

Heritage Impact Assessment



In Support of Application for Planning Permission and Listed Building Consent for
Proposed Works at The Beeches, Marsh Lane, Hampton-in-Arden, Solihull,
Warwickshire, B92 0AH

September 2022

Keystone Heritage



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Cover image: Front elevation of The Beeches, Marsh Lane, Hampton-in-Arden, Warwickshire

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1 Introduction

Circumstances of this Heritage Impact Assessment

- 1.1 This Heritage Impact Assessment has been commissioned by Mr Jasdeep Sahota, proprietor of The Beeches Bar and Grill in Hampton-in-Arden, Warwickshire. It has been written in support of applications for listed building consent and planning permission for proposed works to the property.
- 1.2 Formerly known as 'The Fentham Club'¹, The Beeches is included on the National Heritage List for England at grade II². The property also falls within the designated Hampton-in-Arden Conservation Area. Other nationally designated heritage assets lie in the vicinity of the application site together with a number of locally recognised heritage assets.
- 1.3 The proposal involves alterations to the listed building which require consent under sections 7 and 8 of the Planning (Listed Building and Conservation Areas) Act, 1990.

Purpose of this Document

- 1.4 This document has been produced in compliance with the 1990 Act and with paragraph 194 of the National Planning Policy Framework (NPPF)³. Its purpose is to examine the heritage values, or significance, of heritage assets potentially affected by the proposal and to evaluate any potential impact arising from the proposed works on that significance.
- 1.5 This process is intended to assist the local planning authority to fulfil their obligations under the 1990 Act and paragraph 195 of the NPPF in terms of informed and sustainable decision-making with regard to the historic environment in the context of relevant legislation as well as national and local planning policy.

Location of the Application Site

- 1.6 The village of Hampton-in-Arden lies in the central southern part of the Civil Parish of Hampton-in-Arden approximately midway between Solihull and Meriden. It is situated in a

¹ HM Land Registry and the National Heritage List for England.

² National Heritage List for England entry number 1342829.

³ National Planning Policy Framework revised July 2021.

largely undeveloped area of Green Belt known as the 'Meriden Gap' which separates the conurbations of Birmingham and Coventry, at an historical junction of routes to Solihull, Coventry and Kenilworth. Located on high ground at around 115m above Ordnance Datum, the village overlooks the Arden plain.



Figure 1 Location of The Beeches (circled yellow) on the southern edge of Hampton-in-Arden village. Source Google Earth.

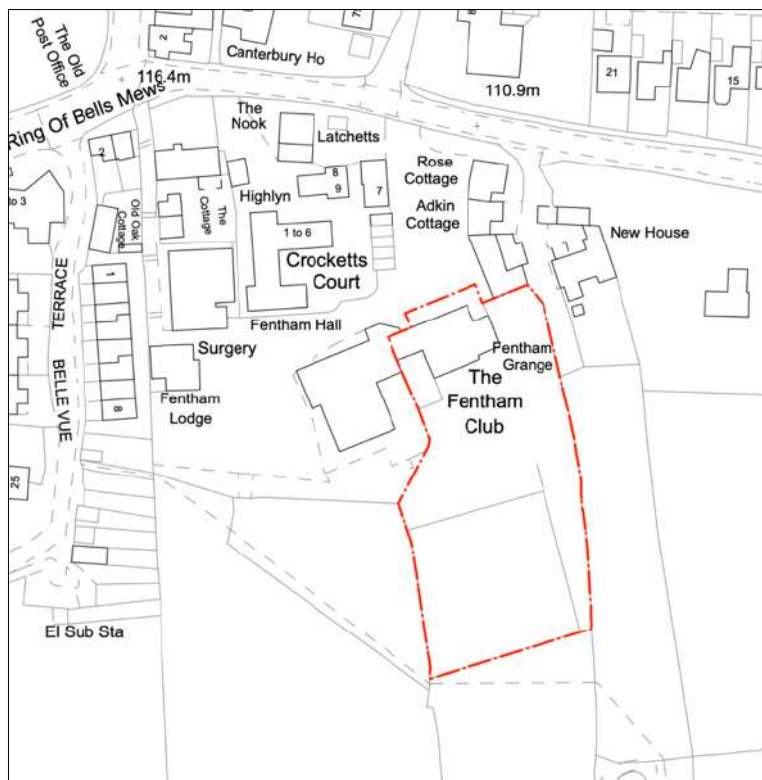


Figure 2 Application site boundary. Image courtesy of Michael Cruise Architects.

- 1.7 The Beeches is situated on the southern edge of Hampton-in-Arden, off Marsh Lane and a short distance from the junction of High Street and Solihull Road. The building adjoins the locally listed Fentham Institute community hall. Both buildings have open views to the south and east across the surrounding countryside.

Geology and Local Materials

- 1.8 The former Forest of Arden covered an area geologically comprising New Red Sandstone which forms part of the wider strata of Keuper Marls giving rise to fine red clays. The sandstone is of poor quality for construction purposes and building stone was generally imported from Meriden, Kenilworth and Staffordshire. However, the local clay produced high quality bricks and tiles of a characteristically dark shade of red. Timber from the Forest of Arden was also used in developing a tradition of timber framed buildings, and together the timber frames and dark red bricks contribute to the distinctive appearance of many of the area's vernacular buildings⁴.

Summary of Current Proposal

- 1.9 This application relates to the proposed installation of a restaurant kitchen extraction/ventilation system principally comprising the addition an encased flue to the east wall of The Beeches. These works are intended to help make the neglected and vacant building useable again as a viable, redesigned hospitality venue and to reverse the current decline in the state of the building. The proposed scheme is outlined in section 4 and is detailed in the plans and drawings submitted in support of this application.

Methodology

- 1.10 The methodology used in the production of this Heritage Impact Assessment follows an approach to the assessment of heritage assets in the built environment set out in Historic England guidance⁵, the Chartered Institute for Archaeologists⁶ and in guidance contained

⁴ Hampton-in-Arden Conservation Area Appraisal, Solihull MBC, March 2015.

