

# Heritage Impact Assessment



In Support of Application for Planning Permission for Proposed Works  
at Arbour Tree Farm, Warwick Road, Chadwick End, Solihull B93 0BE

November 2020

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Keystone Heritage



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Cover image: Arbour Tree Farm, Solihull

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# 1 Introduction

## Circumstances of this Heritage Impact Assessment

Keystone Heritage has been commissioned by Tyler Parkes to produce this Heritage Impact Assessment in relation to Arbour Tree Farm near Chadwick End, Solihull.

- 1.1 This document has been written in compliance with paragraph 189 of the National Planning Policy Framework (NPPF) and Policy P16 (Conservation of Heritage Assets and Local Distinctiveness) of the Solihull Local Plan<sup>1</sup>. It is submitted in support of an application for planning permission for the proposed residential redevelopment of Arbour Tree Farm.

## Location of Application Site

- 1.2 Arbour Tree Farm lies some 0.5 miles (0.75km) north-west of the village of Chadwick End. The farm is located on the east side of Warwick Road with the principal elevation of the farmhouse facing due west towards the road.

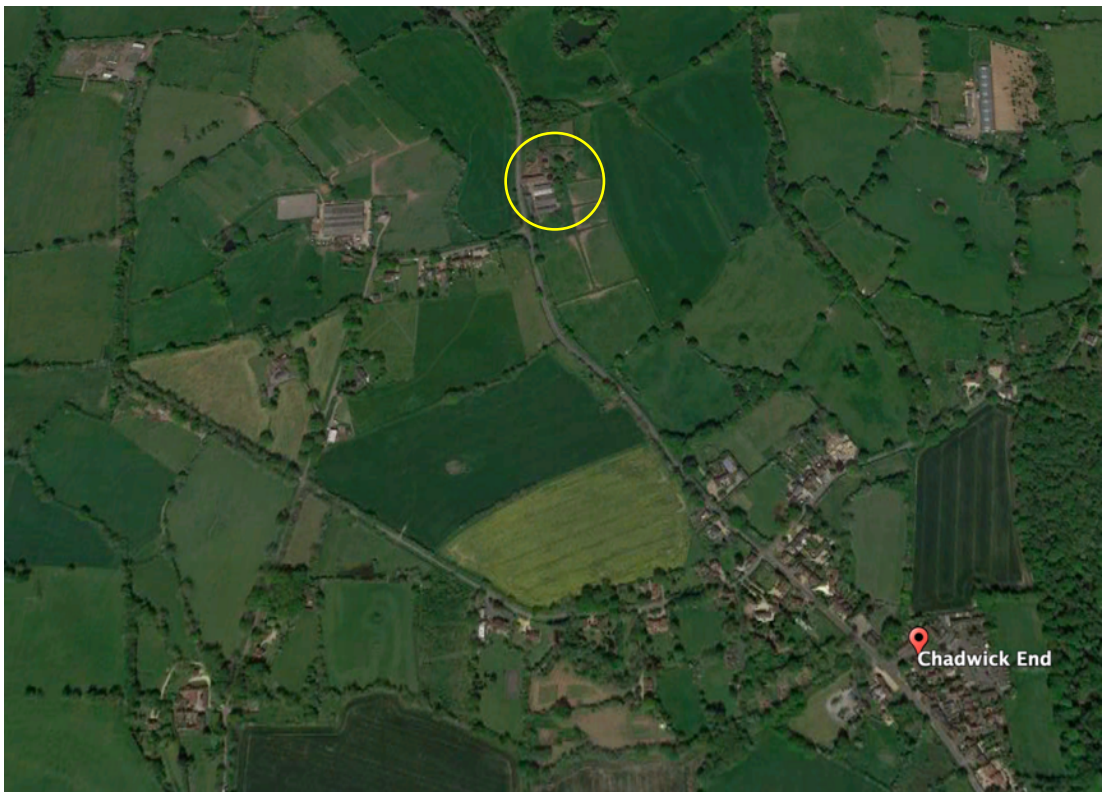


Fig.1 Location of Arbour Tree Farm (circled yellow). Source: Google Earth.

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<sup>1</sup> Solihull Local Plan: Shaping a Sustainable Future, December 2013.





Fig.2 Boundary of the application site (red line). Image courtesy of Tyler Parkes.

- 1.3 Only that part of the farm lying to the north of the main entrance driveway is included in the current application (figure 2), therefore, the principal heritage assets considered as part of this assessment are those to the north of the drive. However, potential indirect impact on the setting of any other heritage assets in the vicinity of the application site has also been considered.

#### Purpose of Heritage Impact Assessment

- 1.4 The purpose of this Heritage Impact Assessment is to examine the heritage values, or significance, of any heritage assets (designated or non-designated) potentially affected by this proposal and any impact (either direct or indirect) on that significance arising from the works proposed as part of this application.
- 1.5 This process is intended to assist the local planning authority to fulfil their obligations under paragraph 190 of the NPPF with regard to informed decision-making and the historic environment in the context of relevant legislation as well as national and local planning policy.

## Methodology

- 1.6 The general methodology used in this Heritage Impact Assessment follows an approach to the assessment of individual heritage assets in the built environment as set out in guidance produced by Historic England<sup>2</sup>, the Chartered Institute for Archaeologists<sup>3</sup> and contained within the National Planning Policy Framework (NPPF) and associated Planning Practice Guidance on 'Conserving and Enhancing the Historic Environment'.<sup>4</sup>
- 1.7 A visit to the application site was undertaken on 8<sup>th</sup> October 2020 in order to verify details of the application, to assess the likely impact of the proposed works on the historic environment and to record the site and its context photographically. The site visit was carried out under generally dry conditions.
- 1.8 A desk-top search of the publicly available background information relating to the site has been made using online resources.
- 1.9 Under restrictions introduced during the coronavirus epidemic, it was not possible to visit the local archives in person, however, the Warwickshire County Record Office and the Historic Environment Record have been consulted remotely. A full list of sources is included as Appendix 1 to this Assessment.
- 1.10 Relevant guidance has been consulted in the production of this Heritage Assessment including:
- The National Planning Policy Framework and Planning Practice Guidance 2019;
  - Managing Significance in Decision-Taking in the Historic Environment, Historic Environment Good Practice Advice in Planning: 2 Historic England 2015;
  - Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12, Historic England 2019;
  - The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) Historic England 2017; and
  - The Warwickshire Landscape Guidelines Supplementary Planning Guidance (SPG) (Nov 1993);

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<sup>2</sup> *Conservation Principles, Policy and Guidance for the Sustainable Management of the Historic Environment*, English Heritage 2008; and *Statements of Heritage Significance: Analysing Significance in Heritage Assets*, Historic England Advice Note 12, Historic England 2019.

<sup>3</sup> Chartered Institute for Archaeologists: *Standard and Guidance: Historic Environment Desk-based Assessments* 2014.

<sup>4</sup> NPPF and Planning Practice Guidance, Department of Communities and Local Government, 2019.

- Adapting Traditional Farm Buildings Best Practice Guidelines for Adaptive Reuse, Historic England, September 2017 ; and
- Farmstead Assessment Framework: Informing sustainable development and the conservation of traditional farmsteads, Historic England, April 2015

1.11 The following documents have also been consulted in the production of this report:

- The Warwickshire Historic Landscape Characterisation, June 2010;
- The Warwickshire Historic Farmstead Characterisation Project, August 2010;
- Solihull Characterisation Study, December 2011;
- Agricultural Buildings Listing Selection Guide, Historic England, December 2017.

