



**DALCOUR
MACLAREN**



Heritage Impact Assessment for Works at Lillington Road, Leamington Spa, CV32 5TS

Client: Severn Trent Water Limited
Project: Lillington Road, Leamington Spa
Date: October 2023



Project Details

Project Name	Lillington Road, Leamington Spa
Scheme Number	21006937
Report Number	001

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Appendix 1 ICOMOS Assessment Methodology

Drawings

Drawing No.	Title	Scale
A7S14574-WSP-SA-ZZ-DR-C-0005	Site plan depicting proposed permanent access	1:50
A7S14574-WSP-SA-ZZ-DR-C-0004	Site plan, including both wall sections to be removed	1:250

Executive Summary

Dalcour Maclaren has been commissioned by Severn Trent Water Limited (STWL) to produce a Heritage Impact Assessment for the construction of a new access and the modification of an existing access on land adjacent to Lillington Road, Milverton, Leamington Spa, CV32 5TS (National Grid Reference: SP 31555 66631).

The assessment has assessed the potential impact of the proposed works on Lillington Road and the Leamington Spa Conservation Area.

It has been established that the permanent widening of an existing access point and the creation of a temporary access point (which will be reinstated on a like-for-like basis once construction is complete) will have limited physical and visual impact and will not detract from the character and appearance of the Conservation Area as a whole.

Any mitigation recording and appropriate reinstatement of the wall following construction can be secured and controlled through a suitably worded condition.

1 Introduction

- 1.1.1 Dalcour Maclaren has been commissioned by Severn Trent Water Limited (STWL) (hereafter referred to as 'the Client') to produce a Heritage Impact Assessment for the construction of a new access and the modification of an existing access at Milverton Primary School playing field, Lillington Avenue, Milverton, Leamington Spa, CV32 5TS (National Grid Reference: SP 31555 66631).
- 1.1.2 Milverton Primary School playing field does not contain any designated heritage assets nor does it lie within a Conservation Area. However, the brick wall surrounding the Site on the western and southern sides does form part of the boundary of the Kenilworth Road division of the Leamington Spa Conservation Area. Despite being in a Conservation Area, the Site does not lie within any relevant Article 4 Directions as defined on the council's planning policy map.
- 1.1.3 The Site is not located within a Registered Park and Garden nor are there any Scheduled Monuments or Listed Buildings within close proximity to the Site.
- 1.1.4 This Heritage Impact Assessment has been produced to assess the potential for and to assess the degree of any impacts to the significance of the Conservation Area. This assessment has been undertaken following the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA, 2020) and in accordance with terminology expressed within the National Planning Policy Framework.

1.2 Circumstances of the Scheme

- 1.2.1 The works at Milverton Primary School form part of the Client's Green Recovery programme in Leamington. A key part of the proposals is to separate surface water flows that currently discharge into the existing combined sewer system and contribute towards spill to the River Leam from several Combined Sewer Overflows (CSO's) in Leamington.
- 1.2.2 The Client proposes the installation of a new underground sewerage storage tank in Milverton Primary School playing field. In order to provide access and future maintenance of the Site, the existing access will need to be permanently widened and a second temporary construction access off Lillington Road will be required. These new access points will be formed by removing sections of the existing brick boundary wall. On completion of the works the wall will be reconstructed utilizing the same bricks. The existing access will be reconstructed but will be rebuilt to be slightly wider than current dimensions to allow access for maintenance.

- 1.2.3 As these works hold the potential to impact setting and character of the Leamington Spa CA, it has been advised by Warwickshire County Council that a Heritage Impact Statement be made to assess the potential impact of the works upon the CA.

1.3 Site Location and Topography

- 1.3.1 The Site is located on the northern side of Lillington Avenue, Milverton, Leamington Spa, CV32 5TS (NGR: SP 31555 66631), and is bound by:
- Urban developments to the north.
 - Urban development, including housing developments and transport links, to the east.
 - Urban development and Leamington Spa railway station to the south.
 - Woodland and Milverton Primary School to the west.
- 1.3.2 The topography of the Site has a slight east facing incline from 64.8m to 63.6m Above Ordnance Datum (AOD) in the east.