⁵ 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.

⁶ Chartered Institute for Archaeologists: *'Standard and Guidance: Historic Environment Desk-based Assessments'* 2017.

within the National Planning Policy Framework (NPPF) on Conserving and Enhancing the Historic Environment.⁷

- 1.11 Further relevant guidance has also been consulted in the production of this Heritage Impact Assessment, notably:-
- Conservation Area Appraisal, Designation and Management Historic England Advice Note 1 (Second Edition), 2019;
 - 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;
 - Managing Significance in Decision-Taking in the Historic Environment, Historic Environment Good Practice Advice in Planning: 2 Historic England, 2015; and
 - The NPPF Planning Practice Guidance on enhancing and conserving the historic environment, 2021.
- 1.12 A visit to the application site was made on 30 June 2021 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.
- 1.13 A desk-top search of the publicly available background information relating to the site has been made using online sources; this included a search for relevant information conducted on the Warwickshire County Council Historic Environment Record, the Warwickshire County Record Office, and Historic England's websites. A full list of sources available is included as Appendix 2 to this Assessment.
- 1.14 The full background history of The Beeches was researched and recently submitted for application no: PL/2021/02469/LBC and will therefore not be repeated here.

Limitations

- 1.15 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

⁷ Annex 2, National Planning Policy Framework, Department of Communities and Local Government, 2021.

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.

- 1.16 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 accessed.

Author

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

Acknowledgements

- 1.18 Special thanks are due to Peter Green and Clive Hinsull of the Hampton-in-Arden Local History Group, who generously provided information on the history of The Beeches. Paula Allen of Warwickshire County Council Historic Environment Record has been extremely helpful in providing information on the site, as have Rob Eyre, Carolyn Ewing and Laura Orriss at the Warwickshire County Records Office. Jon Beesley and Tracey Williams at the Solihull Heritage and Local Studies facility at The Core Library are also acknowledged here for their help.

2 Planning Context

Legislation

- 2.1 In addition to the normal planning framework set out in the Town and Country Planning Act, 1990, the Planning (Listed Buildings and Conservation Areas) Act, 1990, places upon local planning authorities additional statutory duties in terms of preserving the special character of designated heritage assets, including their setting.
- 2.2 Section 66(1) of the 1990 Act states that *'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the [listed] building or its setting or any features of special architectural or historic interest which it possesses.'*¹¹
- 2.3 This identifies the need to give considerable weight and importance to that duty imposed and to the presumption in favour of the desirability of the preservation of nationally designated heritage assets, including their setting.
- 2.4 Section 72(1) of the 1990 Act also states that *"In the exercise, with respect to any buildings or other land in a conservation area, of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."*

National Planning Policy

- 2.5 National policy relating to heritage protection is given in the National Planning Policy Framework (or NPPF) and associated planning practice guidance. Chapter 16 of the NPPF refers to conserving and enhancing the historic environment; paragraphs 197 (especially 197(b)), 199, 202 and 203 are of particular relevance to this application.

National Planning Guidance

- 2.6 The associated National Planning Practice Guidance on Conserving and Enhancing the Historic Environment provides additional detail on the application of the NPPF.

¹¹ Planning (Listed Buildings and Conservation Areas) Act 1990 Section 66(1).

Local Planning Policy

- 2.7 Hampton-in-Arden falls within the administrative area of Solihull Metropolitan Borough Council (MBC). The *Solihull Local Plan: Shaping a Sustainable Future*, December 2013, sets out the long-term spatial vision for how the region'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.
- Policy P16 of the Solihull Local Plan concerns the conservation of heritage assets and local distinctiveness. It recognises, *inter alia*, the value of the historic villages and hamlets of the Arden landscape.
 - P16 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.*'

Hampton-in-Arden Conservation Area

- 2.8 Conservation areas are designated under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act, 1990. The Act defines conservation areas as '*an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*'.
- 2.9 The central part of Hampton-in-Arden village was first designated as a Conservation Area by Warwickshire County Council in November 1969 in order to preserve the historic core of the settlement. A review of the Conservation Area was undertaken by Solihull MBC, the results of which were published in March 2015 as the *Hampton-in-Arden Conservation Area Appraisal*.
- 2.10 The appraisal identified unlisted buildings which make a positive contribution to the character of the area, significant trees, views and open spaces, as well as opportunities for enhancement. These were recorded on the Townscape Appraisal map, an extract from which is included here for information as figure 6. The boundaries of the conservation area have subsequently been expanded to include other parts the village.

- 2.11 The conservation area includes the medieval village core at Solihull Road, the historic village High Street and several quiet back lanes, which are a notable feature of the village. The Beeches lies within the conservation area, in the south-east corner of the designated area.

