solar farm development will result in an erosion of the rural character of the Site and, as demonstrated in the LVIA (viewpoint 10), there will be some distant and partial views of solar panels positioned towards the high western edge of the Site from the footpath crossing the southernmost field within the Conservation Area for the duration of the development's lifetime. However, the proposed development will not be visible from most of the Conservation Area, and the Site forms only a very small and distant part of the asset's extensive rural setting. It is therefore considered that the proposed development will result in only a slight change to the wider setting of the asset, which will be temporary and reversible, and will not fundamentally alter the contribution it makes to the significance of the Conservation Area.
- 4.27 Overall, it is considered that the proposed development will have no material impact on the significance of Clifton Campville Conservation Area.

## 5 CONCLUSION

- 5.1 This Built Heritage Statement has been prepared in order to assess the potential impact on the historic built environment arising from the proposed development of a solar farm on land at Thorpe Estate, Clifton Lane, Tamworth ('the Site') in line with primary legislation (The Planning (Listed Buildings and Conservation Areas) Act 1990), the relevant requirements of the National Planning Policy Framework, and local policy. It identifies potentially affected built heritage assets; assesses their significance, including the contribution made by their setting; and the likely impact on their significance arising from the proposed development.
- 5.2 This report has identified that the proposals will result in change to the wider settings of the following built heritage assets:
  - Highfields Farmhouse (Grade II, NHLE:1038807);
  - Thorpe Hall (Grade II, NHLE:1374310);
  - Church of St Constantine, Thorpe Constantine (Grade II, NHLE:1294695);
  - Church of St Andrew, Clifton Campville (Grade I, NHLE:1038808);
  - Church of All Saints, Lullington (Grade II\*, NHLE:1159003),
  - Church of All Saints, Seckington (Grade II\*, NHLE1252599); and,
  - Clifton Campville Conservation Area.
- 5.3 However, it is demonstrated that, of these assets, the proposals will have no material impact on the significance of Thorpe Hall, the Church of St Constantine, the Church of All Saints (Lullington), the Church of All Saints (Seckington), or Clifton Campville Conservation Area.
- 5.4 It is also demonstrated that the proposals will result in a negligible level of less than substantial harm to the Church of St Andrew, and no more than a low-moderate level of less than substantial harm to Highfields Farmhouse. This reflects the well-considered design of the proposal development, which incorporates a number of measures that mitigate the impact of the proposals on Highfields Farmhouse, and the solar farm's temporary and fully reversible nature. An assessment of impact to the historic landscape is included within the archaeological desk based assessment (RPS, 2021) included as part of this application.
- 5.5 Any less than substantial harm to designated heritage assets engages Paragraph 196 of the NPPF, requiring the harm to be weighed against the public benefits of the proposed development set out within other technical documents accompanying the application having special regard to the desirability of preserving the assets.
- 5.6 This Built Heritage Statement meets the requirements of the NPPF and local planning policy. It provides sufficient information to inform the Local Planning Authority in respect of impacts on built heritage assets arising from the proposed solar farm development on land near Highfields Farm, Thorpe Estate, Clifton Lane, Tamworth.

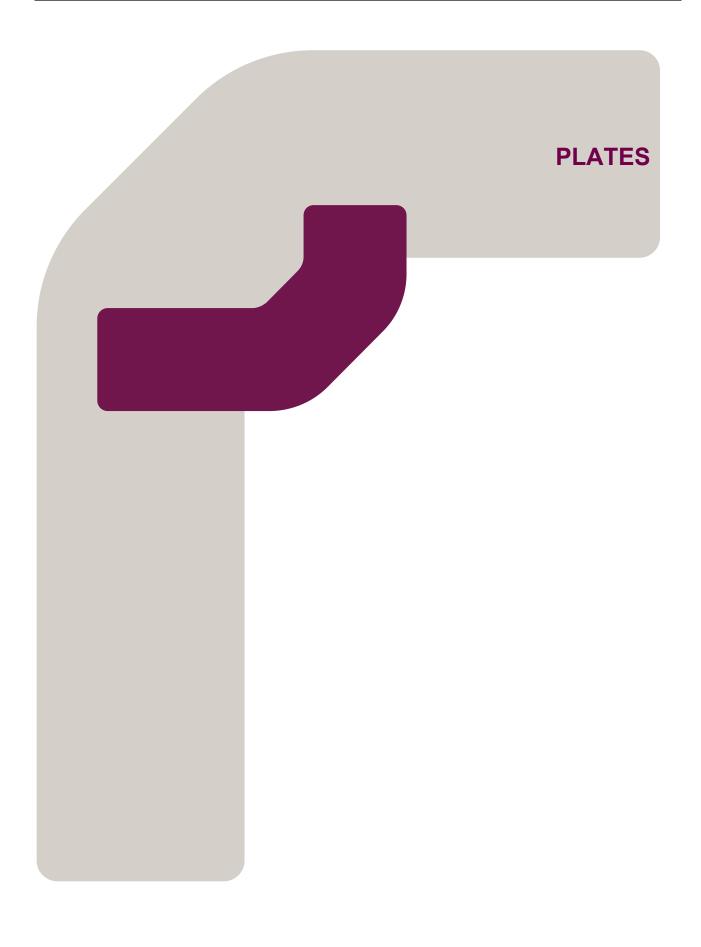




Plate 1: Illustrative view north-east from the high western boundary of the Site.



Plate 2: View south-west across south-westernmost field parcel of Site.



Plate 3: Highfields Farmhouse, viewed from Clifton Lane.



Plate 4: Highfields Farm, viewed from track/footpath to Highfields Cottage.



Plate 5: View from high western edge of Site taking in Highfields Farmhouse (centre), as well as Thorpe Hall and the Church of St Constantine (left).



Plate 6: Glimpsed view of Highfields Farmhouse through the hedgerow separating the public footpath from the western edge of the Site.



Plate 7: Thorpe Hall front elevation.



Plate 8: Thorpe Hall rear elevation, taking in listed retaining wall and steps, spire of the Church of St Constantine, and formal gardens (source: Thorpe Estate).



Plate 9: Church of St Constantine, Thorpe Constantine.



Plate 10: Church of St Andrew, Clifton Campville, south elevation.



Plate 11: Church of St Andrew, Clifton Campville, west tower viewed from the north.



Plate 12: Church of All Saints, Lullington (source: Mapio).



Plate 13: Church of All Saints, Seckington



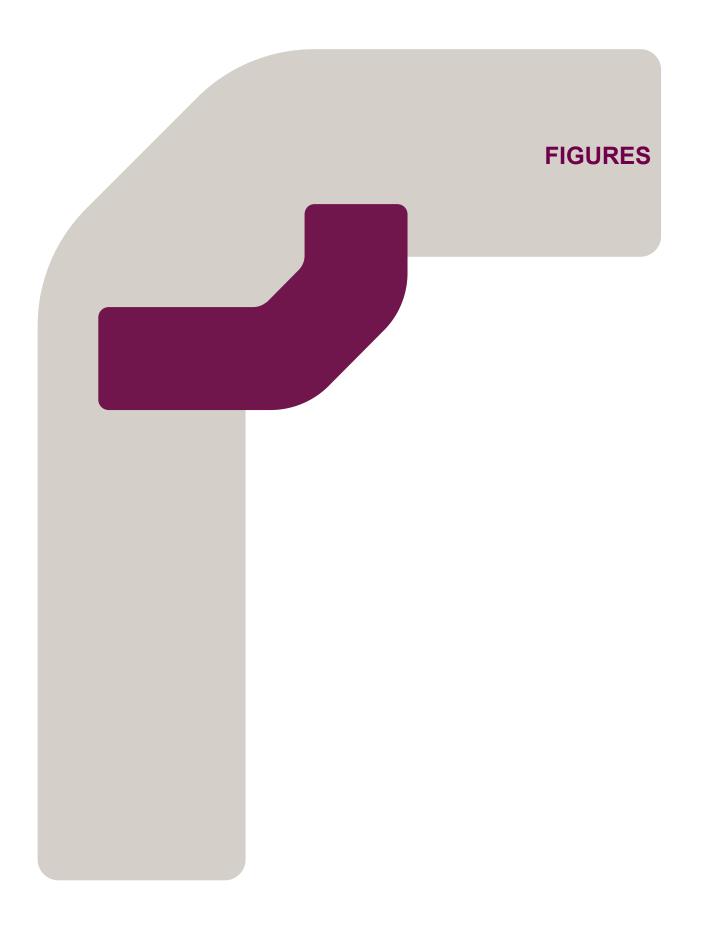
Plate 14: View from the north-west of the Site taking in the Church of St Andrew, Clifton Campville.