1.4 Description of the Proposed Development

- 1.4.1 The underground sewerage storage tank will comprise several large diameter pipes linked together and discharging to the existing surface water system that runs to the southwest of the Site. Discharge from the underground storage tank will be controlled to ensure no flooding of adjacent land or properties.
- 1.4.2 To construct the underground sewerage storage tank, an additional temporary construction access off Lillington Avenue will be required and the existing access will need to be permanently widened (see Drawing A7S14574-WSP-SA-ZZ-DR-C-0004). The new access will be formed by removing a section of the existing brick boundary wall and constructing a vehicular crossing to highway standard (see Drawing A7S14574-WSP-SA-ZZ-DR-C-0005). On completion of the construction works, the playing field will be reinstated, and the temporary access removed. The boundary wall will be reconstructed using the original bricks and the existing access which has been permanently widened will be utilized for maintenance visits to the storage tank.
- 1.4.3 Additionally, widening of the existing access point and the creation of a temporary access point would likely result in some of the trees along the boundary brick wall to be cut back or removed. This is being assessed within a separate Arboricultural Assessment.

1.5 Definition of Terms

- 1.5.1 A heritage asset is defined in the National Planning Policy Framework (NPPF, 2023) as ‘a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest’ (NPPF, 2023 page 67).
- 1.5.2 The significance of a heritage asset is defined within the NPPF as ‘the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from the physical fabric of a heritage asset but also from its setting’ (NPPF, 2023 page 71-72)’.
- 1.5.3 The setting of a heritage asset is defined as ‘the surroundings within which it is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of setting can make a positive or negative contribution to the significance of a heritage asset, may affect the ability to appreciate that significance or may be neutral’ (NPPF, 2023 page 71).
- 1.5.4 Where heritage assets are to be affected by development, ‘local authorities should require the applicant to describe the significance of the assets affected, including the contribution made to the significance of the asset by its setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’ (NPPF, 2023 paragraph 194).

2 Heritage Planning Policy Context

2.1 National Heritage Legislation

- 2.1.1 Designated heritage assets protected by statutory legislation comprise Scheduled Monuments, Protected Wrecks, Listed Buildings and Conservation Areas.
- 2.1.2 Nationally significant archaeological sites, monuments and structures are protected under the Ancient Monuments and Archaeological Areas Act (1979).
- 2.1.3 Listed Buildings and Conservation Areas are protected under the Planning (Listed Building and Conservation Areas) Act (1990). In relation to development proposals, the 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 building or its setting or any features of special architectural or historic interest which it possesses'* (section 66).
- 2.1.4 This special regard is also applied to conservation areas as the act states that *'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'* (section 72).

2.2 National Planning Policy Framework

- 2.2.1 The National Planning Policy Framework (NPPF, 2023) supported by the National Planning Policy Guidance (PPG) (MHCLG, 2019), endorses the conservation and enhancement of the historic environment (Department for Communities and Local Government 2019), defines the role of the planning system as to promote and achieve sustainable development and involves 'protecting and enhancing our natural, built and historic environment' (NPPF, 2023: 5).
- 2.2.2 In ensuring the statutory duty of the Planning (Listed Building and Conservation Areas) Act, the NPPF requires that in determining applications 'great weight' should be given to the asset's conservation and that 'substantial harm to or loss of... grade II listed buildings, or grade II registered parks or gardens, should be exceptional' whilst *'substantial harm to or loss of...assets of the highest significance, notably Scheduled Monuments, protected wreck sites, registered battlefields, Grade I and II* listed buildings, Grade I and II* Registered Parks and Gardens, and World Heritage Sites, should be wholly exceptional'* (NPPF, 2023: para 200).
- 2.2.3 Developments where substantial harm to or total loss of significance of a heritage asset should be assessed against specific tests and should deliver

substantial public benefits which outweigh any loss or harm (NPPF, 2023: para 201). Less than substantial harm to a designated asset would require public benefits including the securement of an optimum viable use (NPPF, 2023: para 202).