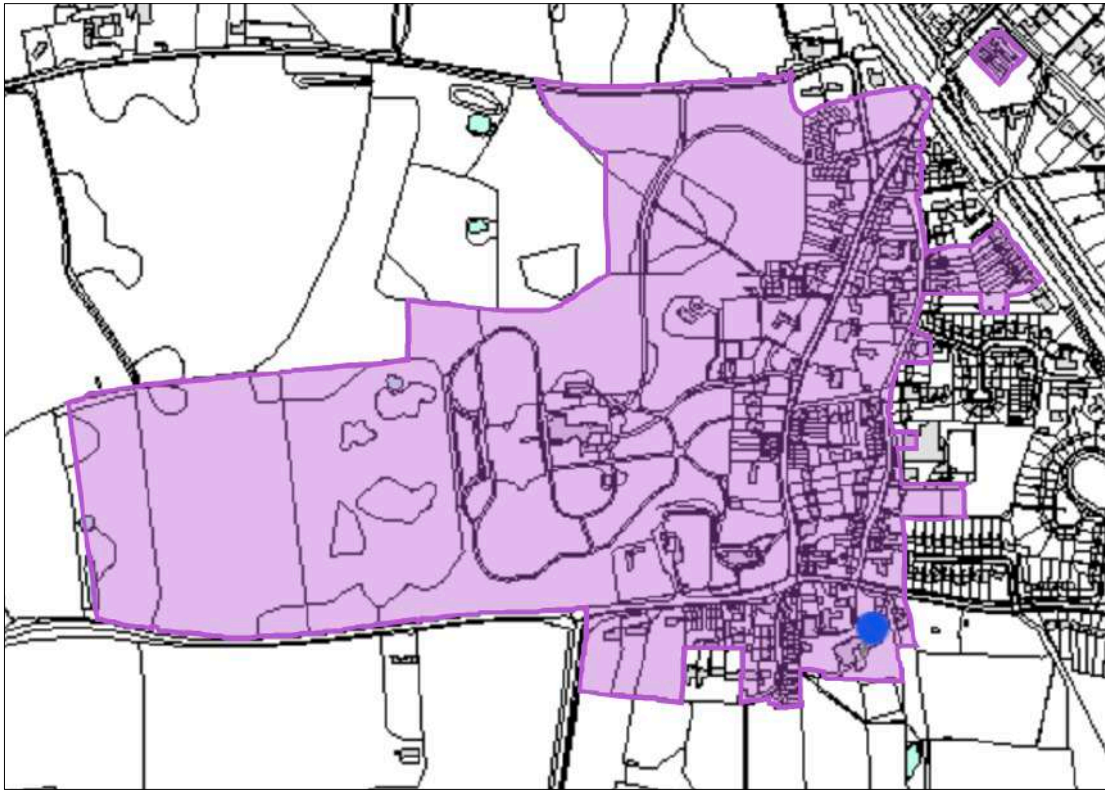


Figure 3 Hampton-in-Arden Conservation Area shaded purple. The Beeches is indicated by a blue dot. Source: Solihull.gov.uk.

Hampton-in-Arden Neighbourhood Plan

- 2.12 In June 2013 Solihull MBC designated the Parish of Hampton-in-Arden as a Neighbourhood Area. A Neighbourhood Plan was subsequently developed for the area which provides a vision for the future of the Parish that sets out key objectives for the period 2017-2028.
- 2.13 Policy ENV4 relates to the area's heritage assets. It states that *'All the Parish heritage assets, whether designated or not, and their settings are valued. All development proposals that may affect an asset must sensitively consider and address their potential impact.'*
- 2.14 The Neighbourhood Plan builds on the aims set out in the Conservation Area Appraisal. Two of the twelve core principles which underpin the Plan are to:
- conserve heritage assets; and
 - drive sustainable development in Hampton-in-Arden.

2.15 The Village Design Statement complements the Conservation Area Appraisal in describing the qualities and features of Hampton-in-Arden which are particularly valued by the residents and which give the village its special character.

3 Identification of Relevant Heritage Assets

- 3.1 This section seeks to identify any heritage assets within the application site, or in its vicinity, which may, potentially, be affected by the works proposed as part of this application.
- 3.2 The application site has been assessed along with its environs by a combination of site visit and desk-based research. Historic England's 'Zone of Visual Influence' and 'Zone of Theoretical Visibility' methodologies, as set out in their advice on assessing the setting of heritage assets¹² were employed in this assessment. Consideration has also been given to aspects other than visual, such as noise, smells, vibration, a sense of enclosure or exposure etc., as well as to the level of permanence of the proposed works.
- 3.3 In determining whether heritage assets will potentially be affected by the development proposal, the possible effects have been divided into direct and indirect impacts. Direct impact results from development that will affect the physical fabric of assets. Indirect impact includes changes beyond construction phase to the setting or cultural significance of heritage assets in the vicinity of the application site.

Nationally Designated Heritage Assets



Figure 4 Nationally designated heritage assets in the vicinity of The Beeches (formerly the Fentham Club) circled red. Source: Historic England.

¹² *The Setting of Heritage Assets* Historic Environment Good Practice in Planning Note 3 (Second Edition) Historic England 2017 p.9.

3.4 Nationally listed buildings are marked in figure 4 with a blue triangle; scheduled monuments are shaded red. The Beeches is circled red.

3.5 Although the former Fentham Club is marked with a blue triangle positioned in what is now the community centre (known as the Fentham Institute or Fentham Hall), it is clear from the list entry that what was intended for inclusion in the statutory list is only the white stucco Neoclassical section and, by default the adjoining extensions to the east and west.



Figure 5 Grade II listed former Fentham Club with adjoining two storey brick extension to west (right) and later single storey kitchen extension to east (left). Source: Google Earth.

3.6 There will, inevitably, be some level of direct impact on the grade II listed former Fentham Club, known as The Beeches.

3.7 Figure 4 indicates other statutorily listed buildings in the vicinity of grade II listed former Fentham Club; these include:-

- Grade I listed Church of St Mary and St Bartholomew (list entry number 1055777);
- Grade II* listed Moat House (list entry number 1057655);
- Grade II listed White Lion public house (list entry number 1055786);
- Grade II listed Church Farmhouse (list entry number 1076769) south of the church; and
- Grade II listed Churchyard cross (list entry number 1076764).

3.8 The churchyard cross is also protected as one of two scheduled monuments in the vicinity of the application site:-

- Scheduled Monument Churchyard cross (list entry number 1017815); and
- Scheduled Monument Moated site at Moat House (list entry number 1017243).

- 3.9 Using Historic England’s methodologies for assessing the setting of heritage assets, due to the nature and location of the proposed works (on the east side of The Beeches) and the built up character of the area surrounding the application property, the proposed works are not considered to have any likely impact beyond construction phase on either of the scheduled monuments or on any other nearby statutorily listed buildings, all of which lie some distance to the north and west of the application site.
- 3.10 No other nationally designated heritage assets (such as battlefields or wreck sites) are present within the vicinity of the application site.

Conservation Area

- 3.11 The majority of the village of Hampton-in-Arden is included in the Hampton-in-Arden Conservation Area, first designated in 1979. As shown in figures 3 and 6, the application site lies within the boundary of the designated area.
- 3.12 There is potential for the proposed works to have a direct impact on the character and/or appearance of the conservation area beyond construction phase.