### Limitations

1.12 While every effort has been made to ensure that the information contained within this Heritage Impact Assessment is correct, the accuracy of the document is dependent upon the reliability of the information used in its compilation. The accuracy of primary sources (such as Ordnance Survey mapping and aerial photographs) is presumed to be high, however, information presented by third parties (such as online resources) is inevitably more open to errors; this should be considered when using this report.

1.13 Relevant information that is publicly accessible has been collated in the writing of this report. Information that may be contained within private collections has not been included.

1.14 Arbour Tree Farmhouse, together with the associated stables and former threshing barn, was inspected both internally and externally during the site visit. Arbour Tree Cottage was viewed and photographed from the outside only.

### Author

1.15 This Heritage Impact Assessment has been prepared by Catherine Tuck, a senior heritage consultant at Keystone Heritage. With 30 years' experience of managing change in the historic environment with the Royal Commission on the Historic Monuments of England and as an Historic Buildings Inspector with English Heritage (now Historic England), she contributed to the drafting of the original government advice on the setting of heritage assets, the successor to which provides the standard industry guidance on setting and which is referred to in this assessment. She is an affiliate member of the Institute of Historic Building Conservation (IHBC).

## Acknowledgements

- 1.16 Thanks are due to staff of the Warwickshire County Record Office and the Warwickshire Historic Environment Record (HER) for their help in providing access to relevant information on the application site with restrictions in place during the coronavirus pandemic. The use of drawings provided courtesy of Tyler Parkes both for information and within this report is also acknowledged.

## 2 Planning Context

### National and Local Designations

- 2.1 No part of the farm is included on the National Heritage List for England<sup>8</sup>.
- 2.2 Some buildings, whilst not meeting the national criteria for statutory designation, are nonetheless considered to contribute at a local level in terms of their architectural and historic interest; Solihull Metropolitan Borough Council has identified a number of such buildings curated in a 'Local List'. Arbour Tree farmhouse is included on Solihull Metropolitan Borough Council's list of buildings of local architectural or historic interest.<sup>9</sup>



Fig.3 Extant buildings within the application site. Source: Google Earth.

- 2.3 Other structures within the application site include:
- a short range of single storey outbuildings adjoining the south end of the farmhouse;
  - a detached L-shaped range of single storey outbuildings opposite and;
  - a linear, double-height, range to the south comprising a conjoined cottage and former threshing barn.

None of these outbuildings are included on the local list and, for planning purposes, these buildings may be regarded as non-designated heritage assets.

- 2.4 The application site does not lie within a designated conservation area.

<sup>8</sup> <https://historicengland.org.uk/listing/the-list>

<sup>9</sup> Solihull Metropolitan Borough Council Local List ref.13/165.

### Planning Legislation

- 2.5 The application property is not statutorily listed and it does not lie within a conservation area. The principal legislation relation to the application is therefore the normal planning framework set out in the Town and Country Planning Act, 1990.

### National Planning Policy

- 2.6 National policy on conserving and enhancing the historic environment is given in section 16 of the NPPF (paragraphs 184-202). Paragraph 197 relating to non-designated heritage assets is of relevance to this application. The associated NPPF Planning Practice Guidance on conserving and enhancing the historic environment provides additional detail on the application of the NPPF.

### Local Planning Policy

- 2.7 The *Solihull Local Plan: Shaping a Sustainable Future*, December 2013, sets out the long-term spatial vision for how the area's towns, villages and countryside will develop and change over the Plan period (2011-2028). The Plan replaces the saved policies from the Solihull Unitary Development Plan of 2006.
- 2.8 Policy P16 of the Solihull Local Plan relates to the conservation of heritage assets and local distinctiveness. It states that *'development will be expected to preserve or enhance heritage assets as appropriate to their significance, conserve local character and distinctiveness and create or sustain a sense of place.'*

### Supplementary Planning Guidance (SPGs)

- 2.9 The Warwickshire Landscape Guidelines SPG (Nov 1993) provides a comprehensive assessment of the Warwickshire landscape to assist with decision making as part of the planning process.



### 3 Historical Background to the Application Site

- 3.1 Arbour Tree Farm is one of a number of dispersed farmsteads to the north of the village of Chadwick End, a name which itself means '*farm near a spring*'<sup>10</sup>. It stands a short distance east of another historic farmstead (Netherwood Lodge Farm on Arbour Tree Lane), roughly equidistant between Chadwick End village and the Chadwick Manor estate built in 1875 by the architect Edward Holmes.
- 3.2 Arbour Tree Farm is located beside the A4141 road, which broadly follows a direct line between the historic town of Warwick and the city of Birmingham. Farm buildings of various dates and of largely timber-framed and brick construction with red tile roofs are arranged in a loose formation around a central courtyard. The farmstead is surrounded by land that displays the field boundary patterns typical of post-medieval irregular enclosed farmland<sup>11</sup>, as well as remnant traces of ridge and furrow<sup>12</sup>. Although the area around Arbour Tree Farm has evidently been settled for some considerable time, no archaeological finds have been recorded in the vicinity of the farmstead<sup>13</sup>.

#### The Early Farmstead



Fig.4 West elevation of Arbour Tree farmhouse indicating the original part of the building (yellow line, excluding the modern porch).

<sup>10</sup> [https://en.wikipedia.org/wiki/Chadwick\\_End](https://en.wikipedia.org/wiki/Chadwick_End)

<sup>11</sup> The Warwickshire Historic Landscape Characterisation, June 2010.

<sup>12</sup> Warwickshire Historic Environment Record search no.20/319.

<sup>13</sup> *Ibid.*

3.3 The original part of the main farmhouse house corresponds to the lower one and a half storeys of the central portion of the existing building (excluding the modern porch), shown in fig.4.

3.4 This earliest part of the house is defined by the use of dark diaper brickwork and probably dates to the 18<sup>th</sup> century, or slightly earlier.



Fig.5 The earliest part of Arbour Tree Farmhouse is identifiable from the use of dark diaper work in the wall and window lintels of the front elevation.

3.5 The bay to the left (north) of the original section represents a later extension, possibly added later in the 18<sup>th</sup> century. The house was also increased in height to two storeys and this may have been undertaken at the same time as this north bay extension.

3.6 The Tithe Map of 1843 (figure 6) clearly shows the main road as well as the dog-leg line of Arbour Tree Lane. Netherwood Lodge Farm is shown in plot 794. The farmhouse of Arbour Tree Farm is shown in plot 776 together with an L-shaped range of outbuildings to the south. The long section of that outbuilding range corresponds to an extant barn and conjoined cottage; the shorter return appears to have been removed.