- 2.2.4 Impacts to the significance of non-designated assets will require a balanced judgement based on the level of significance and the scale of harm (NPPF, 2023: 203), although non-designated assets which are of equivalent significance to designated assets will be considered as such (NPPF, 2023: 57). Where heritage assets of an archaeological nature may be impacted upon by development 'local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation' (NPPF, 2023: para 194).

2.3 The Warwick District Local Plan

- 2.3.1 Warwick District Council adopted their Warwick District Local Plan in September 2017. The adopted Local plan sets out strategic planning policies and detailed development management policies.
- 2.3.2 Within this Local Plan, Policy HE1 addresses changes affecting heritage assets and how the council plan to protect these assets. The below contains a summary of the policies relevant to the proposed development, with the full legislation available on the council website (https://www.warwickdc.gov.uk/download/downloads/id/4623/new_local_plan.pdf).

HE1 Designated Heritage Assets and their setting

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

- a) The nature of the heritage asset prevents all reasonable uses of the site; and*
- b) No viable use of the heritage asset itself can be found that will enable its conservation; and*
- c) Conservation by grant funding or charitable or public ownership is not possible; and*
- d) The harm or loss is outweighed by the benefit of bringing the site back into use.*

Where development would lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal, including securing its optimum viable use.

3 Methodology

- 3.1.1 The NPPF states that a description of the significance of each heritage asset potentially affected by the proposed development should be provided in order to satisfy the requirements of the NPPF. This should include an assessment of the contribution made to the significance of the asset by its setting.
- 3.1.2 The significance of a heritage asset is defined within the NPPF 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. Significance derives not only from a heritage asset’s physical presence, but also from its setting’ (2023: page 71-72).
- 3.1.3 In respect of identifying the importance of setting to the identified significance of a heritage asset, Historic England’s guidance presented in the Setting of Heritage Assets Historic Environment Good Practice Advice in Planning: 3 (2017) will be utilised; specifically, what matters and why. A non-exhaustive list provided within the document identifies themes such as:
- Physical Surroundings:
 - Topography.
 - Definition, scale and ‘grain’ of surrounding streetscape, landscape and spaces.
 - Historic materials and surfaces.
 - Green space, trees and vegetation; and
 - History and degree of change over time.
 - Experience:
 - Surrounding landscape or townscape character.
 - Views from, towards, through, across and including the asset; and
 - Intentional intervisibility with other historic assets and natural features.
- 3.1.4 With respect to Historic England’s 2017 publication, ‘The Setting of Heritage Assets’, and the stepped process it describes, this assessment satisfies steps 1-3 and step 4 where this is appropriate.
- 3.1.5 The International Council on Monuments and Sites has produced Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (ICOMOS, 2011). This document provides guidance for assessing the value, or ‘heritage significance’ of all heritage assets, not just World Heritage Sites,

including archaeological remains, historic buildings and historic landscapes (see Appendix 1). The value/ heritage significance of an asset is then cross referenced with the magnitude of impact. With respect to assigning levels of importance to variously graded Listed Buildings it allows flexibility in assigning either a 'very high', 'high' or 'medium' importance. However, in general it assigns Grade II Listed Buildings an importance of 'medium'.