Locally Listed Buildings

- 3.13 Solihull MBC also curates a list of buildings that, while failing to meet the criteria for national designation, are nonetheless of some local architectural or historic interest. These buildings are included on a ‘Local List’ of heritage assets.
- 3.14 Locally listed buildings in the vicinity of the application site include:-
- The Fentham Institute (no.1 on figure 6)
 - Adkin Cottage, Marsh Lane (no.2 on figure 6)
 - 80 Fentham Road (no.3 on figure 6)
 - The Nook and Latchetts, Marsh Lane (no.4 on figure 6)
 - The Cottage, Marsh Lane (no.5 on figure 6)
 - The Old Post Office, Solihull Road (no.6 on figure 6)
 - 3-5 Solihull Road (no.7 on figure 6)

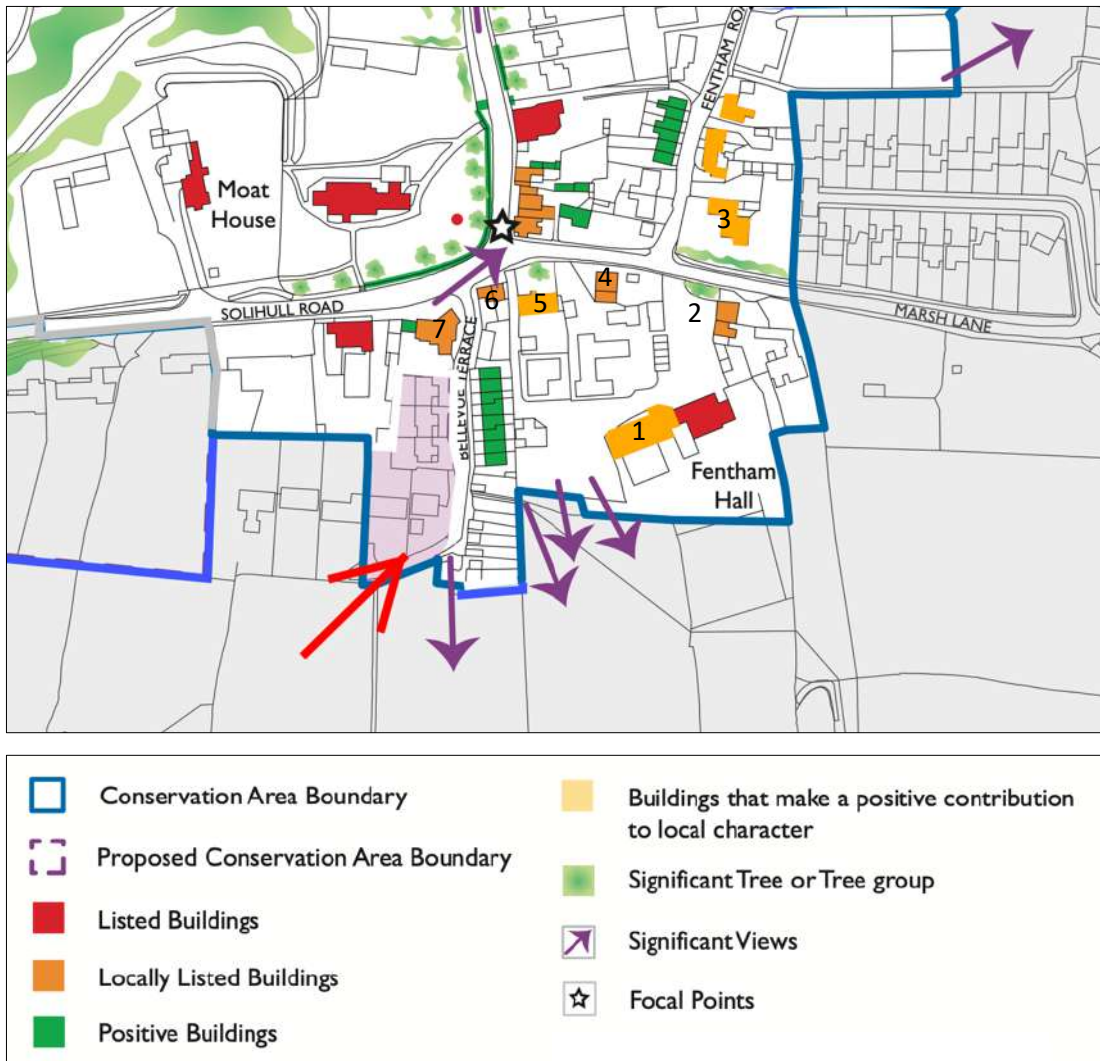


Figure 6 Notable features within the conservation area. Source: Hampton-in-Arden Conservation Area Appraisal.

- 3.15 Using Historic England’s methodologies for assessing the setting of heritage assets, due to the nature of the proposed works and the built up character of the area surrounding the application site, the only locally listed buildings that are considered to be potentially affected by the proposed works beyond construction phase are the adjoining Fentham Institute and Adkin Cottage on Marsh Lane. A modern single storey extension off the south elevation of the Fentham Institute community hall is not included in the local listing.



Figure 7 View east towards locally listed Adkin Cottage, Marsh Lane.



Figure 8 Locally listed Fentham Institute community hall adjoining The Beeches (grade II), viewed looking south-west.



Figure 9 Modern single storey extension off the south elevation of the Fentham Institute community hall is not included in the local listing.

Non Designated Heritage Assets

- 3.16 No non-designated heritage assets have been identified in the vicinity of the application site. No archaeological finds have been recovered from the application site¹³ (which lies outside the medieval core of the village) and, while the presence of buried artefacts or deposits within the site cannot be completely discounted, the specific nature of the proposed works makes their disturbance highly unlikely.