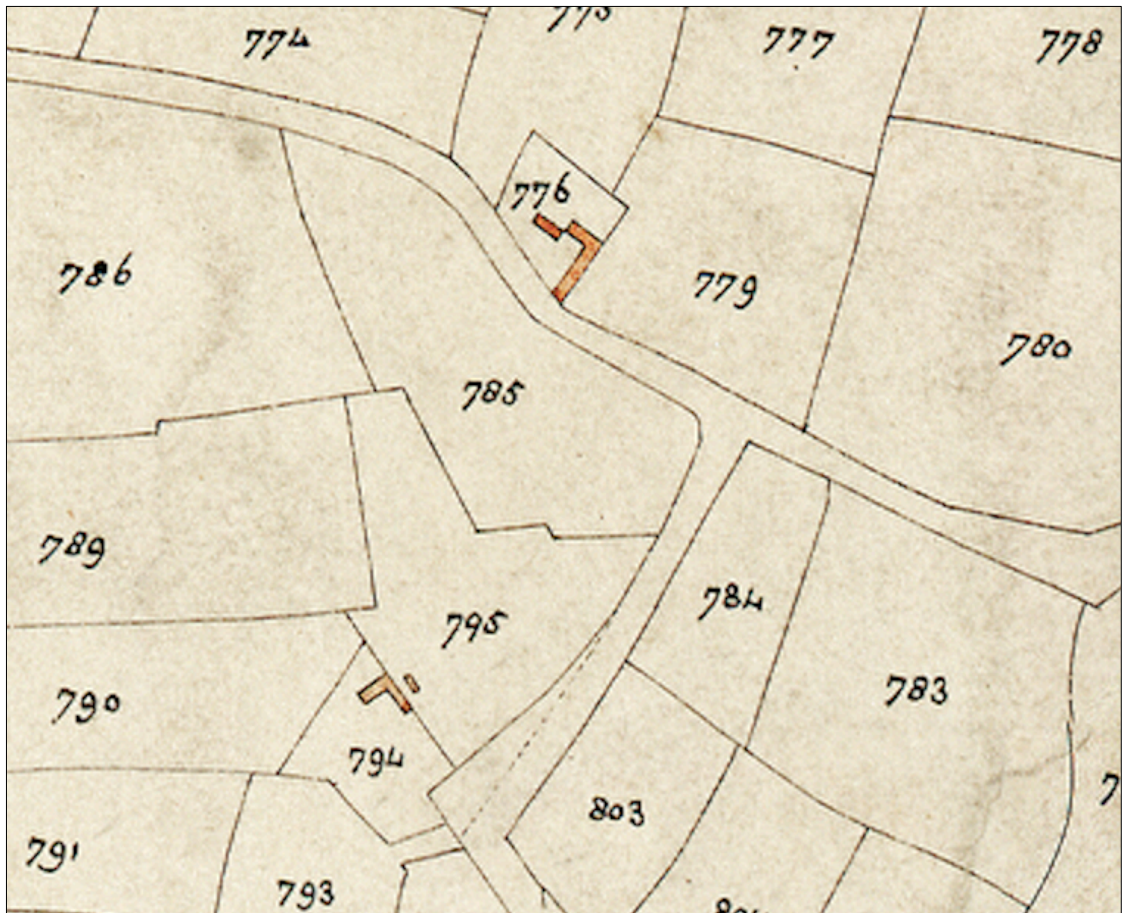


Fig.6 Part of the Tithe map of 1843 showing Arbour Tree Farm as plot 776.

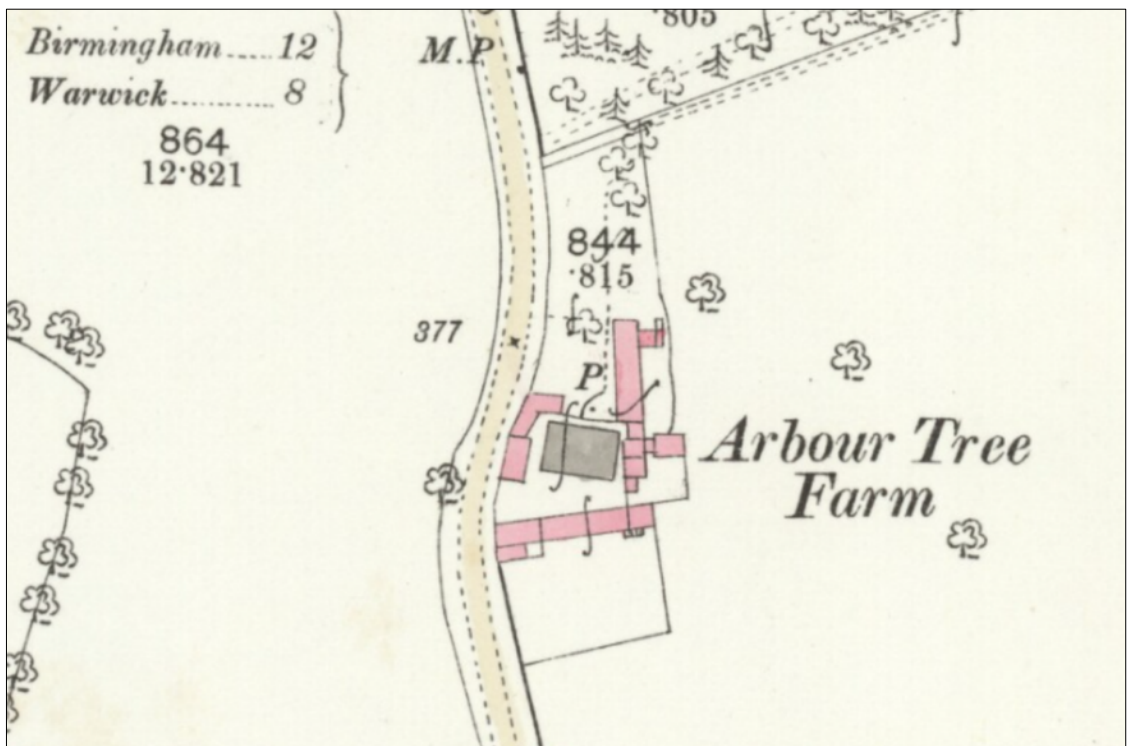


Fig.7 Part of Ordnance Survey 25 inch map of 1887 (not to scale).

## 19<sup>th</sup> Century

- 3.7 The gabled section to the right (south) of the earliest part of the house is constructed from large orange bricks that appear late Victorian or early 20<sup>th</sup> century in date. This section seems to be shown on the 1887 Ordnance Survey map, which would support a late 19<sup>th</sup> century date for this extension.
- 3.8 This map also shows that more extensive alterations had been undertaken at Arbour Tree Farm by 1887. The short return of the L-shaped building shown on the Tithe Map had been removed by this date. A range of buildings is shown extending south from the farmhouse which appears to be an addition rather than a surviving part of the outbuildings shown on the Tithe map. A wing shown projecting east from here has since been demolished. An L-shaped range of outbuildings was added on the opposite side of the yard, flanking the road. A rectangular structure shown within the yard (shaded grey in figure 7) is labelled on subsequent maps as 'Tank', and was presumably associated with the agricultural function of the farmstead.

## 20<sup>th</sup> Century

- 3.9 The 1905 map shows that by the early 20<sup>th</sup> century, the range adjoining the south end of the farmhouse had been further altered and was, by this date, extensive - extending much further east than the original house. The eastern section of this range remained in place until the mid-20<sup>th</sup> century at which time it was demolished.