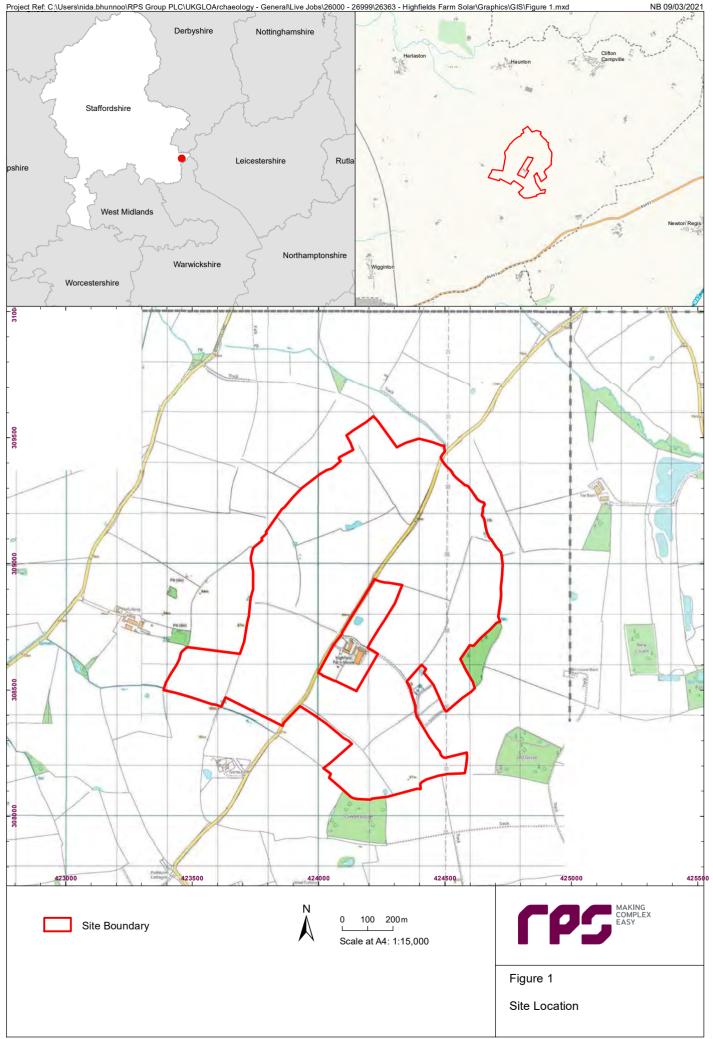


Plate 15: View from high western edge of Site looking north, taking in the spires of the Church of All Saints, Lullington (left) and the Church of St Andrew, Clifton Campville (centre).

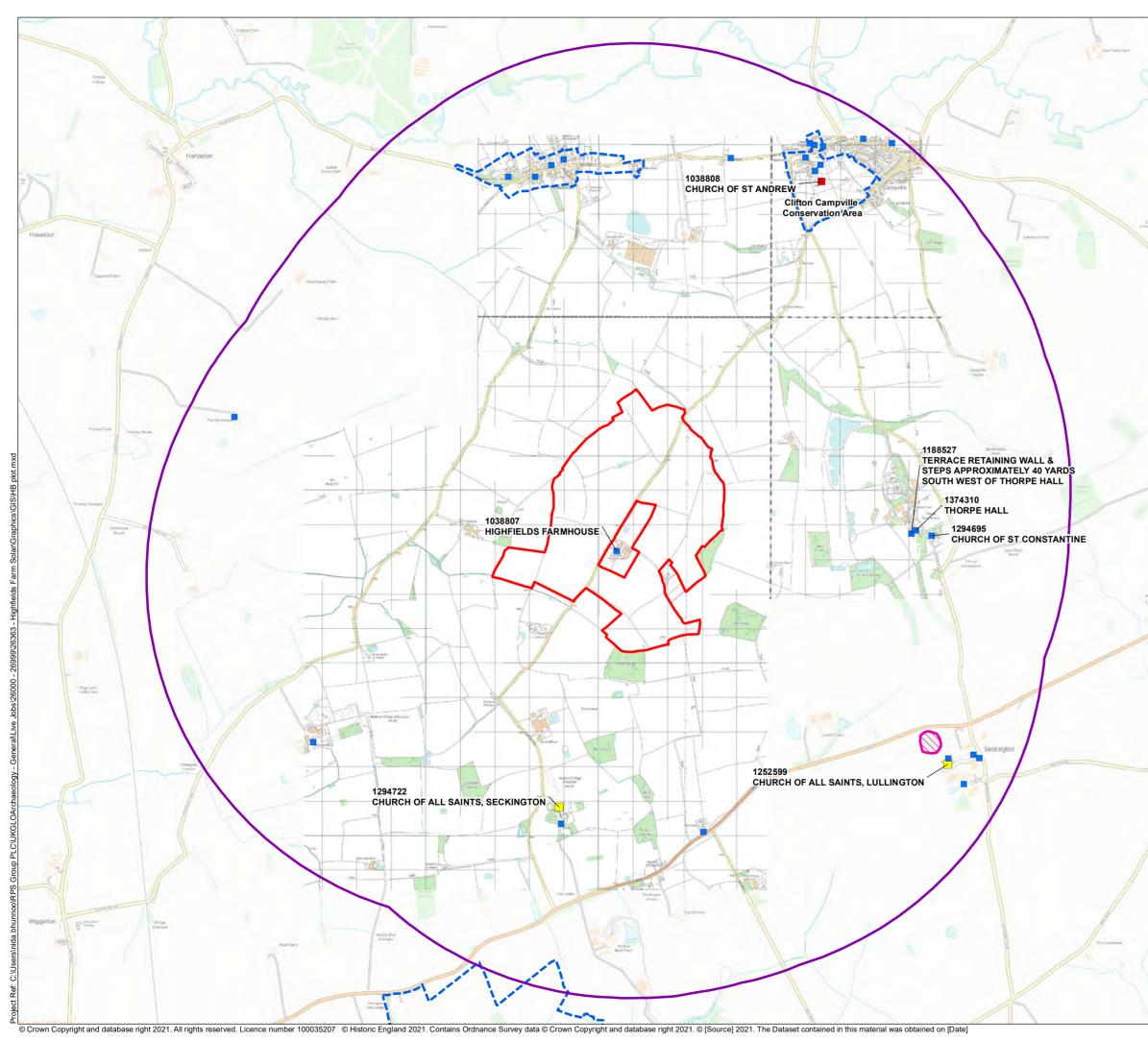


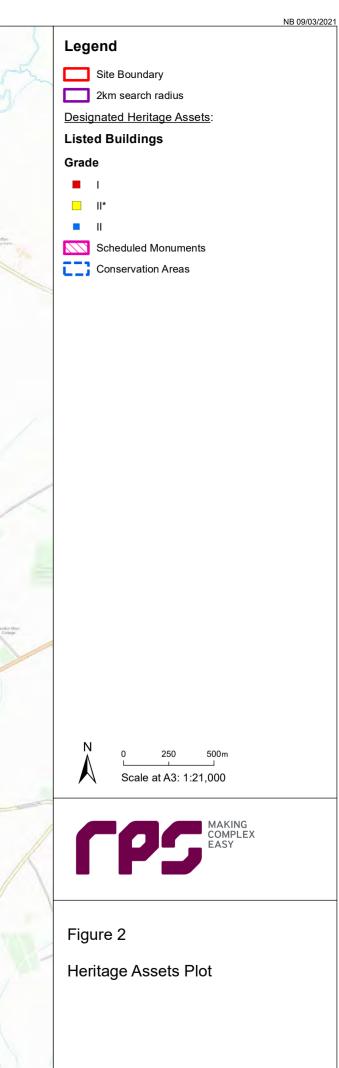
Plate 16: View from the western edge of the Site looking south-east towards the Church of All Saints, Seckington.