Summary of Heritage Assets Potentially Affected by the Proposal

Heritage Asset	Potential Impact
The Beeches Grade II listed	Potential for direct impact on listed building and its setting
Hampton-in-Arden Conservation Area	Potential for direct impact on the character and/or appearance of the area
Fentham Institute Locally listed	Potential for indirect impact on the setting of the locally listed building
Adkin Cottage Locally listed	Potential for indirect impact on the setting of the locally listed building
Potential Buried Archaeology	No potential for direct impact on buried archaeology

¹³ Warwickshire County Council Historic Environment Record.

4 Summary of the Proposed Works

- 4.1 The works that are proposed as part of the current application are deemed necessary in order to complete a new restaurant concept at The Beeches. The existing extraction unit is incapable of meeting the needs of the kitchen; it is proposed to replace the existing unit with one that is fit for purpose to serve the restaurant.
- 4.2 A vertical flue venting the system will be added to the outer wall of the existing building. This will be concealed within a rendered casing, giving the visual impression of a traditional chimney. The specifics of this system are outlined in supporting documentation.



Figure 10 Existing rear (south) elevation of The Beeches.



Figure 11 Proposed south elevation. Image courtesy of Michael Cruise Architects.



Figure 12 Existing north elevation.



Figure 13 Proposed north elevation. Image courtesy of Michael Cruise Architects.

Justification for the Proposed Works

- 4.3 The existing kitchen served a restaurant business that was struggling as a business in recent years and which finally closed as a business during the coronavirus pandemic. The proposed changes are intended to bring much-needed investment in terms of the immediate maintenance of the vacant property and to help secure the long-term future of the listed building.
- 4.4 The new proprietors of The Beeches have brought a bold new business plan to the listed property – one based on offering freshly cooked Asian food at an affordable every-day price. It is anticipated that this business plan will not only be able to succeed, itself, in a challenging

and highly competitive market, but will also help to boost other businesses in the village of Hampton-in-Arden which have seen profits decline since the closure of The Beeches (notably the grade II listed White Lion) by creating a critical destination mass.



Figure 14 Grade II listed The White Lion on High Street, Hampton-in-Arden, has suffered a decline in business since the closure of The Beeches.

- 4.5 In order to provide freshly cooked food in large quantities, a larger hob range with extractor unit is required to keep the kitchen free from cooking fumes and to meet with industry regulations. This range requires extraction via a flue system. Alternatives to this arrangement have been explored by a specialist consultant but the proposed system offers the only workable, affordable solution.
- 4.6 Any change of use for the listed building from hospitality venue would require further extensive and invasive works, and would not be supported by the building's owners, the Fentham Trustees. It is understood that no other potential leasees have expressed an interest in the building, making the current scheme the only viable proposal at this time.
- 4.7 Visually, the flue and casing will echo the chimneys at the west end of the listed building, returning some sense of symmetry to the roof line but as a legibly modern addition to the building.

Mitigation for the Proposed Works

- 4.8 The works will be carried out as sensitively as possible with a minimum of disruption to historic fabric. Fittings will be the minimum required, attached to the mortar between bricks rather than into the bricks themselves. The flue itself will be concealed within a rendered casing intended to blend unobtrusively with the east end of the building and to convey the impression of a traditional chimney to limit any visual impact.

5 Significance of the Relevant Heritage Assets

Definition of Heritage Values and Significance

- 5.1 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*”.¹⁵
- 5.2 A slightly different set of heritage values were set out in English Heritage’s ‘*Conservation Principles*’,¹⁶ but since planning proposals are measured in NPPF terms, the NPPF values will also be used here to understand the significance of heritage assets.
- 5.3 **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 broadly equates with Historic England’s ‘Historical value’. It 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).
- 5.4 **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. This equates with Historic England’s ‘Evidential value’.
- 5.5 **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. It has no direct correlation in *Conservation Principles* but most closely equates to Historic England’s Historical Illustrative value.
- 5.6 **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. This most closely equates with Historic England’s ‘Aesthetic value’.

¹⁵ Annex 2: Glossary, National Planning Policy Framework, Department of Communities and Local Government, July 2021.

¹⁶ *Conservation Principles, Policies and Guidance*, English Heritage 2008.

Setting as part of Significance

- 5.7 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*”.¹⁷ It explains that “*the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve*”.¹⁸
- 5.8 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.
- 5.9 It is the sum of all these values listed above, derived both from a heritage asset’s physical presence and its setting, that is collectively referred to as its *significance*.

Heritage Significance of The Beeches

- 5.10 In terms of **historic value**, The Beeches country mansion is not associated with any known architect and its construction pre-dates the involvement of W. Eden Nesfield (considered to be one of the most original of the Victorian domestic architects) at Hampton-in-Arden.
- 5.11 Louisa Moore (née Eborall and later Louisa Simons), for whom The Beeches was first built, may herself be regarded as a notable local figure. Her family had long been associated with Hampton-in-Arden (the name board of Hampton vicars hung on the south wall of the church shows a Robert Eyberhale, which may be an early spelling of Eborall, serving as the vicar of Hampton in 1391) and Louisa, along with several family members, was interred at the Church of Saint Mary and Saint Bartholomew.

¹⁷ Annex 2: Glossary, National Planning Policy Framework, Department of Communities and Local Government, 2021.

¹⁸ NPPF Annex 2: Glossary, 2021 and in The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3, 2017 p2.