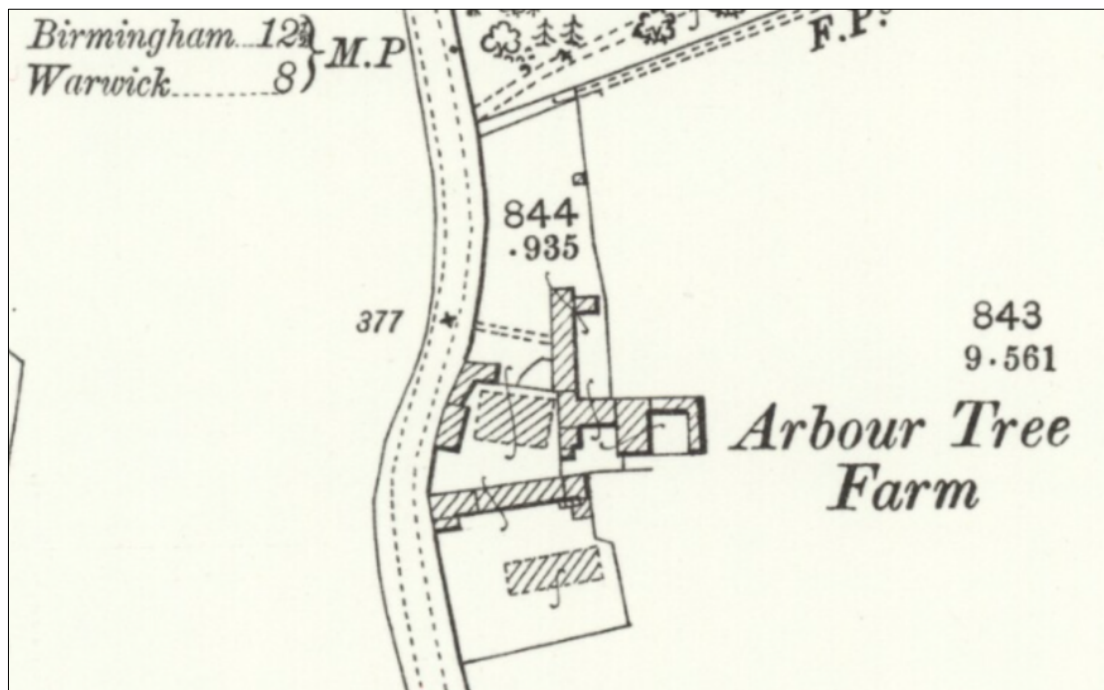


Fig.8 Part of Ordnance Survey 25 inch map of 1905 (not to scale).



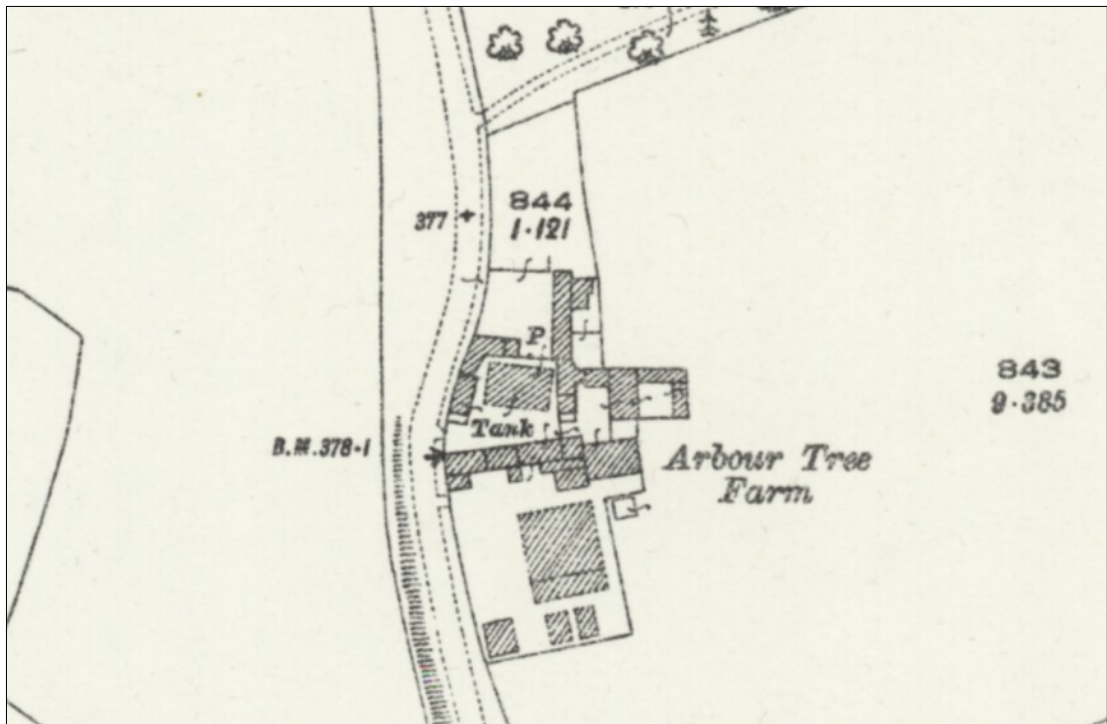


Fig.9 Part of Ordnance Survey 25 inch map of 1925 (not to scale).

- 3.10 A small structure (to the right in fig.10) built in the same large orange bricks as both the south end of the main farmhouse and the study extension was added to the L-shaped road-side outbuildings between 1917 and 1925.



Fig.10 A small addition (right) to the L-shaped range of outbuildings was built in 1917-1925.

- 3.11 From the early 20<sup>th</sup> century onwards modern farm, and later equestrian, buildings (including stables and an indoor riding arena) were added south of the current driveway. These lie outside the boundary of the current application and are not considered as part of this assessment.
- 3.12 In the early 1960s, a large gabled extension was added to the rear of the farmhouse at the north end (visible in figure 11 to right); today this contains the kitchen, laundry and utility rooms. In the latter part of the same decade, a second, similar, extension was added extending to the rear from the south end of the building (visible in figure 11 to left) giving an overall C-shaped building plan. These additions were both carried out to a relatively high standard, with care being taken to reference the existing building through the inclusion of architectural details such as arched window reveals and eaves level noggins.



Fig.11 An early 1960s addition (to right) and late 1960s addition (to left) extend from the rear of the farmhouse.

- 3.13 The addition of a modern porch to the front (west) elevation of Arbour Tree farmhouse appears to represent the latest phase in a long history of works that have seen the original house substantially altered and extended from the original modest farmhouse. This phasing is explained in figure 12.



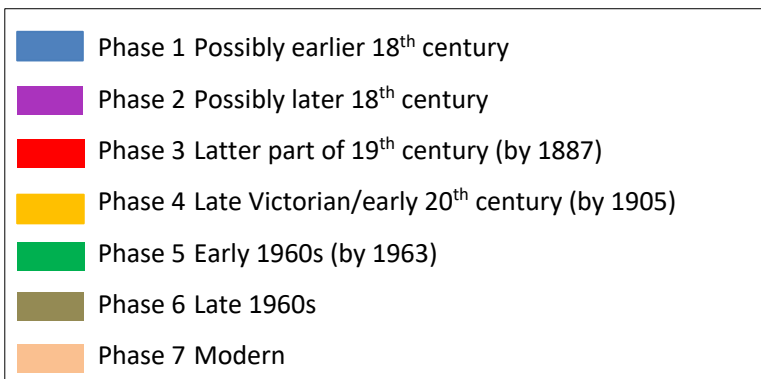
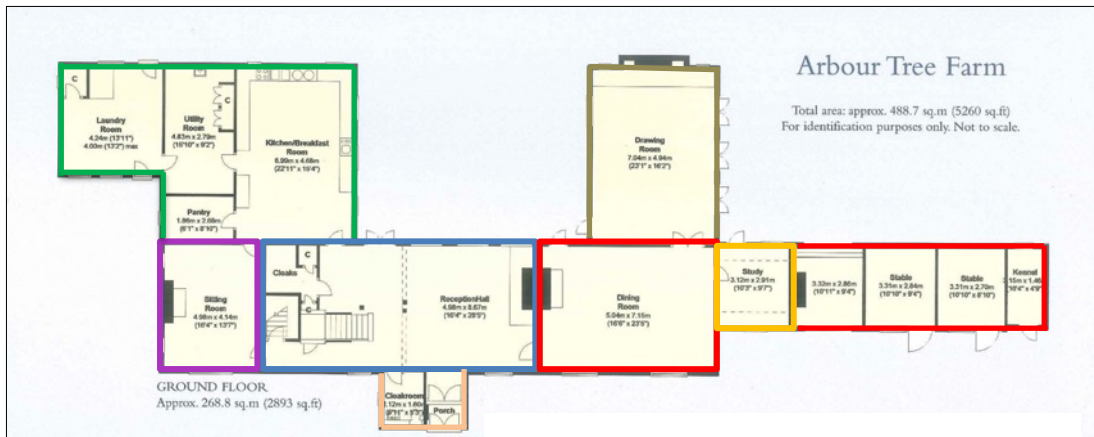


Fig.12 Phases of change at Arbour Tree farmhouse.