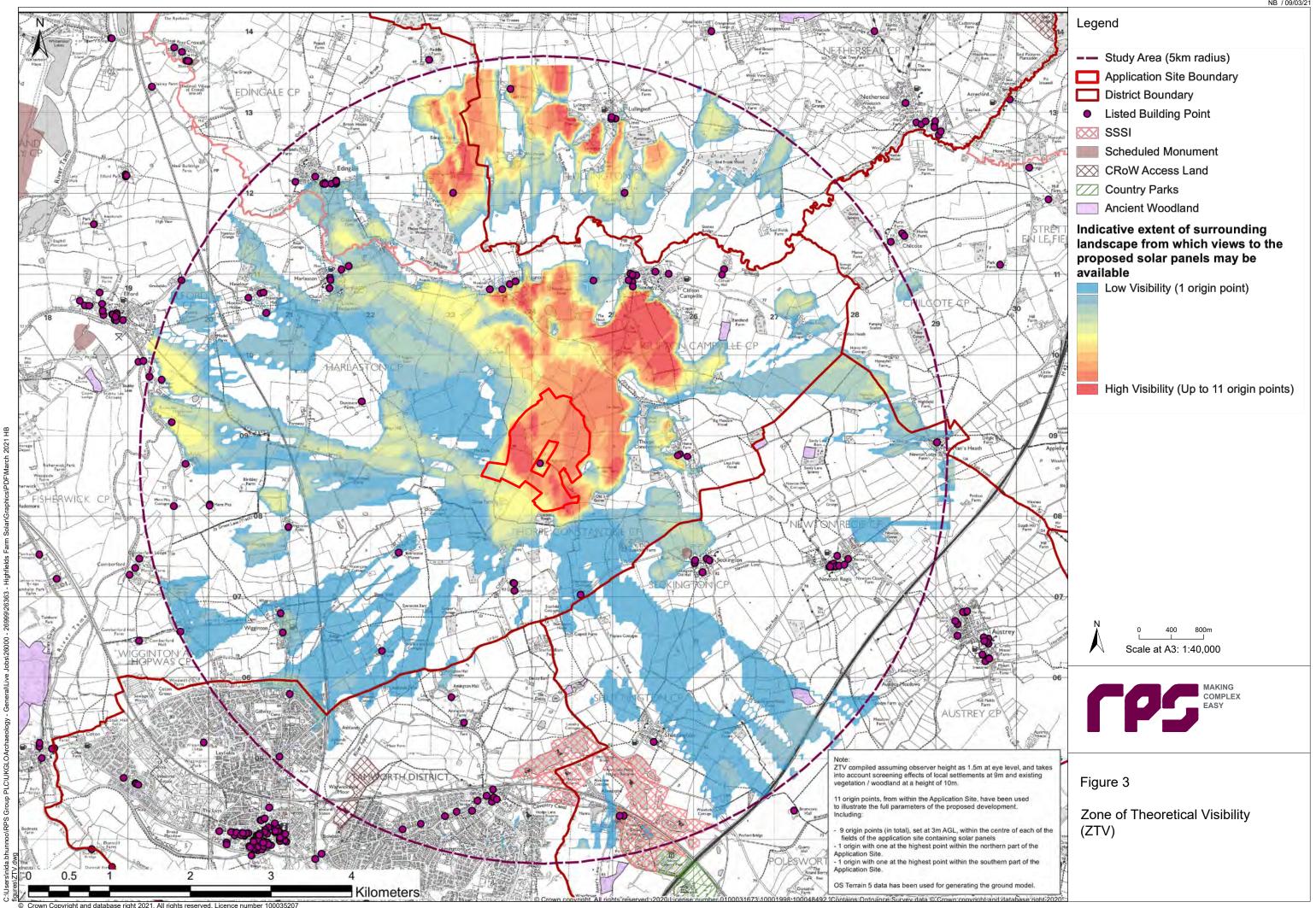




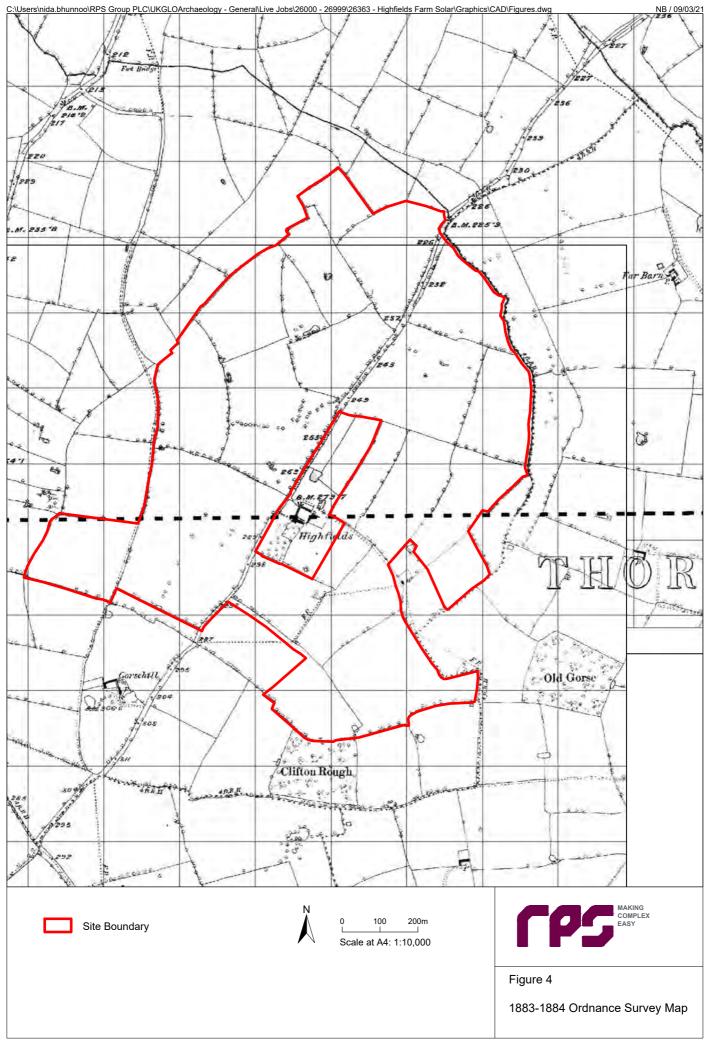
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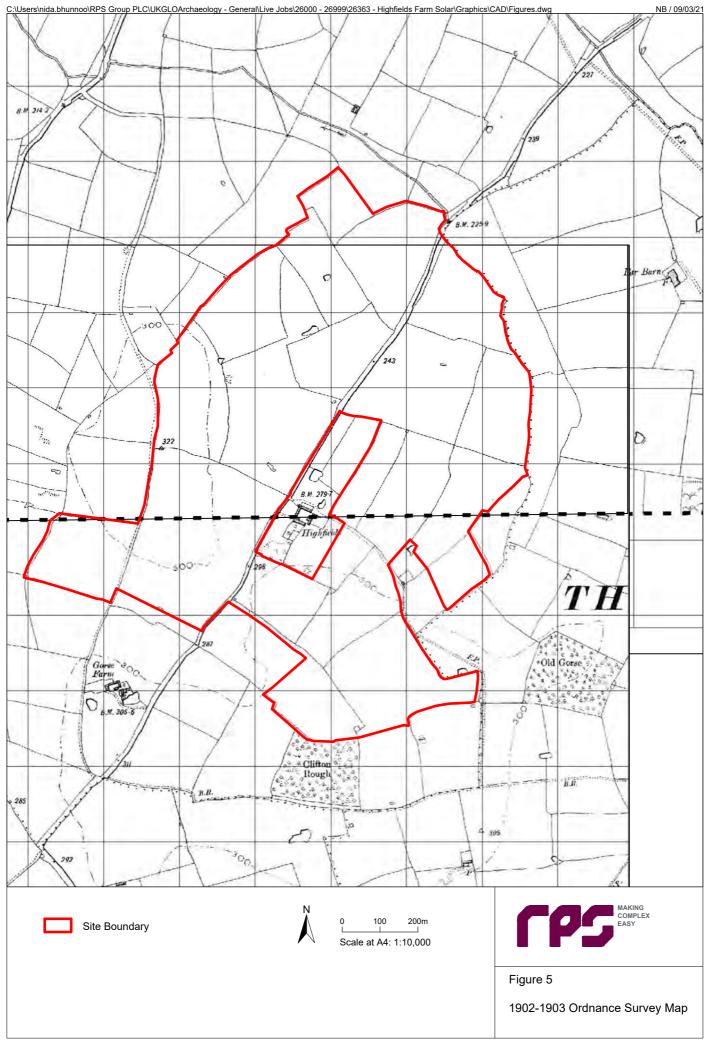