- 5.12 The Beeches illustrates the growth in demand by the upper middle classes for genteel accommodation within the village in the early part of the 19th century. It may also tangentially be associated with the arrival of the railway in the 1830s since the house was funded from profits from the sale of family-owned land to the railway company. It might also be posthumously associated with the prominent local philanthropist, George Fentham, as the building was sold to Trustees of the Fentham Trust in 1913 and became known as the Fentham Club.
- 5.13 **Architecturally**, the original house (the extent of which is defined by white stucco facing on all sides scored to give the impression of ashlar courses) is a handsome example of Neoclassical design that outwardly displays none of the elements characteristic of the local vernacular red-brick-and-tile style so prevalent elsewhere in the village. This is further expressed in detailing that includes the first floor band, the columns and entablature surrounding the main entrance, and the eared architraves to the first floor sash windows.
- 5.14 However, the building has been altered almost beyond recognition by the addition of a 19th century west service wing, conversion to the Fentham Club in the early 20th century, the addition in 1913-14 of the adjoining Fentham Institute community hall, as well as later 20th century extensions to the east and south. The interior of The Beeches, in particular, has been extensively altered to meet the demands of the building's changing uses, such that little remains of the original ground floor layout and virtually none of the original interior detailing. The first floor has been slightly less altered and here the level of survival of early features is slightly better.
- 5.15 There is some **archaeological value** in the materials and techniques used in the construction of the building, as well as in the later alterations. For example, there is clear evidence on the west elevation of the (quite brutal) interruption of the stucco facing for the 19th century addition of the glazed section (see figure 15).
- 5.16 It is unclear why the first floor left window on the north elevation is blind. It is possibly an original feature or may have been infilled in response to the window tax enforced in Britain until 1851. Either way, this is not a modern alteration as it appears from photographic evidence to have been done by the late 19th century (see figure 13 in Heritage Impact Assessment for App. No: PL/2021/02469/LBC).



Figure 15 West elevation showing the brick 19th extension (left) to the original building (centre), the removal of original stucco facing for the addition of a glazed extension, and a modern painted brick extension (right).

- 5.17 Despite the numerous changes undertaken at The Beeches, the building is not without aesthetic, or **artistic, value**. Notwithstanding the blind front window, there is a robust underlying symmetry to the building that might be presumed (from the existing ground floor layout) to have extended to the fenestration of the south elevation prior to the addition of the rear restaurant extension.
- 5.18 In regard to the setting of the listed building, the grounds to the north of the house and views towards the building from the north (Marsh Lane) have been changed beyond recognition by the addition of a tarmac car park. In contrast, the general location on the edge of the village has altered little since the house was constructed c.1830. The grounds to the south are relatively unaltered in terms of their boundaries and extent, and open views across farmland to the south still survive; indeed, these views may be said have additional relevance to The Beeches since the farmland here was acquired by owner Henry Simons in the late 19th century.

5.19 Taking all these collective values into account, the overall heritage significance of an asset can be assessed on a scale ranging from intrusive or unknown to very high, as set out in the table in figure 16 below:-

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

Figure 16 Level of overall significance attributed to a heritage asset.

5.20 Overall, The Beeches is considered to be of **medium** heritage significance, commensurate with the building's grade II listing, with the majority of that significance derived from its historic and architectural value.

Heritage Significance of the Fentham Institute

5.21 Though not associated with any known architect, the village Institute has close connections with local philanthropist, George Fentham, and is illustrative of the development of buildings within Hampton-in-Arden which served the community, rather than individuals.

5.22 The red brick and tile construction are common local materials but architecturally the hall, with its entrance porch flanked by banded brick pilasters and fluted limestone Doric columns and concave brick ceiling, was designed to make a statement – presumably about its patron

and the role of this building in the community. The Institute has undergone more than one phase of addition and is of minor archaeological and aesthetic value.

- 5.23 Overall, using the scale in figure 16, the Fentham Institute is considered be of **low** heritage significance, commensurate with its local listing.

Heritage Significance of Adkin Cottage

- 5.24 The 17th century timber framed construction of Adkin Cottage with brick and plaster nogging exemplifies the local vernacular architectural style. Its early date is consistent with its location near the main junction at the centre of the village, and with the building's alignment with the narrow gable end of the property fronting onto the road (used at one time to reduce the rateable value of the property).

- 5.25 There is archaeological value in the fact that the building appears to have undergone at least two phases of extension to the east, and there is undeniable artistic value in the attractive scale, materials and timber framed vernacular appearance of Adkin House.

- 5.26 Overall, using the scale in figure 16, Adkin House is considered be of **low** heritage significance, commensurate with its local listing.

Heritage Significance of the Hampton-in-Arden Conservation Area

- 5.27 All locally listed buildings (including the Fentham Institute and Adkin Cottage) are noted as making a positive contribution to the character and appearance of the conservation area; these are identified in the Townscape Appraisal Map (shown in figure 6).

- 5.28 In addition to individual buildings, the key positive characteristics of the locally designated Hampton-in-Arden Conservation Area have been summarised by Solihull MBC in the Area Appraisal as follows:-¹⁹

- A well-defined medieval village core and prominent ancient church
- An evolved history that has produced a diverse range of plot widths and building types
- A nationally important cluster of early Arts and Crafts buildings designed by W. E. Nesfield for Sir Frederick Peel

¹⁹ Hampton-in-Arden Conservation Area Appraisal, Solihull MBC March 2015 p.5.

- An important group of public buildings and spaces created by the legacy of George Fentham
- A sinuous central path with a strong sense of enclosure provided by buildings and dense surrounding foliage of trees and shrubs
- Varied building line creating pinch points and more open spaces
- Quiet back lane areas with a mixture of rural buildings types
- Beautiful views of the Warwickshire Countryside to the south, east and west
- Consistent two-storey height with pitched roofs
- Consistent use of building materials – timber, brick, plasterwork and clay tiles
- Attractive arts and crafts detailing, including pargetting, carved bargeboards and intricately detailed chimney stacks
- Designed landscape of Hampton Manor pleasure gardens and park, providing setting of listed garden structures, manor house and clock tower, including pleasure gardens, arboretum, kitchen garden and parkland
- Significance as an early base for wealthy commuters on the London to Birmingham mainline
- Important focus of the parish church and the Solihull Road, Marsh Lane and High Street junction
- Subtle curve of the High Street provides unfolding townscape views
- Important open spaces: the churchyard, Fentham Green, allotments and the school playing field
- Historic connection with Sir Robert Peel (Prime Minister 1834 – 35 and 1841 – 46) and his son Sir Frederick Peel.