- 3.14 As well as these extensive changes to the main farmhouse, alterations were also made to the threshing barn and cottage; these are evident in the numerous blocked doors and windows visible within the structure. Random infill has been used to seal off the former central threshing area, effectively creating two barns separated by an open thoroughfare. Both halves of the barn have been subject to internal modernisation.
- 3.15 A large structure (labelled as 'tank') shown on maps as occupying the yard until 1945 had, according to cartographic sources, been removed by 1963. An ornamental dovecote currently stands in this location. The yard area has since been laid with brick paving.

## 4 Significance of the Heritage Assets

### Definition of Significance and Heritage Values

- 4.1 The National Planning Policy Framework (NPPF) defines significance as: *“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic”*.<sup>15</sup>
- 4.2 **Historic value** derives from the ways in which past people, events and aspects of life can be connected through a place to the present. This tends to be *illustrative* (i.e. illustrating aspects of history or prehistory) or *associative* (i.e. having association with a notable family, person, event or movement).
- 4.3 **Archaeological value** is derived from physical remains embodied in the asset and their potential to yield evidence about past human activity. These can be above ground (i.e. standing structures) or below (i.e. buried archaeological remains). The ability to interpret and understand evidence tends to be diminished in proportion to the extent of its removal or replacement.
- 4.4 **Architectural value** is defined by the NPPF as how an asset demonstrates building type, form or style including traditional, innovative or unusual techniques or materials.
- 4.5 **Artistic value** is derived from the ways in which people draw sensory and intellectual stimulation from a place. This can be the result of conscious design or can be seemingly fortuitous.

### Setting as part of Significance

- 4.6 A further aspect, that of *‘setting’*, is also identified as being important when assessing impact upon a heritage asset. The NPPF states that *“Significance derives not only from a heritage asset’s physical presence, but also from its setting”*.<sup>16</sup> The setting of a heritage asset may be considered to include only the area immediately surrounding the asset, or it may be extensive. It may include important views to and from the asset but may also include non-visual aspects such as smells, sounds or a feeling of enclosure/exposure that contribute to the character of the asset and the experience it invokes.

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<sup>15</sup> Annex 2: Glossary, National Planning Policy Framework, Department of Communities and Local Government, July 2019.

<sup>16</sup> *Ibid.*

4.7 It is the sum of these values, derived both from a heritage asset’s physical presence and its setting, that is collectively referred to as its *significance*.

4.8 Taking into account all the component heritage values, the overall heritage value of an asset can be assessed on a scale ranging from intrusive to very high, as set out in the following table:

Level of Significance	Description of Criteria
<b>Very High</b>	<ul style="list-style-type: none"> <li>Heritage Assets identified as having Outstanding Universal Value, such as World Heritage Sites</li> <li>Other structures or sites of recognised international importance</li> </ul>
<b>High</b>	<ul style="list-style-type: none"> <li>Scheduled Monuments with standing remains</li> <li>Grade I and II* Listed Buildings</li> <li>Grade I and II* Registered Parks and Gardens</li> <li>Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the grade of listing.</li> <li>Conservation Areas containing high grade or very important listed buildings/historic parks and gardens</li> <li>Non-designated structures of clear national importance</li> </ul>
<b>Medium</b>	<ul style="list-style-type: none"> <li>Grade II Listed Buildings</li> <li>Grade II Registered Parks and Gardens</li> <li>Non-designated heritage assets that can be shown to have exceptional qualities in their fabric or important historical associations</li> <li>Conservation Areas</li> <li>Non-designated historic townscapes or built-up areas with important historic integrity in their buildings, or in their settings (including surviving street furniture or other structures)</li> </ul>
<b>Low</b>	<ul style="list-style-type: none"> <li>Non-designated heritage assets such as Locally Listed Buildings, with modest quality in their historic fabric or historical associations</li> <li>Historic townscapes or built up areas of limited historic integrity in their structures or setting</li> </ul>
<b>Neutral</b>	<ul style="list-style-type: none"> <li>A building, feature, or area which has no cultural significance but is also not considered intrusive to heritage value</li> </ul>
<b>Unknown</b>	<ul style="list-style-type: none"> <li>Structures or features with some hidden or inaccessible potential for heritage significance</li> </ul>
<b>Intrusive</b>	<ul style="list-style-type: none"> <li>A building, structure or area which detracts from heritage significance</li> </ul>

Fig.13 Overall level of significance attributed to a heritage asset.

### Significance of Arbour Tree Farmhouse (locally listed)

4.9 In terms of historic value, the farmhouse lies at the core of a farmstead which is illustrative of post-medieval settlement dispersed settlement in a landscape of irregular enclosed farmland. Arbour Tree Farmhouse does not appear to be associated with any known architect, historic movement or events. However, the property has latterly been connected with individuals who are notable in equestrian circles.

4.10 Architecturally, the building’s timber-framed, red brick and red tile construction is common for the region and typifies local vernacular architecture. The earliest phases are of interest with the original room proportions, the diaper work and the original timber framing being of most interest.

- 4.11 The farmhouse is of some archaeological interest due to the many phases of its development, however, these phases of alteration are largely late 19<sup>th</sup> and 20<sup>th</sup> century in date and therefore less significant. The interior has been extensively altered with the addition of later ceiling timbers, fireplaces, and uPVC windows throughout.
- 4.12 The artistic value of the property is modest, with the front elevation retaining more aesthetic value than the rear.
- 4.13 In terms of setting, for centuries the farmstead has stood in an area of irregular fields that are typical of post-medieval enclosure. The boundary immediately around the farmhouse has varied over time and the present garden wall is a relatively modern feature. No historic surfaces, such as flags or cobbles, survive in the vicinity of the house.
- 4.14 There is group value in the location of the farmhouse in the context of associated outbuildings; collectively, the historic and artistic values of the wider farmstead is greater than it would be for each building in isolation.
- 4.15 Overall, in a national context and with reference to the scale provided in figure 13, Arbour Tree farmhouse is of **low heritage significance** with the majority of that significance derived from archaeological and historic value; this is commensurate with the buildings' local listing and modest historical associations.

#### Significance of the Outbuildings and Yard (non-designated)

- 4.16 The outbuildings which form the remainder of the farmstead at Arbour Tree Farm include a linear range of outbuildings adjoining the south end of the farmhouse, a detached L-shaped range of outbuildings opposite and a linear range to the south, which includes a conjoined cottage and former threshing barn.
- 4.17 In terms of historic value, these components of the wider farmstead, though apparently not themselves associated with any notable individuals or events, are collectively illustrative of the post-medieval dispersed settlement of the region. The type and scale of the outbuildings provide information on the type of farming undertaken at Arbour Tree Farm as well as on the wealth and social standing of the individuals involved. The stables and threshing barn, in particular, are illustrative of changing methods and farming practices.