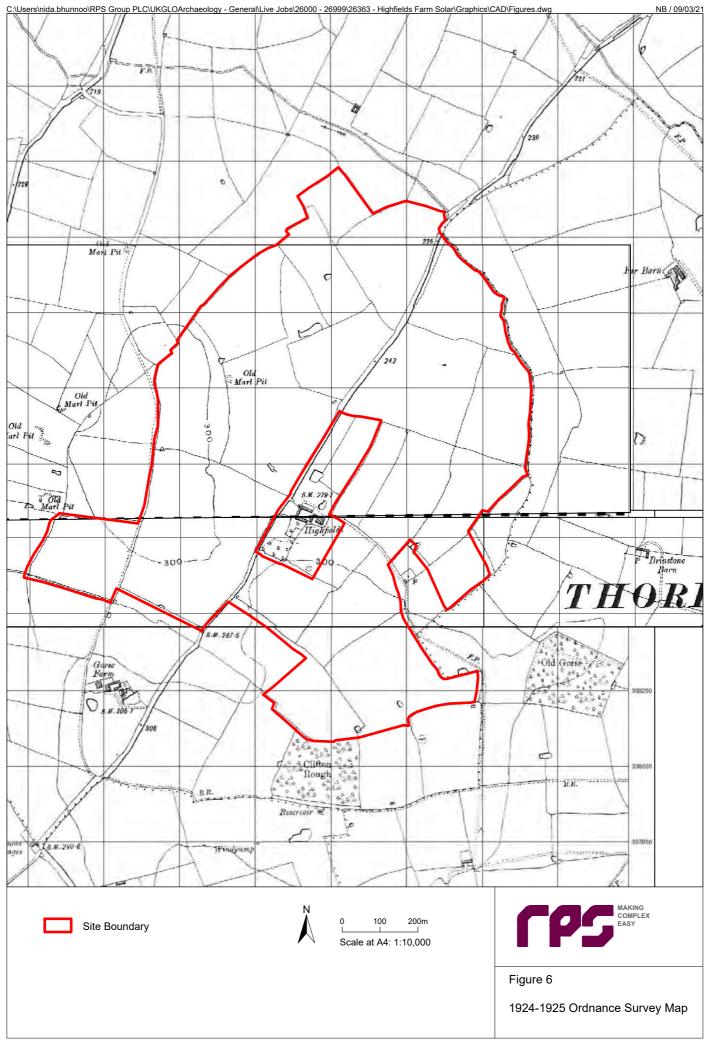


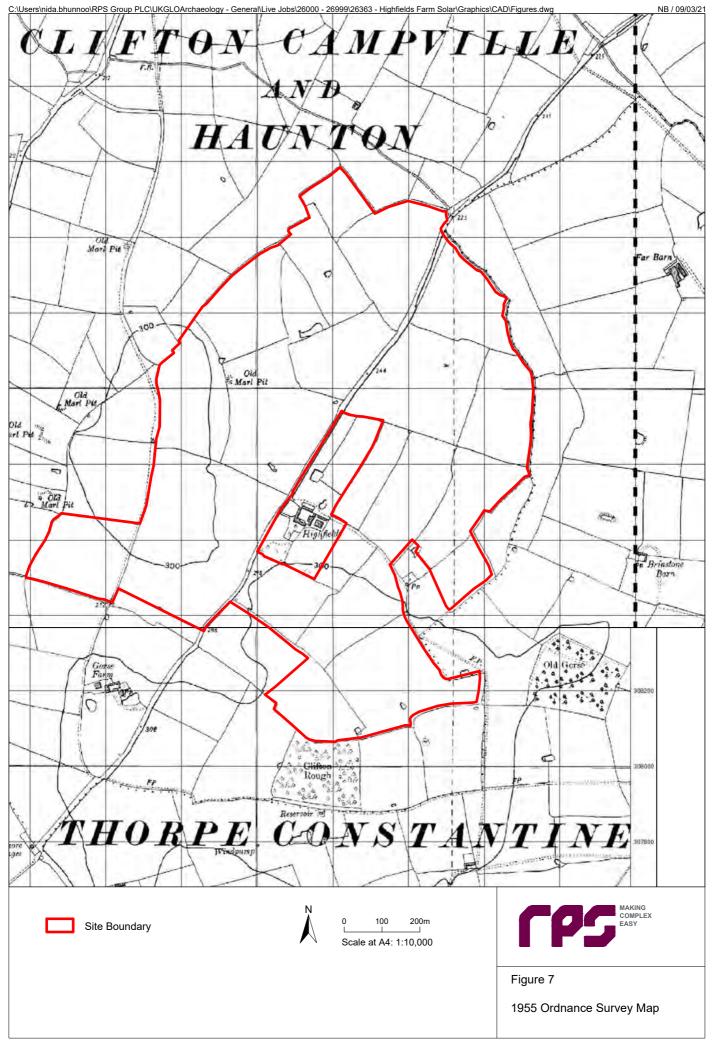


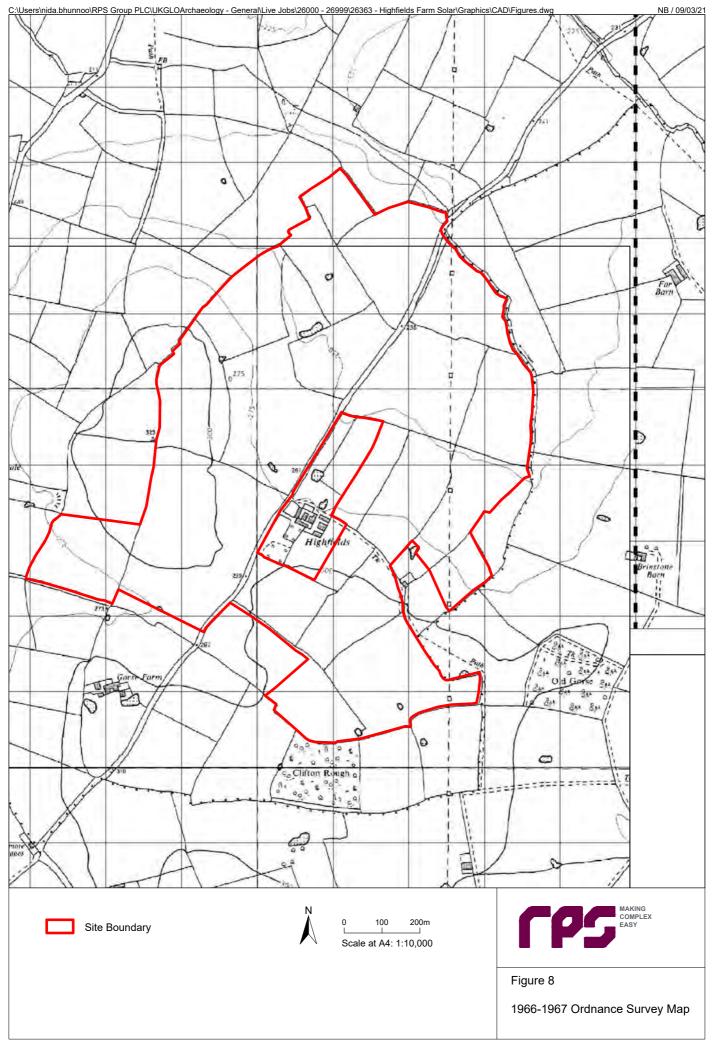
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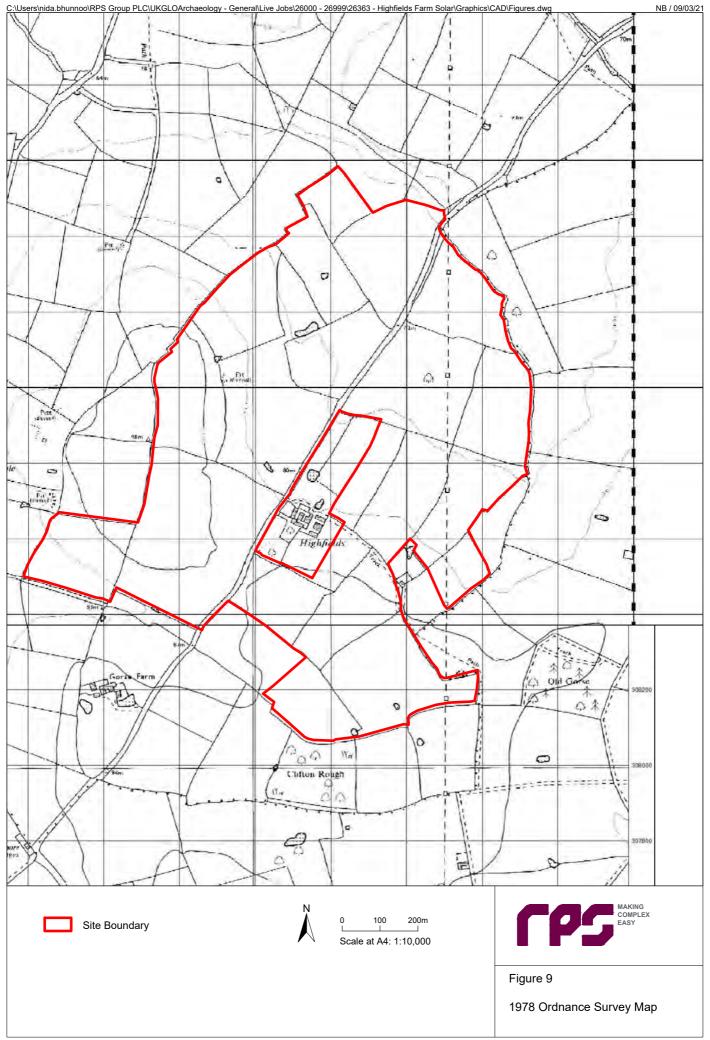