5.29 Of these key areas of significance, the only ones that apply to the current application are the *‘quiet back lane areas with a mixture of rural buildings types’* and the *‘beautiful views of the Warwickshire Countryside to the south, east [and west]’*.

5.30 Overall, using the scale in figure 16, the Hampton-in-Arden Conservation Area is considered to be of **medium** heritage significance, commensurate with its local designation.

6 Impact of the Proposed Works on the Heritage Significance of the Heritage Asset(s)


Impact on The Beeches

- 6.1 There will be no impact on the illustrative or associative historic value of The Beeches as a result of the proposed works; the property will retain its connections with notable local individuals and it will still represent an important period in the history of the development of Hampton-in-Arden.
- 6.2 Likewise, there will be no tangible effect on the setting of the listed building or on its archaeological value. The flue will be carefully added to replaceable mortar between the brickwork of the east wall. It's addition will not confuse the legibility or phasing of the building. There is no prospect of encountering buried archaeological deposits during the proposed works.
- 6.3 There will inevitably be some direct impact on the architectural and artistic value of The Beeches arising from the proposed modern flue chimney. The flue chimney represents a modern addition to the east end of the listed building and will be visible in views of the east side of the property. Though the proposed flue chimney will be visible on the east side of The Beeches, its addition will have no tangible effect on the understanding or enjoyment of the listed building, and will not obscure any views to or from the principal sides of the building. Importantly, the addition of the flue will be reversible with only minor intervention to the listed fabric.
- 6.4 A general increase in the amount of pedestrian and vehicular traffic around the application property might reasonably be anticipated both during and beyond construction phase. Consequently, there may be a slight increase in the noise levels associated with the hospitality venue, but this is not expected to exceed anything that can be controlled as part of the normal planning process.
- 6.5 Using the scale in figure 17 the magnitude of impact arising from the reversible addition of the flue is evaluated as being towards the **upper end of minor adverse impact**. This level of impact may be deemed acceptable if adequate justification and suitable mitigation is offered to neutralise or minimise the impact.

Magnitude of Impact	Description
Major Beneficial	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.
Moderate Beneficial	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.
Minor Beneficial	The proposed changes may cause a minor improvement to the setting or overall character of a heritage asset.
Negligible	The proposed changes will have a minimal positive or negative impact on the heritage asset or its setting.
Neutral	The proposed changes will have no impact on the heritage asset or its setting.
Minor Adverse	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.
Moderate Adverse	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.
Major Adverse	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.

Figure 17 Overall magnitude of impact arising from the proposed works.

6.6 In order to accurately assess this level of impact on any specific heritage asset, it should be considered in the context of the asset’s particular heritage significance using the matrix in figure 18.



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	

Figure 18 Matrix of resulting ‘significance of effect’.

- 6.7 A magnitude of impact on a heritage asset of overall medium sensitivity that is at the upper end of minor adverse impact will result in an overall 'significance of effect' from the addition of the flue that is **slight adverse**.
- 6.8 In NPPF terms, this resulting impact equates to 'less than substantial harm'. As such, *inter alia*, it should be considered under paragraph 202 of the NPPF. This requires any harm to be weighed against the public benefits of the scheme '*including, where appropriate, securing [the building's] optimum viable use.*'
- 6.9 It is asserted that any 'less than substantial' harm to the appearance of the east end of the listed building is justified in terms of the business need for the unit. The works are fundamental to a business plan that will bring much-needed investment in the repair and maintenance of the listed building, and in providing a long term future use for the property.
- 6.10 The addition of the flue has been mitigated in design terms by encasing the flue in what will broadly appear to be a chimney that visually re-balances the overall symmetry of the roofscape.
- 6.11 In addition to the successful re-opening of The Beeches securing the economic viability of the listed building itself, it will also add to the economic vitality of the wider village, working symbiotically with the grade II listed White Lion Public House - the success or failure of each venue being affected, to a significant degree, by the other.

Impact on the Fentham Institute

- 6.12 There will be no direct impact on the Fentham Institute as a result of the proposed works.
- 6.13 The flue chimney on the east wall of The Beeches will not be visible in principal views towards the Fentham Institute. It will be visible from the car park of The Beeches in the view looking south-east towards the restaurant, a view which takes-in the Institute in its periphery. This will result a slight indirect detrimental impact on the setting of the locally listed building but will not significantly affect the key areas of significance of the Institute, and is deemed acceptable in the context of a working modern restaurant.



Figure 19 View south-west towards the Fentham Institute from the car park of The Beeches.
Source: Google Earth.

- 6.14 Using the scale in figure 17, the impact on the setting, and therefore on the significance, of the locally listed Institute is assessed as being negligible adverse. On a heritage asset of low sensitivity, using the matrix in figure 18, a negligible adverse effect is evaluated as having a magnitude of impact that is **neutral/slight adverse**. This effect should be taken into account in making any decision, as set out in paragraph 203 of the NPPF and local plan policies.

Impact on Adkin Cottage

- 6.15 As with the Fentham Institute, there will be no direct impact on Adkin Cottage as a result of the proposed works.
- 6.16 The south elevation of the locally listed property appears to be windowless and is attached at ground floor level to the adjoining single storey George Fentham Meeting Room. This means that no views *from* Adkin Cottage south towards The Beeches and open countryside beyond (which might have been deemed to contribute to significance) will be affected by the proposed works. The chimney will be partially visible in wider views *towards* Adkin House from near the junction with Marsh Lane which will have a slight impact on setting but, again, this is not deemed unacceptable in the context of a working restaurant.



Figure 20 Looking east-south-east towards the George Fentham Meeting Rooms (centre) with Adkin Cottage (left) and The Beeches (right). Source: Google Earth.

- 6.17 Using the scale in figure 17, the impact on the setting, and therefore on the significance, of the locally listed cottage is assessed as being **negligible adverse**.
- 6.18 On a heritage asset of low sensitivity, using the matrix in figure 18, a negligible adverse effect is evaluated as having a magnitude of impact that is **neutral/slight adverse**. This effect should be taken into account in making any decision, as set out in paragraph 203 of the NPPF and local plan policies.