Fig.14 Range of outbuildings adjoining the south of Arbour Tree farmhouse.



Fig.15 South elevation of the cottage (to left) and former threshing barn, looking north.

- 4.18 Architecturally, the outbuildings are of some interest as examples of vernacular timber-framed, red brick and red tile farm structures typical of the region. The former threshing barn, in particular, has been extensively altered – most notably by the separation of the two sides of the barn by internal infill either side of the open doorways. Several of what appear to be structural elements



of the barn's timber framing are, in fact, applied onto the exterior of the barn wall, presumably for visual effect. A number of these timber panels are now peeling away from the main walls.

- 4.19 In terms of archaeological value, the materials and techniques used in each building are of modest interest. Each structure's fabric (most obviously of the former threshing barn) embodies evidence of alteration over time and, collectively the outbuildings demonstrate the evolution of the farmstead over more than two centuries.



Fig.16 Late 19<sup>th</sup>-early 20<sup>th</sup> century detached L-shaped range of stables and open-fronted barn.

- 4.20 Each individual range of buildings is of modest artistic value in terms of their proportions and the use of local materials and traditional techniques – most notably the combination of timber framing and steeply pitched, red tiled roofs; collectively the artistic value of the group is slightly higher.
- 4.21 No surviving historic surfaces are noted within the farmstead: the threshing floor, along with any original cobbles or flags appear to have been replaced with modern brick and tarmac surfaces; it is possible that historic surfaces survive beneath. The *space* between the buildings - the former farmyard – is, however, of interest and value and is integral to the setting of the outbuildings. Glimpsed views to surrounding countryside also contribute to the setting of the farmstead.
- 4.22 Overall, with reference to the scale provided in figure 13, the yard and outbuildings are of **low heritage significance** with the majority of that significance being derived from historic value. This is commensurate with the buildings' non-designated heritage asset status.



## 5 Summary of the Proposed Development

- 5.1 The farmhouse and outbuildings are currently vacant and no longer in viable agricultural use. While the main farmhouse has been maintained, some of the outbuildings are currently in a poor state of repair. The proposed works include the redevelopment of the former Arbour Tree Farm to residential dwellings. All existing buildings will be retained and converted; no historic buildings will be removed to facilitate the proposal.
- 5.2 The general exterior appearance of structures will be maintained with the retention of the locally distinctive red tile roofs, brick walls and timber framing. Existing buildings will be sympathetically repaired using like-for-like materials or appropriate modern equivalents. The addition of render is proposed to some outbuildings that are already painted white. Interventions, both internally and externally, have been kept to a minimum. No further additions to the former farmstead buildings are required.

### Main Farmhouse

- 5.3 The extant farmhouse is a substantial building that has been repeatedly enlarged since the 18<sup>th</sup> century, resulting in a house that is three or four times the size of the original structure; the phases of this expansion are explained in section 3. The proposed works include the division of the main farmhouse into three residential units (shaded yellow, pink and blue in figure 17). The single storey range to the south (right) of the house will be converted to a fourth, single storey, dwelling (shaded green in figure 17).



Fig.17 Proposed sub-division of the farmhouse and adjoining single storey range. Plan courtesy of Tyler Parkes.

- 5.4 The proposal will see the original and earliest parts of the farmhouse returned to one single dwelling (shaded pink). This residence will be accessed via the modern front porch, retaining the existing, probably original, point of entry. No changes are proposed to the principal (west) elevation of this part of the farmhouse. Three windows to the rear will be enlarged as French doors onto the garden.
- 5.5 A second dwelling (shaded yellow) will be created within the early 1960s extension. To facilitate this division, some internal doorways will be sealed (as shown on the accompanying detailed plans). An external covered passageway formed in the 1960s will be sealed and access to the dwelling will be via the existing adjacent laundry doorway. No alterations to the main rear gable wall are required but minor modifications to the 1960s laundry and utility rooms are proposed, as detailed on plan.
- 5.6 A third dwelling (shaded blue) will be created by dividing off those parts of the house added in the late 19<sup>th</sup>-early 20<sup>th</sup> century and in the late 1960s respectively. Internal doorways at ground and first floor levels will be sealed as detailed on plan. Again, no changes are proposed to the main late 1960s gable but one window opening on the front elevation will be enlarged to provide a new point of access.
- 5.7 The roof spaces of each dwelling will be separated by a (clearly modern) brick-built partition for security and to comply with building regulations.
- 5.8 The existing farmhouse grounds will be divided to provide gardens to each property. Care has been taken not to introduce parking areas adjacent to dwellings within the locally listed building; instead, parking areas will be restricted to within the existing yard.

#### Range Adjoining the Farmhouse

- 5.9 The existing single storey study and adjoining late 19<sup>th</sup> century outbuildings to the south of the main house will be retained and converted to a single storey dwelling. Alteration to residential use can be achieved with the retention of the study chimney as well as two out of the three internal walls currently dividing the stables and kennel. External doors and windows will be altered as indicated in the detailed plans. The existing through-passage will be sealed off to the elements with the addition of glazing/French doors but the timbers on each side will be retained *in situ*; a sense or impression of the existing passage will be retained by the visual permeability offered by the glazing.

### Detached L-Shaped Outbuilding Range

- 5.10 The L-shaped single storey range of outbuildings aligning the road will be retained and converted to one, single storey residential dwelling, as outlined in the detailed plans. The general appearance of the range, as seen from the public highway, will essential remain unaltered. The continuous, unbroken, wall flanking the road will not be punctured by the addition of any doors or windows; only three conservation-style rooflights will be inserted to allow natural light in to the dwelling.
- 5.11 Two doorways in the northernmost stables (ranging from c.1887-1925 in date) will no longer be used and the east side of the barn that is currently open to the elements will be sealed off; again, a high proportion of glazing here will retain a feeling of structural permeability. With the exception of the corner section of the range, where the introduction of an internal corridor is required, conversion to residential use can be achieved with relatively little internal sub-division.

### Former Threshing Barn and Cottage

- 5.12 The former threshing barn will be retained under the proposed plans. The main through-passage formed by the full height openings will be retained and will provide a means of access to the converted farmstead. The separate sections of the former barn either side of this passageway have previously been sealed off and adapted for modern use. Both sections will respectively be converted into a two-storey dwelling, as detailed in the submitted plans. This has been achieved with minimal intervention to the historic main shell of the barn, including the timber-framed elements of the building.
- 5.13 The existing cottage will be retained and will continue in residential use with minimal intervention.

### Groundworks

- 5.14 The proposed scheme relates primarily to the conversion of existing buildings and does not require extensive excavation for groundworks. Some surface re-landscaping, as detailed in submitted plans, is proposed as part of the scheme.

## 6 Impact of the Proposed Development on the Significance of the Heritage Assets

- 6.1 The proposed residential redevelopment will, inevitably, result in a level of change to the application site and to the heritage assets within it. The exact nature, extent and acceptability of that change will now be examined for the locally listed and non-designated components of the application site.