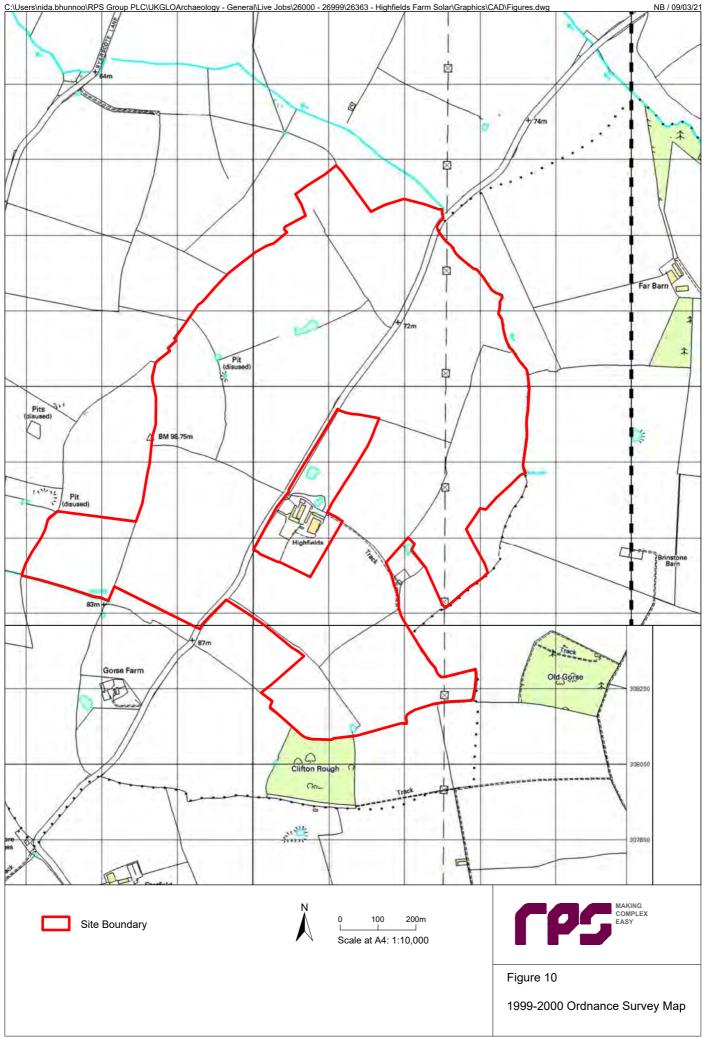


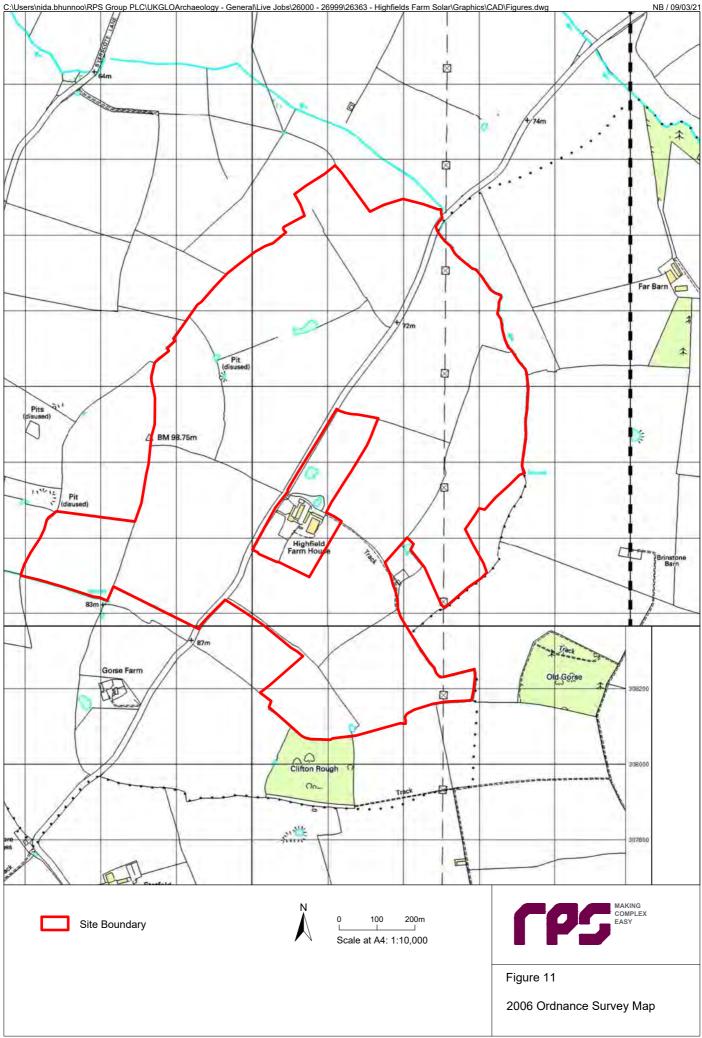


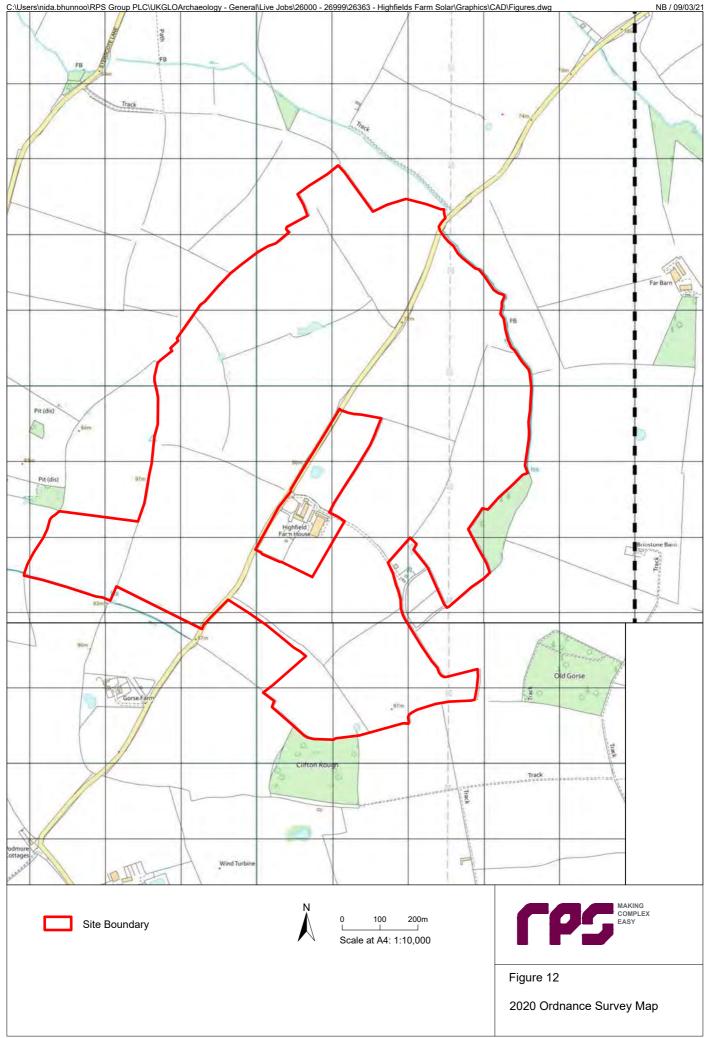


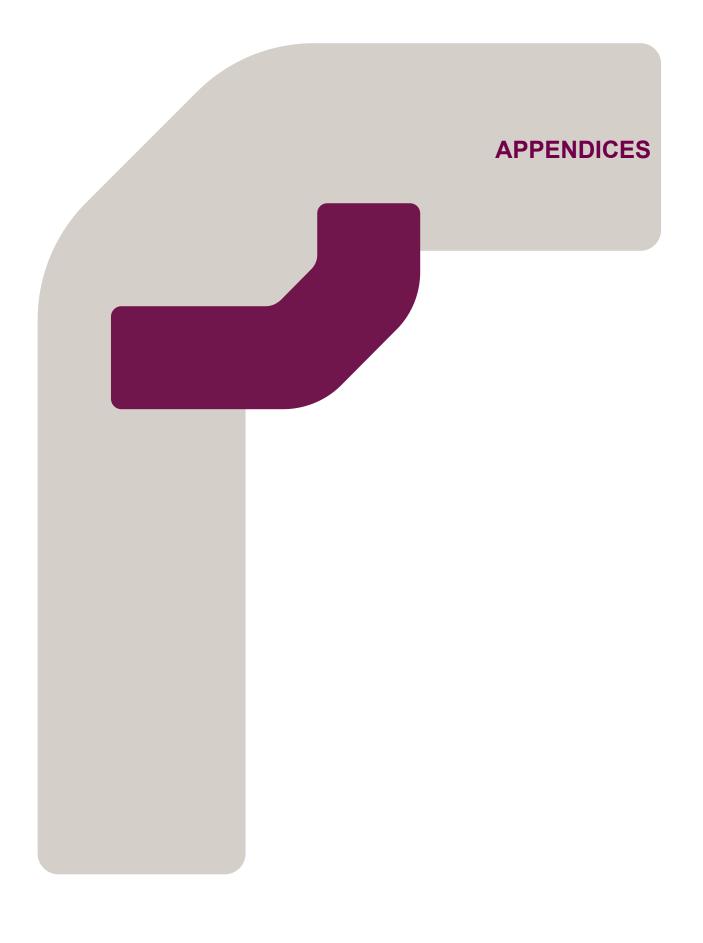












# **APPENDIX A: NHLE ENTRIES**

**Highfields Farmhouse:** Overview Heritage Category: Listed Building Grade: Ш List Entry Number: 1038807 Date first listed: 29-Oct-1987 Statutory Address: HIGHFIELDS FARMHOUSE Location Statutory Address: HIGHFIELDS FARMHOUSE The building or site itself may lie within the boundary of more than one authority. County: Staffordshire District: Lichfield (District Authority)

Parish:

Clifton Campville

National Grid Reference:

SK 24105 08650

Details SK 20 NW CLIFTON CAMPVILLE C.P. -5/1 Highfields Farmhouse

- 11

Farmhouse. Early C19. Red brick; slate roof with raised verges; brick integral end stacks. 2 parallel ranges aligned north-east/south- west, facing north-west. 5 storeys; 3 windows, 16-pane glazing bar sashes with gauged brick heads. Central 4-panelled door with rectangular overlight and shallow gabled porch.

Listing NGR: SK2410508650

#### Thorpe Hall:

Overview

Heritage Category:

Listed Building

Grade:

Ш

List Entry Number:

1374310

Date first listed:

09-Mar-1953

Statutory Address:

THORPE HALL

Location

Statutory Address:

THORPE HALL

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

County:

Staffordshire

District:

Lichfield (District Authority)

Parish:

Thorpe Constantine

National Grid Reference:

SK 25835 08769

Details

SK 2508 THORPE CONSTANTINE C.P. THORPE CONSTANTINE

12/72 Thorpe Hall 9.3.53 GV II

Small country house. Core of 1651, remodelled in the early C19; wings of 1800 (north) and 1812 (south) by Thomas Gardner of Derby; a billiard room extension was built in 1870. Rendered, on a sandstone plinth; hipped slate roofs; rendered stacks to rear of ridge lines. Main house aligned north-west/south-east with wings to each end projecting north- east; billiard room extension to the south-east. North-east front: recessed central block flanked by projecting wings. Central block: 3 storeys on basement, reduced proportions to second floor, eaves cornice and plain parapet; 5 bays, each bay defined by pilaster strips; glazing bar sashes with sill bands. Central half-glazed 2-leaf door with eared and pedimented architrave, and fanlight with radiating glazing bars; flanking flights of stone steps sweep up to the door and are carried on a stone arch with rusticated voussoirs, they have a wrought iron balustrade and square piers. Wings: 2 storeys with