4 Historic Background

4.1 Historic Development of Leamington Spa

- 4.1.1 Prior to its development, Leamington Spa was a village known as Leamington Priors and was a possession of Kenilworth Priory. The name 'Leamington' means 'River Leam farm/settlement' and likely has early medieval origins, comprising elements 'Leam' (a river-name), and tūn (Old English for an enclosure, farmstead, village, or estate). The title 'Royal Leamington Spa' was granted after the 1838 visit of Queen Victoria (Mills, 2011).
- 4.1.2 Leamington [Spa] is recorded in the Domesday Book of 1086 as a settlement in the Hundred of Stoneleigh and the county of Warwickshire and had a recorded population of 12 households (Powell-Smith, 2023).
- 4.1.3 The history of Leamington Spa as a town is closely linked with the mineral waters discovered in the original village and saw much development during the 19th Century, which transformed it into the Spa town of today (Warwick District Council, 2007).
- 4.1.4 The Spa waters were first recorded in the late 15th Century, although it was not until the Earl of Aylesford provided a free well in the late 18th Century, in front of the Parish Church, that the waters became available for public use. The success of other Spa towns, such as Bath and Cheltenham, spurred local landowners to develop the springs which led to seven private Bath Houses being developed south of the river (ibid, 2007).
- 4.1.5 Although the Spa was first developed to dispense medical treatments, it subsequently became a fashionable residential resort, which led to the distinctive form of architecture developed alongside the development of the bath houses. Clemens Street was one of the earliest streets to be developed to the south of the town as was recorded as the most elegant street in Leamington Spa (ibid, 2007).
- 4.1.6 The future shape of Leamington was determined in 1806 when a group of businessmen formed a consortium to develop land north of the river with the floodplain. This became known as Union Parade, now the Parade. This development resulted in more demand for the Pump Room and, in 1814, new Pump Rooms and Baths (later to be known as the Royal Pump Rooms and Baths) were opened (ibid, 2007).
- 4.1.7 The success of the new Pump Rooms and Baths contributed to the shifting of the centre of the town, which moved from the old village northwards to lie between High Street, Bath Street and Clemens Street (ibid, 2007).

- 4.1.8 The 19th century saw large-scale building developments to the area, transforming the quiet, pastoral village into a bustling town with an eclectic mix of narrow streets, courtyards, and open spaces (ibid, 2007).
- 4.1.9 This development slowed around 1840 onward as the fashion for inland spas had been overtaken by the popularity of the seaside. However, the development of railway networks in the 1950s saw greater traffic moving through the town and, subsequently, the town saw further developments. Part of these developments saw a number of elegant buildings to be demolished to make way for more railways, creating a 'blight the south town which has never again regained' (ibid, 2007).
- 4.1.10 Leamington Spa became a Borough in 1875, incorporating parts of the surrounding areas of Milverton and Lillington. The town continued to grow in the 20th century and, although not suffering from the level of demolition encountered by other Midland towns, other areas of smaller terraced housing were removed as slum clearance.

5 Statement of Significance

5.1 Brick Boundary Wall along Milverton School

- 5.1.1 Whilst the Site itself does not lie in any conservation areas, the brick boundary wall along the south-eastern edge of the Site does form part of the boundary of the Leamington Spa Conservation Area (CA).
- 5.1.2 The wall is rendered reddish brown brickwork in English Garden Wall bond which is capped by rounded slate grey brick capping. The wall gradually steps up by a course to reflect the rising topography from west to east. It is bordered by a long stretch of pavement and a tree-lined grassy verge. Existing visual clutter comprising a tall metal link and post fence, lampposts, and signage can be seen along the brick boundary wall and adjacent pavement.

Contribution of Setting to Significance

- 5.1.3 The wall lies along the south-eastern boundary of the Site and forms part of the border of the Leamington Spa Conservation Area—specifically sub-area 20 ‘Beauchamp and Binswood Avenues’ (Warwick District Council, 2007).
- 5.1.4 The wall itself was likely constructed in 1887, around the same time as the adjoining Milverton Primary School (Milverton Primary School, 2023).
- 5.1.5 The boundary brick wall is not listed as a designated heritage asset, according to Historic England’s 2023 List.
- 5.1.6 The wall, and adjacent tree lined verge, contribute to the suburban, residential character of sub-area 20 and is typical of mid-late 19th century development in the area.