Impact on the Hampton-in-Arden Conservation Area

- 6.19 The key positive built features of this part of the conservation area are The Beeches, Adkin Cottage and the Fentham Institute. The likely impact of the proposed works on the setting of both locally listed buildings has been evaluated as being neutral/slight adverse. In regard to any impact on the listed building, the proposed flue chimney on the east wall has been identified as potentially asserting minor harm to the appearance of the east end of the building. This impact on the building has been assessed in NPPF terms as ‘less than substantial’ in nature.
- 6.20 The corresponding impact on the appearance of the conservation area is considerably lower than on the listed building itself since the east wall of The Beeches contributes to a much lesser degree to the significance of the wider conservation area. In the context of a working

restaurant and associated car park, any visual impact of the proposed flue chimney on the wider conservation area will be minor.

- 6.21 In addition to the scale, location, style and materials of these properties, also of importance to the character of this part of the conservation area is the feeling of being set back off the main road in a slightly enclosed back lane. The sense of seclusion in the cul-de-sac type car park area between the buildings will be unaffected by the scheme.
- 6.22 Glimpsed views south to open countryside have been identified as important to the character of this part of the conservation area; there will be a minor adverse impact on views into/out of the conservation area where the proposed chimney is visible.
- 6.23 Using the scale in figure 17, the impact from the proposed works on the wider Hampton-in-Arden Conservation Area is evaluated as being **negligible adverse**. On a heritage asset of medium sensitivity, this will result in a significance of effect that is **neutral or slight adverse**.
- 6.24 In NPPF terms, this 'less than substantial' harm should be balanced against the public benefits of investment in the repair and maintenance of the listed building, and providing a long term future for the property which will contribute to the economic vitality of the village.

7 Conclusion

- 7.1 The key areas of heritage value of all heritage assets potentially affected by the proposed works have been identified and any likely impact on that significance arising from the works included in this application has been evaluated.
- 7.2 There will be a slight impact on the settings of the locally listed Fentham Institute and Adkin Cottage as a result of the addition of the restaurant extraction system/flue but no other tangible effect on their key areas of heritage significance.
- 7.3 On balance, it is considered that the minor harm from the proposed scheme to non-designated heritage assets is outweighed by the wider benefits it offers. As such, the proposal complies with paragraph 203 of the NPPF.
- 7.4 The level of change to the wider Hampton-in-Arden Conservation Area arising from the works will be neutral to slight adverse; this is not considered to be unacceptable in the context of a modern working restaurant. The potential impact will be mitigated by careful attachment to the mortar between bricks and the use of rendered casing to give the impression of a chimney that would not appear out of place in this location. The work is justified by being necessary as part of a package of works proposed to help bring the business and listed building back into use, as intended to provide much needed investment in the repair and maintenance of the listed building, and by the public benefit of the contribution it is capable of making to the economic vitality of the wider village, including the nearby grade II listed White Lion Public House.
- 7.5 In regard to grade II listed The Beeches, it has been found that the addition of the flue chimney at the east end of the property will result in a level of change to the appearance of this part of the building and a corresponding slight detrimental impact on significance. In NPPF terms, this equates to 'less than substantial' harm. The works are similarly justified in regard to the listed building, as above. An opportunity is also presented to visually re-balance the symmetry of the chimneys of the roofscape.
- 7.6 On balance, it is considered that the minor harm from the proposed scheme is outweighed by the wider benefits it offers. As such, the proposal complies with paragraph 202 of the NPPF.

- 7.7 The details of the current application have been dictated by the need to give great weight to the conservation of the listed building and surrounding conservation area, as required by paragraph 199 of the NPPF. In doing so, the scheme is deemed to comply with this policy.
- 7.8 Furthermore, it is asserted that the re-opening of a viable restaurant business at The Beeches will sustain the key areas of significance of the listed building and put it to a viable re-use consistent with the property's on-going conservation, as required by NPPF paragraph 197(a). In doing so, the building will once again be able to make a positive contribution to the economic vitality of the village, as in NPPF paragraph 197(b), and will allow the listed building to once again be enjoyed and understood by a greater number of people.
- 7.9 As such, the proposal is deemed to comply with paragraphs 197, 199 202 and 203 of the NPPF, and with Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act, 1990 which requires decision-makers to have special regard to the desirability of preserving designated conservation areas, listed buildings and their settings.
- 7.10 For the same reasons, the proposal is also viewed as compliant with Policy P16 of the Solihull Local Plan and with policy ENV4 of the Hampton-in-Arden Neighbourhood Plan. The scheme also complies with, and is supportive of, two of the core principles underpinning the Neighbourhood Plan. Bringing the listed building back into viable use will ultimately help to preserve the heritage asset, and the 'sense of place' it contributes to within the village, which is not currently enhanced by a vacant, neglected property.
- 7.11 It is therefore concluded that it would not be contrary to legislation, national policy or local policy in regard to the historic environment to **grant permission in response to this application for planning permission and listed building consent.**

Appendix 1: Statutory List Entry for the Fentham Club (The Beeches)

FENTHAM CLUB

Heritage Category: Listed Building

Grade: II

List Entry Number: 1342829

Date first listed: 22-Jul-1976

Statutory Address: FENTHAM CLUB, MARSH LANE

Map



Location

Statutory Address: FENTHAM CLUB, MARSH LANE

District: Solihull (Metropolitan Authority)

Parish: Hampton in Arden

National Grid Reference: SP 20396 80680

Details HAMPTON-IN-ARDEN MARSH LANE 1. 5108 Fentham Club SP 2080 18/310 II

2. Early C19 Neoclassical building with stucco facing, Welsh slated roof. 2 storeys, channelled ground floor, 1st floor band, eaves level cornice with cyma recta moulding. 2 sash windows, 1st floor eared architraves. Central 3 panel door, fret pattern above between capitals of Greek Doric fluted half columns supporting entablature.

Listing NGR: SP2039680680

Appendix 2: Sources

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