floor band; 3 bays, glazing bar sashes. Single-storey, 2-bay extension to the left with 4-pane sashes. Southwest (garden) front: 3 storey central block with eaves cornice and balustraded parapet, attached by set-back links to 2 storey flanking wings with bowed fronts, storey band and eaves cornice; 3:1:5:1:3 bays, glazing bar sashes with sill bands. Central single- storey Tuscan porch with half-glazed 2-leaf door, fanlight with raised keystone, and moulded cornice. C19 extension set-back to right: one storey, 3 bays, glazed semi-circular arches, door to the left flanked by pilasters. Interior: open-well staircase with decorative wrought iron balustrade. B.O.E. p.281; Kelly's Directory of Staffordshire (1904) p.391.

Listing NGR: SK2583508769

### Terrace retaining wall and steps approximately 40 yards south west of Thorpe Hall:

Overview

Heritage Category:

Listed Building

Grade:

Ш

List Entry Number:

1188527

Date first listed:

29-Oct-1987

Statutory Address:

TERRACE RETAINING WALL AND STEPS APPROXIMATELY 40 YARDS SOUTH WEST OF THORPE HALL

Location

Statutory Address:

TERRACE RETAINING WALL AND STEPS APPROXIMATELY 40 YARDS SOUTH WEST OF THORPE HALL

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

County:

Staffordshire

District:

Lichfield (District Authority)

Parish:

Thorpe Constantine

National Grid Reference:

SK 25808 08751

Details

### SK 2508 THORPE CONSTANTINE C.P. THORPE CONSTANTINE

12/73 Terrace retaining wall and steps approximately 40 yards south- west of Thorpe Hall

GV II

Terrace retaining wall. Mid-C19. Brick base with stone balustrade. An approximately 70 yard length of wall aligned north-west/south-east facing south-west. Central opening flanked by large square panelled piers and approached by a short flight of stone steps. Latticed balustrade interspersed by panelled piers surmounted by urns. Included for group value.