Impact

- 5.1.7 The proposal includes the installation of a new underground sewerage storage tank in Milverton Primary School playing field, the temporary construction of an access point, and the permanent widening of the existing access point at the eastern end of the wall (see Drawing A7S14574-WSP-SA-ZZ-DR-C-0004).
- 5.1.8 The construction of a temporary access point off Lillington Road and the permanent widening of the existing access point will require sections of the existing brick boundary wall to be removed. These access points are required to provide access to the Milverton Primary School playing field during the construction of the new underground storage tank and for future maintenance of the Site.

- 5.1.9 Bricks removed from the temporary access point will be reinstated on a like-for-like basis upon completion of the project, so as to minimise any visual and physical impact to the brick boundary wall. A record of condition will be taken of the wall in advance of the works commencing and a photographic record of condition will be produced both before and after the works.
- 5.1.10 The proposed development would remove the minimal number of bricks necessary for the creation of the temporary access point and widening of the existing access point.
- 5.1.11 Overall, the proposed development would have limited physical and visual impact to the brick boundary wall; the temporary access point will be reinstated on a like for like basis and the existing access point would involve the minimal amount of brick removal required.
- 5.1.12 When using the ICOMOS assessment methodology (see Appendix 1), an unlisted historic asset of modest quality in its fabric or historical association is awarded a significance of low. The temporary removal of bricks along a section of the brick boundary wall and the permanent widening of the existing access point would cause minor impact to the brick boundary wall. When imputing this information into the significance matrix, it results in a neutral/slight impact.
- 5.1.13 The benefits of developing a new underground sewerage storage tank, which is essential to reduce the number of sewage discharge events into the River Leam thus aiding green recovery efforts, significantly outweigh the minimal physical and visual impacts to the unlisted brick boundary wall.

5.2 Leamington Spa Conservation Area

- 5.2.1 The Site borders the Leamington Spa Conservation Area (CA), with the aforementioned brick boundary wall forming part of the boundary of the CA.
- 5.2.2 Leamington Spa Conservation Area (CA) was first designated in 1990 under Section 69 of the 1990 Planning Act (Warwick District Council, 2007).
- 5.2.3 The CA is broadly bound by residential properties along Northumberland Road and Rugby Road to the north, Milverton to the west, residential properties along High Street to the south, and Lillington to the east (Warwick District Council, 2007).

Contribution of Setting to Significance

- 5.2.4 Leamington Spa Conservation Area has been sub-divided into 37 sub-areas based on architecture, historical significance, and character.

- 5.2.5 The wall along the southern boundary of the Site forms part of the border of sub-area 20 'Beauchamp and Binswood Avenues'. The sub-area is defined by the formal avenues, which were laid out in an east-west direction from 1828 and are intersected by Kenilworth Road. The avenues comprise various mid-late 19th century residential terraces and villas which are interspersed with schools and churches (Warwick District Council, 2007).
- 5.2.6 Whilst the wall represents a physical boundary of the Conservation Area in this, the relative architectural quality and overall significance of the wall is low in terms of its contribution to the significance of the Conservation Area as a whole.