### Impact on the Significance of Arbour Tree Farmhouse (locally listed)

- 6.2 The proposed works will have no impact on the illustrative or associative historic value of the former farmhouse. The internal sub-division of the property will have a minimal effect on the architectural and artistic values of the structure as an attractive vernacular building constructed in the locally distinctive brick and timber-framed tradition. Indeed, the proposed divisions will, in fact, emphasise the different phases of the building with the central portion of the house being returned to the scale and proportions that it was originally, prior to extensions being added in the late 19<sup>th</sup>- and 20<sup>th</sup> centuries.
- 6.3 Important original features of historic interest, such as early timber-framing and dark brick diaper work, will be retained. There will be some impact on the legibility of the present internal circulation pattern. Where internal doors are to be sealed, this will be done using brick or blockwork that is clearly readable as a modern intervention, thereby preserving the future archaeological legibility of the building.
- 6.4 There will be some change to the external setting of the farmhouse as the existing grounds will be re-landscaped. There will be some division between the gardens of each proposed dwelling, but it is anticipated that this can be controlled through the normal planning process. No historic surfaces will be removed and the existing brick paving with the yard will be retained and re-used within the scheme. Parking spaces for each property are included in the scheme, but care has been taken to avoid placing these near the main farmhouse, with parking areas focused instead within the yard.
- 6.5 The resulting 'magnitude of impact' on the locally listed heritage asset can be assessed using the scale in figure 18 below:

Magnitude of Impact	Description
<b>Major Beneficial</b>	The proposed changes will significantly improve the overall setting and character of heritage assets, revealing and/or enhancing important characteristics which were previously unknown or inaccessible. There would be a substantial improvement to important elements of the asset.
<b>Moderate Beneficial</b>	The proposed changes will considerably improve the setting or overall character of the heritage asset. There may be an improvement in key uses and beneficial change (e.g. the creation of coherency) to the characteristics of the asset.
<b>Minor Beneficial</b>	The proposed changes may cause a minor improvement to the setting or overall character of a heritage asset.
<b>Negligible</b>	The proposed changes will have a minimal positive or negative impact on the heritage asset or its setting.
<b>Neutral</b>	The proposed changes will have no impact on the heritage asset or its setting.
<b>Minor Adverse</b>	The proposed changes will have minor impact on the setting or overall character of a heritage asset. Change of this magnitude may be acceptable if suitable mitigation is carried out.
<b>Moderate Adverse</b>	The proposed changes will negatively alter the setting or overall character of the heritage asset. It will likely disturb key features and detract from the overall heritage significance. Change of this magnitude should be avoided where possible, but can be minimised or neutralised through positive mitigation.
<b>Major Adverse</b>	The proposed changes will significantly damage the overall setting and/or character of heritage assets. They will cause a notable disruption to, or in some cases, complete destruction of, important features. Change of this magnitude should be avoided.

Fig.18 Overall magnitude of impact arising from the proposed works.

- 6.6 Overall, using the scale provided in figure 18, the magnitude of impact on the heritage values – and therefore on the heritage significance - of Arbour Tree farmhouse arising from the proposed works is projected be **minor adverse**; i.e. there will be a minor impact on setting or overall character.
- 6.7 In order to accurately assess this level of impact on any heritage asset, the magnitude of impact should be considered in the context of the individual asset’s specific level of heritage significance using the matrix in figure 19 below.

Criteria		Sensitivity/ Value				
		Neutral	Low	Medium	High	Very High
Magnitude of Impact	Major Beneficial	Slight	Slight / Moderate	Moderate / Large	Large / Very Large	Very Large
	Moderate Beneficial	Neutral / Slight	Slight	Moderate	Moderate / Large	Large
	Minor Beneficial	Neutral / Slight	Neutral / Slight	Slight	Slight / Moderate	Moderate
	Negligible	Neutral	Neutral / Slight	Neutral / Slight	Slight	Slight/Moderate
	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
	Negligible	Neutral	Neutral / Slight	Neutral / Slight	Slight	Slight/Moderate
	Minor Adverse	Neutral / Slight	Neutral / Slight	Slight	Slight / Moderate	Moderate
	Moderate Adverse	Neutral / Slight	Slight	Moderate	Moderate / Large	Large
	Major Adverse	Slight	Slight / Moderate	Moderate / Large	Large / Very Large	Very Large

Fig.19 Matrix of resulting 'significance of effect'.

6.8 In the case of a locally listed building of low sensitivity, a minor adverse impact will have an overall 'significance of effect' that is **neutral/slight adverse**. In planning terms, this should be balanced against the benefits of bringing the building back into use with a viable, long-term, future and of providing a number of attractive new dwellings within the region.

#### Impact on the Significance of the Outbuildings

6.9 There will be no impact on the associative or illustrative historic value of the outbuildings; they will remain readable as associated with an historic farmstead of loose courtyard form.

6.10 In terms of architectural value, there will be minimal change to the structures' general form and appearance as vernacular timber-framed brick buildings. While historic fabric and original features will largely be retained, there will be some degree of change to the buildings through the re-arrangement of internal spaces and the addition of glazing, external render and altered openings for windows and doors. At the same time, however, an effort has been made to retain important historic features in a scheme that will make their significance more available to, and enjoyed by, a greater number of people than at present.

6.11 The spatial properties of the former farmyard will be retained but there will, inevitably, be a level of change to the setting of the associated farm buildings in terms of re-landscaping, the creation of separate gardens and the introduction of parking spaces. This has been done as sensitively as possible, with the restriction of parking to within the former farmyard area.



6.12 Importantly, structures that are currently unused and rapidly deteriorating due to a lack of maintenance will be sympathetically repaired using appropriate, like-for-like, materials and techniques.



Fig.20 Several outbuildings within the application site are in urgent need of repair.

6.13 Using the scale in figure 18, depending upon the varying level of proposed change in different areas, the proposed works will result in a magnitude of impact on the outbuildings that is **minor to moderate adverse**. On non-designated buildings of low sensitivity, using the matrix in figure 19, this will result in 'significance of effect' that is **neutral to slight adverse**.

6.14 This impact can be mitigated through a number of measures including:

- the opportunity for long term repair and viable maintenance;
- careful design detailing (such as the use of sympathetic materials);
- the possible referencing of building's former uses (such as barns and stables) in the naming of new dwellings;

and should be balanced against the substantial benefits of securing a viable, long term, future for the buildings and the provision of new housing.

6.15 There are no other known heritage assets in the vicinity of the application site the settings of which could be indirectly affected by the proposed scheme.

### Impact on the Significance of Potential Buried Archaeology

- 6.16 While the presence of potential buried archaeological deposits within the application site cannot be wholly discounted, no known archaeological finds have previously been recorded in the vicinity of Arbour Tree Farm. Since the proposed scheme essentially relates to the refurbishment of the cottage and farmhouse and the residential conversion of existing farm buildings, extensive invasive groundworks will not be required. Some re-landscaping will be undertaken but this will be restricted to superficial surface works and is therefore unlikely to disturb any undisturbed stratified layers.