Listing NGR: SK2580808751

# Church of St Constantine:

Overview Heritage Category: Listed Building Grade: Ш List Entry Number: 1294695 Date first listed: 27-Feb-1964 Statutory Address: CHURCH OF ST CONSTANTINE Location Statutory Address: CHURCH OF ST CONSTANTINE The building or site itself may lie within the boundary of more than one authority. County: Staffordshire District: Lichfield (District Authority) Parish: **Thorpe Constantine** National Grid Reference: SK 25926 08738

Details

SK 2508 THORPE CONSTANTINE C.P. THORPE CONSTANTINE

12/71 Church of St. Constantine 27.2.64

# GV II

Estate church. Mainly 1883, incorporating some medieval, probably C14 material. By J. Oldrid Scott. Ashlar; plain tile roof with coped verges. West tower, 3-bay nave, 2-bay chancel, north-east vestry. Tower: probably C14 with later alterations, 3 stages with plain parapet and recessed stone spire; C19 pointed west doorway of 2 orders on colonettes with stiff leaf capitals, the inner order is hollow chamfered, the outer roll-moulded, hood mould with foliated stops; the second stage has single-light north and south windows with trefoiled heads, pointed belfry lights with Y-tracery and returned hood moulds; the spire has pointed lower lights with Y-tracery and tall crocketed triangular gablets, flanked by gargoyles and surmounted by foliated finials. Nave and chancel: continuous plinth string stepped down from east to west, buttresses to east ends of nave and chancel, the latter are diagonally placed; pointed windows with cusped Y-tracery and hood moulds, 3-light east window with cusped intersecting tracery; cast iron guttering and rain water heads decorated with foliage and rosettes. Vestry: 2-light transomed north window with trefoiled heads and hood mould, west door with corbelled lintel. Interior: segmental pointed tower arch, probably C14; pointed chancel arch of 2 quarterround moulded orders, the inner order springs from corbelled responds with moulded capitals; collar and tie beam nave roof with cusped arch braces rising to the collar from stone corbels, central strut between tie beam and collar with cusped up-braces, square-set clasped purlins; blind arcades to north and south walls of chancel, keel moulded shafts with moulded capitals and bases and pointed arches with guarter-round moulding; east window has a cusped rere arch springing from colonettes with moulded capitals and bases; barrel ceiling with foliated bosses over the chancel. Fittings: C19 octagonal marble font.

Listing NGR: SK2592608738

Church of St Andrew:
Overview
Heritage Category:
Listed Building
Grade:
1
List Entry Number:
1038808
Date first listed:
27-Feb-1964
Statutory Address:
CHURCH OF ST ANDREW, CHURCH STREET
Location
Statutory Address:
CHURCH OF ST ANDREW, CHURCH STREET
The building or site itself may lie within the boundary of more than one authority.
County:
Staffordshire

District: Lichfield (District Authority) Parish: Clifton Campville National Grid Reference: SK 25290 10784 Details SK 2510; 11/2 CLIFTON CAMPVILLE C.P., CHURCH STREET Church of St Andrew 27.02.64 GV

Parish church. Early C13 core of nave and chancel; transepts added towards the end of the C13 to form a cruciform plan; remodelling of the period circa 1300 to circa 1340 included the addition of the west tower, south aisle and chapel and the extension of the chancel. Partly restored in the mid-C19, repairs to roof and spire were being undertaken at time of resurvey (November 1985). The C13 masonry is coursed and roughly squared stone, the C14 masonry is large dressed blocks of ashlar quality with occasional narrow 'closers'; plain tile roof. West tower with semi-octagonal stair turret to the south; 3-bay nave with south aisle incorporating the remains of the south transept and extending a further two bays to the east as a chapel; north and south porches; north transept; 4-bay chancel.

Tower: early C14. Three stages, moulded plinth, gabled diagonal buttresses, each with two gabled off-sets, recessed stone spire with flying buttresses, rising from each corner of the tower. The first stage has large pointed windows with sloping sills, roll- and fillet-moulded jambs, and roll-moulded mullions. The north and south windows each have three trefoil headed lights and cusped intersecting tracery; the 4-light west window has C19 Decorated style tracery. The south and west windows have scroll-moulded dripstones terminating in heads. Trefoil headed loops to the second stage. Bell chamber openings of two ogee-headed lights with a single reticulation over. The spire has two tiers of lucarnes, it was damaged during a recent gale and is now truncated. Nave: north wall and remains of south wall mainly C13, eaves level raised and west wall rebuilt early C14. The north wall has two pointed windows of circa 1300, both with late Geometric tracery and wavemoulded and hollow-chamfered jambs; C13 south door, pointed and double-chamfered, the moulded capitals of former nook shafts survive to each side; gabled mid-C19 stone porch. South aisle and chapel: early C14, incorporating the C13 remains of the former south transept. The C14 work was undertaken in three distinct phases, comprising respectively, the two western bays, the three eastern bays, and the remodelling of the former transept which is situated between these two parts. Each bay has windows of similar character to those on the north side of the nave. The two westernmost windows have sunk chamfer and quarter-round and fillet mouldings, the three easternmost windows have a wave moulding and two quarter-round and fillet mouldings, whereas the window to the former transept bay has hollow chamfer and wave mouldings. The windows have moulded sill strings, the two westernmost share a common string, as do the three easternmost, but at a lower level, the window to the former transept bay has its own string at a higher level. Narrow buttresses at the bay divisions, each with one off-set, moulded plinth continued around the buttresses except for those flanking the former transept bay. There is a common former parapet string of two phases, the part over the two westernmost windows is of a different character. Later parapet string of

consistent character above, dating to the raising of the eaves level, probably in the C15. Pointed west window with cusped intersecting tracery, restored in the C19, wave-moulded jambs; pointed east window of five lights with intersecting tracery, restored in the C19; half-roll and fillet and wave-moulded jambs. Gabled south porch butts against the wall of the aisle. C14. Pointed and chamfered doorway, boarded up at time of resurvey; moulded plinth continuing that of the south aisle, stone slate roof, one rectangular window to the east with chamfered surround. Chancel: early C13; the east bay was added circa 1340. Pointed 5-light east window with reticulated tracery, sunk chamfer and wave-moulded surround; contemporary north and south windows to the east bay with square heads and ogee headed lights flowing into short supermullions; central pointed lobe trefoil and flanking mouchettes. On the north side the second bay from the east has a C13 lancet and a blocked doorway, the third bay from the east retains the west jamb of a lancet. The two westernmost bays have large C15 windows with trefoil-headed lights. Three north buttresses, two of them pilaster-type, diagonal buttresses to the east end. North Transept: late C13. Angle buttresses, stair projection to the south-east corner lit by rectangular loops. Pointed windows to ground floor north and west of five cusped lancet lights, paired and transomed lancets to first floor with plate traceried quatrefoil in the spandrel. Single-light trefoil-headed window to first floor east. Inserted west door dated 1911.

INTERIOR: C13 fabric noticeable on north wall of nave and chancel, above the south arcade and in the former south wall of the south transept, now part of the nave aisle. High segmental pointed tower arch of circa 1300; two continuous quarter-round moulded orders and a third inner order beginning at the springing level of the arch, this is a squat roll and broad fillet moulding, hoodmould with block stops. Tower vault supported on eight roll and fillet moulded ribs with central circle for the bell ropes; the diagonal spring from imposts carved as heads. The tower windows have sloping sills and continuous roll and fillet moulded jambs and rere-arches. Early C14 nave arcade; pointed arches, each with two wave-moulded orders, hoodmoulds springing from carved heads; guatrefoil piers with fillets projecting between the lobes; heavy moulded bases, the diagonals of the moulded octagonal capitals are longer than the other sides. C14 nave roof; bracketed tie beam and arch-braced collar with king post above the collar; tie beam brackets are supported on wooden corbels; arch braces and struts from king post to principals are cusped. Elaborately moulded recess in the south aisle with semicircular arch; circa 1300. It contains an early C14 wall painting depicting Christ seated on a throne and Mary seated and crowned, attendant figure of a knight wearing chain armour with ailettes, and a lady with caul head dress. Low-pitch C15 aisle roof with bracketed tie beams, short stubby king posts and trefoil headed arcading. Tall, segmental pointed north transept arch of two chamfered orders, the outer is continuous, the inner springs from moulded corbels with carved heads beneath. The ground floor of the north transept has a quadripartite vault with chamfered ribs. A room on the first floor was provided with a garderobe. Pointed chancel arch with an outer chamfered order and 2 inner orders of engaged columns with moulded bases and capitals. The early C14 arcade between chancel and south chapel has guatrefoil columns, each lobe comprising a distinct engaged shaft with fillet and moulded capital on a common moulded base; pointed arches with moulding including two quarter-roll and fillets. Piscina and sedilia of circa 1340. C19 chancel roof with arch braced collars and cusped V-struts above the collar, two pairs of purlins, ridge piece, and paired cusped wind braces. Piscina in south chapel with trefoiled head and quarter round moulding. South chapel roof of similar construction and date to that of the nave aisle, but the tie beams are moulded and have curved-bosses. Fittings: plain octagonal stone font with tapering pedestal, probably C18. C15 oak rood screen with Perpendicular tracery and a frieze of carved foliage; the doors are in a later style and are inscribed "MASTER GILBERT/PARSON OF CLIFTON/IN THE YEARE OF OUR LORD 1684". C14 south chapel screens to west and north; the dado has punched quatrefoils, open arcade above with banded colonettes; two pairs of doors; C17 continuation in a similar style. Early C14 stalls and misericords; oak dugout chest in the south chapel, probably C13.