Impact

- 5.2.7 As stated in 5.1.7, the proposal includes the installation of a new underground sewerage storage tank in Milverton Primary School playing field, the temporary construction of an access point, and the permanent widening of an existing access point. These access points are required to provide access to the Site during construction works and for future maintenance of the Site.
- 5.2.8 As stated in 5.1.8, bricks removed from the temporary access point will be reinstalled on a like-for-like basis upon completion of the project, so as to minimise any visual and physical impact to the CA. A record of condition will be taken of the wall in advance of the works commencing and a photographic record of condition will be produced both before and after the works.
- 5.2.9 There is likely to be moderate physical and visual impact to the CA during the construction of the new underground storage tank comprising increased traffic, noise, and the removal of sections of the brick wall (both temporarily and permanently). Much of these physical and visual impacts are temporary, however, with the only permanent impact comprising the widening of the existing access point for future maintenance works. Additionally, any disturbance caused by increased traffic and noise will be limited to normal construction operating hours.
- 5.2.10 Overall, the proposed development would have limited physical and visual impact to the brick boundary wall and the CA as a whole; the temporary access point will be reinstated on a like for like basis and the existing access point would involve the minimal amount of brick removal required.
- 5.2.11 When using the ICOMOS assessment methodology (see Appendix 1), the conclusion that wall is of low significance (an historic (unlisted) building of modest quality in their fabric or historical associations), the temporary

removal of bricks along a section of the brick boundary wall and the permanent widening of the existing access point would cause minor impact to the CA. When imputing this information into the significance matrix, it results in a neutral to slight impact.

- 5.2.12 The benefits of developing a new underground sewerage storage tank, which is essential to reduce the number of sewage discharge events into the River Leam thus aiding green recovery efforts, significantly outweigh the minimal physical and visual impacts to the CA.
- 5.2.13 Overall, the proposal is relatively small in scale and will not be highly conspicuous and will not result in further enclosure of any areas or interrupt any views into or out of the CA. Therefore, it is considered that at street level these additions will not significantly detract from or alter the significance of the Conservation Area and how it is viewed within its wider setting. Works to ensure that the wall is reinstated appropriately to a satisfactory standard can be controlled through an appropriately drafted condition of planning consent.

6 Conclusions and Mitigation

- 6.1.1 Dalcour Maclaren has been commissioned by STWL to produce a Design, Access and Heritage Statement for the construction of a new access and the modification of an existing access on land adjacent to Lillington Road, Milverton, Leamington Spa, CV32 5TS (National Grid Reference: SP 31555 66631).
- 6.1.2 The proposed development complies with Policy DS3 and Policy HE1 of the Warwick District Council Local Plan and Policy DM8 of the Warwickshire Waste Core Strategy. Additionally, the proposed access to the Site is key to allow for the construction and maintenance of the essential underground sewerage storage tank, which in itself is permitted development under Part 13B(a) of the GPDO.
- 6.1.3 The assessment, undertaken following guidance published by Historic England, has assessed the potential impact of the proposed works on Lillington Road and the Leamington Spa Conservation Area.
- 6.1.4 It has been established that the permanent widening of an existing access point and the creation of a temporary access point (which will be reinstated on a like-for-like basis once construction is complete) will have limited physical and visual impact and will not detract from the quality of the Conservation Area as a whole.
- 6.1.5 In order to further limit the harm on the identified heritage assets as a result of the proposals, the following is recommended:
- Any bricks removed will be reinstated like-for-like and a record of condition will be taken of the wall in advance of the works commencing, therefore resulting in no harm or loss to the CA.
 - Undertake sensitive reinstatement of the working area as previous to minimise visual and physical impact to the CA as a whole.
 - Produce a photographic record of condition before and after the works to cover liability.