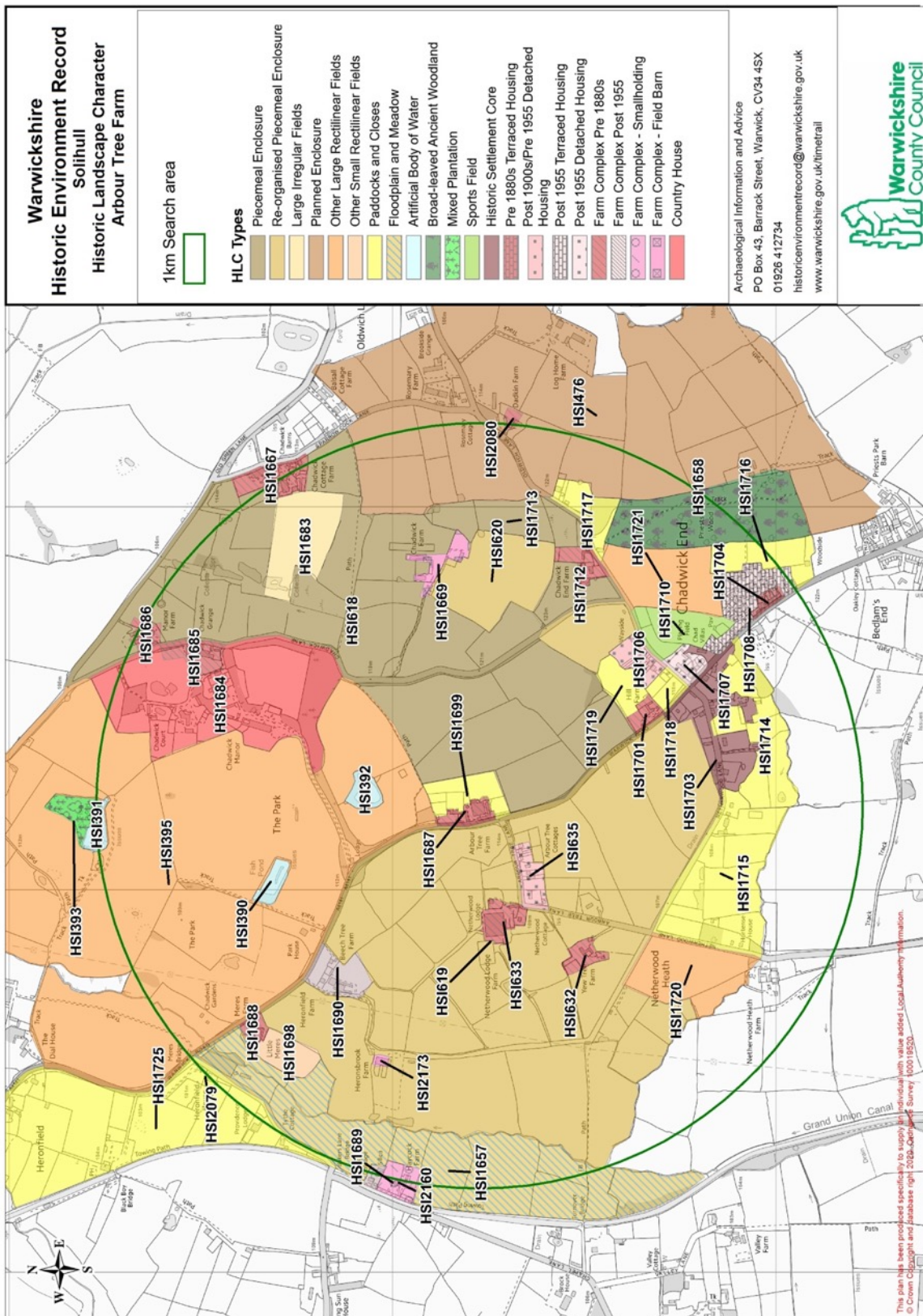
## 7 Conclusions

- 7.1 As required by paragraphs 189 and 190 of the National Planning Policy Framework (NPPF), this Heritage Impact Assessment has been produced to assist the local planning authority with assessing any impact on the historic environment anticipated as a result of this application for planning permission for proposed works to Arbour Tree Farm.
- 7.2 It has been demonstrated that, while the proposed works will inevitably result in a level of change to the locally listed farmhouse and non-designated outbuildings as well as to their setting, there will be minimal impact the structures' key areas of significance. Overall, impact will be restricted to between *neutral* and *slight adverse*.
- 7.3 To an extent, this effect can be carefully mitigated through a number of measures including detailed design, such as the use of sympathetic materials, and landscaping conditions. Paragraph 197 of the NPPF requires that balanced judgement should be used in weighing any net harm to non-designated heritage assets after mitigation against the substantial public benefits of bringing the buildings back into viable, long term, use and the provision of a number of residential dwellings.
- 7.4 In this context, it is concluded that the proposal is compliant with the Town and Country Planning Act, 1990. In terms of preserving the locally listed farmhouse and associated outbuildings, the setting and any features of special architectural or historic interest which the buildings possess, the proposal is also considered to be compliant with Paragraphs 196-7 of the NPPF.
- 7.5 For the same reasons, it is also concluded that the scheme complies with Policy 16 of the Solihull Local Plan, which requires the preservation and /or enhancement of the significance and character of heritage assets, as well as a sense of place.
- 7.6 It is therefore respectfully suggested that it would not be contrary to planning legislation, national policy relating to the conservation of the historic environment, or Local Plan policy 16 to grant planning permission in regard to the proposed works.

## Appendix 1: Historic Environment Record Entry for Arbour Tree Farmhouse

<b>SMR Number</b>	MSI1875	<b>Site Name</b>	Arbour Tree Farmhouse, Warwick Road, Chadwick End	
<b>SMR Number</b>	<b>Site Name</b>	<b>Record Type</b>		
<a href="#">MSI1875</a>	<a href="#">Arbour Tree Farmhouse, Warwick Road, Chadwick End</a>	<a href="#">Building</a>		
A Locally Listed 17th-18th century farmhouse which was heightened in the 19th century.				
<b>Type and Date</b>				
FARMHOUSE (Post-medieval to Modern - 1650 AD? to 2050 AD)				
Evidence	EXTANT BUILDING			
<b>Location</b>				
<b>National Grid Reference</b>		<b>Civil Parish</b>		
Centred SP 2020 7383 (16m by 37m)		Balsall, Solihull, West Midlands		
<b>Address</b>				
<b>Historic Names</b>				
<b>Description</b>				
<1> Arbour Tree Farmhouse was constructed in the 17th or 18th century and heightened in the 19th century. It is red brick with a tiled roof. There are two storeys, flush casement windows, cambered arches and a modern gabled porch.				
<b>Sources</b>				
(1)	SSI7103	Statutory List: Solihull Metropolitan Borough Council. 2017. Solihull Local Listed Heritage Assets. 11/165		
<b>Status and other references</b>				
<b>Associated Finds</b>				
<b>Associated Events/Activities</b>				
<b>Associated Individuals</b>				
<b>Associated Organisations</b>				
sitesandmonuments@warwickshire.gov.uk			Page 5	

## Appendix 2: Historic Landscape Characterisation





## Appendix 3: Sources

### Published

- Adapting Traditional Farm Buildings Best Practice Guidelines for Adaptive Reuse*, Historic England, September 2017
- Agricultural Buildings Listing Selection Guide*, Historic England, December 2017
- Conservation Principles, Policies and Guidance*, English Heritage, 2008
- Farmstead Assessment Framework: Informing sustainable development and the conservation of traditional farmsteads*, Historic England, April 2015
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- Statements of Heritage Significance: Analysing Significance in Heritage Assets*, Historic England Advice Note 12, Historic England, 2019
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- The Warwickshire Historic Farmstead Characterisation Project*, August 2010
- The Warwickshire Historic Landscape Characterisation*, June 2010
- The Warwickshire Landscape Guidelines Supplementary Planning Guidance (SPG) (Nov 1993)*

### Online resources accessed October 2020

- <https://historicengland.org.uk/>
- <https://maps.nls.uk/>
- <https://www.heritagegateway.org.uk>
- <https://www.britainfromabove.org.uk/>
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### Maps

- Arden/Balsall Tithe Map and apportionment 1843
- Ordnance Survey 25 inch map 1887
- Ordnance Survey 25 inch map 1905
- Ordnance Survey 25 inch map 1917
- Ordnance Survey 25 inch map 1925
- Ordnance Survey 6 inch map 1945
- Ordnance Survey 1:2,500 map 1963

# Keystone Heritage



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