Monuments: south chapel: Sir John Vernon, died 1545, and wife; alabaster chest with two recumbent figures, Sir John's feet rest on a lion, cusped arcade to the sides incorporating figures of angels and priests. Chancel: architectural marble monuments to Sir Charles Pye, died 1721, and to Sir Richard Pye, died 1724 and Sir Robert Pye, died 1784. Both monuments made in 1737 by J. M. Rysbrack. Nave: Charles S.

Watkins, died 1813, by Richard Westmacott; tablet depicting a kneeling woman. South aisle: Rev. John Watkins, died 1833, by William Behnes.

Listing NGR: SK2529310782

#### Church of All Saints (Lillington):

Overview Heritage Category: Listed Building Grade: ||\* List Entry Number: 1159003 Date first listed: 19-Jan-1967 Statutory Address: CHURCH OF ALL SAINTS, MAIN STREET Location Statutory Address: CHURCH OF ALL SAINTS, MAIN STREET The building or site itself may lie within the boundary of more than one authority. County: Derbyshire District: South Derbyshire (District Authority)

Parish:

Lullington

National Grid Reference:

SK 24987 12944

#### Details

SK 21 SW PARISH OF LULLINGTON MAIN STREET 4/22 (West Side) 19.1.67 Church of All Saints GV II\*

Parish church. Late C14, spire rebuilt in 1776, nave and chancel heavily restored 1861-2 and south aisle added. Coursed squared stone with stone dressings, chamfered plinth and continuous moulded sill stringcourse. Steeply pitched plain tile roofs with diaper work and crested ridge tiles, also stone coped gables with ridge crosses to nave and chancel east gables, plus chamfered eaves band. Nave with south aisle, lower chancel and large western tower. Three stage tower has deep moulded plinth, and almost full

height stepped buttresses to all corners, those to western corners angled and each with gablets to third stage and to the top. South-east corner has a slightly advanced staircase projection with slit windows up to the bell stage. First stage of tower is larger than upper two stages with chamfered band to top and a pointed C19 2-light geometric tracery window to west. Second stage has trefoil headed lancets to north and south sides, and bell stage has tall pointed cusped Y-tracery, louvred openings with returned hoodmoulds to all sides. Above there is a broached stone spire which has Y-traceried gableted lucarnes on four sides with moulded stringcourse over and four more gableted lucarnes with trefoil headed openings near top of spire on four different sides. North elevation of nave has three 2-light geometric tracery pointed windows. North vestry to east has a Caernarvon arched western door, a 2-light flat headed north window with trefoil headed lights and a similar east window with high relieving arch of alternating red and yellow stone over, plus angle buttresses to either corner. North chancel elevation has a 2-light window similar to nave windows and east elevation has a similar 3-light window flanked by clasping buttresses. Above in the top of the gable is a small trefoil window. South chancel elevation has two similar 2-light windows, that to east partly filled in to base and decorated with relief designs. South aisle has another similar 2-light window to east and two 3-light squatter pointed geometric tracery windows to south. Between the windows and to each corner of aisle there are stepped buttresses. All windows to nave, aisle and chancel have hoodmoulds with nail-head stops and all except north nave windows have pointed relieving arches of alternating red and yellow stones. Beyond windows to west, the aisle has an advanced gabled doorcase with ridge cross to top of stone coped gable, and a richly moulded pointed doorcase with contrasting red stone nookshafts and hoodmould with foliage stops. Interior has 1861 three bay arcade with double chamfered pointed arches on octagonal piers with moulded capitals, and a wide chamfered pointed C19 chancel arch with soffit mould resting on column corbels with stiff leaf capitals, plus hoodmould. Tower has a low pointed arch with triple chamfered arch dying into splayed jambs, plus hoodmould with foliage stops and the chancel has a moulded four-centred arch into the organ bay. Both nave and chancel have C19 arched braced roofs on stiff leaf corbels and both have a continuous sill stringcourse. The chancel is panelled up to sill height with Minton tiles and has a marble reredos with inlaid semi-precious stones, a small trefoil headed piscina with hood, a simple sedilla to base of the eastern window, mid C19 brass altar rails and choir stalls and organ of similar date. The nave has similar date pews with inset quatrefoils to the bench ends, and an octagonal stone pulpit with cusped headed orange marble panels to each side and a polished black marble column supporting the lectern. Beneath the tower is an octagonal granite font resting on a central pier with four colonnettes, each side of the bowl decorated with inset quatrefoils. Broken original stone font sits on the floor nearby. There are three memorials in the chancel, one enamelled brass plaque to Lady Law who funded the restoration of the church, one simple white marble wall memorial to Charles Colville who died 1886 and a gothick aediculed one to George Colville of c1860. In the nave there are four brass wall plaques, all early C20, two commemorating First World War victims. Most of the windows have clear glass but the east window has brightly coloured stained glass inscribed J B Capronnier Buxelles Fecit 1862'. The north chancel window also has stained glass, given in memory of Alice Colville, by Ward and Hughes, and the east window of south aisle has glass by Christopher Webb of c1962, also the west window has mid C19 stained glass.

Listing NGR: SK2498712944

Church of All Saints, Seckington:
Overview
Heritage Category:
Listed Building
Grade:
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List Entry Number:
1252599

Date first listed: 22-Jul-1953 Statutory Address: CHURCH OF ALL SAINTS, **CHURCH LANE** 

Location Statutory Address: CHURCH OF ALL SAINTS, CHURCH LANE The building or site itself may lie within the boundary of more than one authority. County: Warwickshire District: North Warwickshire (District Authority) Parish: Seckington National Grid Reference: SK 26018 07417

Details

BECKINGTON CHURCH LANE CHURCH LANE E SK2ONE (North side)

2/98 Church of All Saints

22/07/53

GV II

Church. Mid/lat C13 chancel, remodelled and remainder rebuilt early mid C14. Restored and tower largely rebuilt 1883. Regular coursed sandstone. Old plain-tile roofs have coped gable parapets. Nave, chancel, west tower, south porch. Decorated and Perpendicular styles 2-bay chancel 3-bay nave. Splay plinths and cornices throughout. Chancel has deep angle buttresses. 5-light east window has cusped intersecting tracery, but with a quatrefoil replacing the top intersection. North side has chamfered ogee-arched western doorway with plank dour, Blocked eastern lancert. Central 3-light C19 window has intersecting tracery. South side has 2 largely renewed windows with cusped Y-tracery and chamfered ogee low-side lancet. Porch has doorway of 2 segmental -pointed chamfered orders with plain jambs. Simple chamfered ogee doorway inside has duubie-le.3f dorm+ Have has low buttresses to east and west corners. 3-light eastern windows to north and south with renewed cusped intersecting tracery, and western windows with cusped Y-tracery. South side has slate slab with incised decoration and inscription to Benjamin Shelton 1782. North side has buttress between windows. Blocked ogee doorway Tower of 3 stages has splay and moulded plinth, and splay string courses. First stage has tall 2-light ogee west window, with string course forming hood mould. Second stage has lancet slit with deep splays. Bell chamber ties 2-light openings with a variation of Y-tracery C15 parapet and spire has blind arcading of trefoiled arches. Spire has 2 tiers of lucarnes. South side has slit lancet to second stage, Interior: chancel has trefoiled piscina with hood mould. Low recess in north wall. C19 wagon roof. Chancel arch of 2 continuous chamfered orders. Nave has piscina. C19 crown post roof. Tower arch of 2 segmental pointed chamfered orders. Fittings: screen made up of the tracery from the dado panels of a C15 screen. Late C19 octagonal font; pulpit and coronas. Monuments: defaced early C14 effigy of a lady in

north recess, Mail monument above; Robert Burdett 1603. Kneeling figures face each other beneath 2 arches, with composite columns, obelisks and strapwork; apron of part-coloured alabaster. 2 late C18 architectural tablets. (Buildings of England: Warwickshire: p393; VCH: Warwickshire: Vol IV, pp199-200) Listing NGR: SK2601807417.

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