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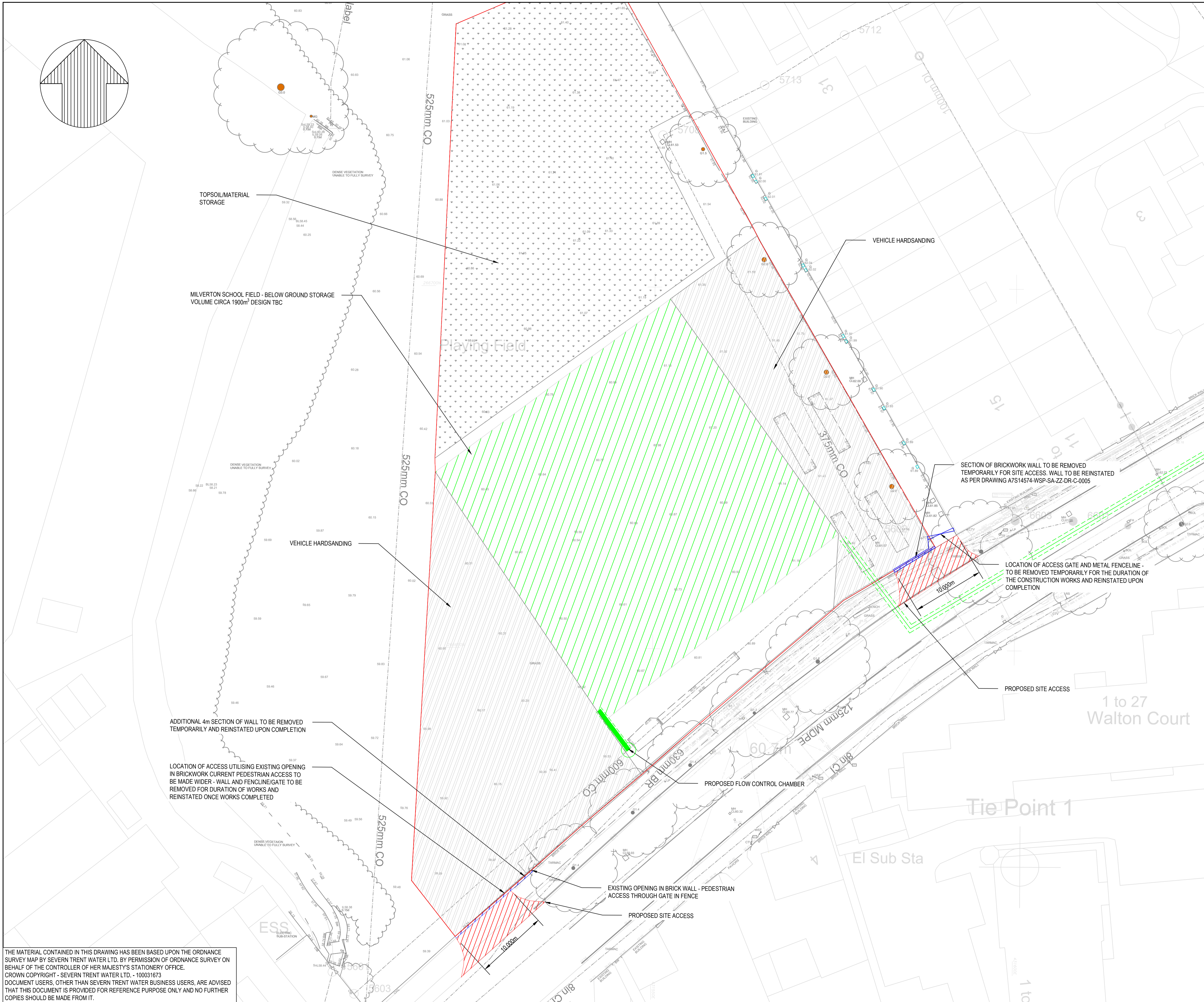
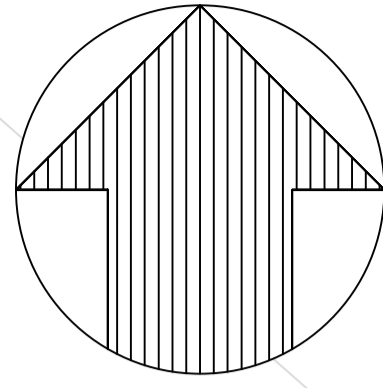
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DRAWINGS



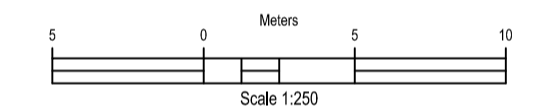
DO NOT SCALE
USE WRITTEN DIMENSIONS ONLY

- NOTES:**
1. ALL RECEIVED UTILITIES ARE SHOWN ON DRAWING. EXACT LOCATIONS SHOULD BE CONFIRMED ON SITE PRIOR TO WORKS COMMENCING.
 2. ALL DIMENSIONS AND LOCATIONS OF DESIGN ELEMENTS ARE TO BE FINALISED DURING DETAILED DESIGN.
 3. STORAGE AT MILVERTON SCHOOL PLAYING FIELDS FINAL DESIGN ARRANGEMENT TBC.
 4. PROPOSED ACCESS TO PLAYING FIELD LOCATED TO AVOID ENVIRONMENTAL (TREE) IMPACT.
 5. RED LINE BOUNDARY AREA (5117m² WORKS AREA) SITUATED TO AVOID CONSTRUCTION VEHICLES TRACKING OVER EXISTING 525mm CO PIPE RUNNING THROUGH PLAYING FIELD.

LEGEND

	PROPOSED PIPELINE ROUTE
	PROPOSED EXTENT OF TRENCH EXCAVATION
	PROPOSED EXTENT OF TRENCH EXCAVATION
	VEHICLE HARDSTANDING
	TOPSOIL/MATERIAL STORAGE
	SITE VEHICLE ACCESS
	ELEMENTS TO BE REMOVED DURING CONSTRUCTION, THEN REINSTATED
	ELEMENT TO BE REMOVED DURING CONSTRUCTION

P03	S2 : SUITABLE FOR INFORMATION	SP	KM	-	22/09/2023
P02	S2 : SUITABLE FOR INFORMATION	AA	KM	-	26/05/2023
P01	S2 : SUITABLE FOR INFORMATION	OH	KM	-	05/04/2023



Forkers Ltd
Civil & Ground Engineering Contractors

wsp

**SEVERN
TRENT**

PROJECT TITLE
**A7S-14574 GREEN RECOVERY
LEAMINGTON BATHING WATERS**

DRAWING TITLE
**MILVERTON HIGH SCHOOL
ACCESS AND WORKS AREA PLAN**

DRAWING NO. A7S14574-WSP-SA-ZZ-DR-C-0004	STATUS S2	REVISION P03
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SCALE: 1:250	SHEET SIZE: A1	QR CODE PLACEMENT
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**APPENDIX 1
ICOMOS ASSESSMENT METHODOLOGY**

Table 1: Table of Significance

Significance	Factors Determining Significance
Very High (National or International Importance)	<p>World Heritage Sites (including nominated Site)</p> <p>Assets of recognised international importance</p> <p>Assets that can contribute to acknowledged international research objectives</p> <p>Other buildings of recognised international importance</p> <p>Historic landscapes of international value, whether designated or not</p> <p>Extremely well-preserved historic landscapes with exceptional coherence, time-depth, or other critical factors</p>
High (National Importance)	<p>Scheduled monuments (including proposed Sites)</p> <p>Non-designated receptors of schedulable quality and importance</p> <p>Grade I and Grade II* Listed Buildings</p> <p>Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade</p> <p>Grade I and Grade II* Registered Parks and Gardens</p> <p>Conservation Areas containing very important buildings</p> <p>Non-designated assets of clear national importance</p> <p>Non-designated historic landscapes of outstanding interest, high quality, and importance, and of demonstrable national value.</p> <p>Well preserved historic landscapes with exhibiting considerable coherence, time-depth, or other critical factors</p> <p>Assets that contribute significantly to acknowledged national research agendas</p>
Medium (Regional Importance)	<p>Certain Grade II Listed Buildings</p> <p>Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations</p> <p>Conservation Areas containing buildings that contribute significantly to its historic character</p> <p>Designated or non-designated assets that contribute to regional research objectives</p> <p>Non-designated historic landscapes that would justify special historic landscape designation, landscapes of regional value.</p> <p>Average well-preserved historic landscapes with reasonable coherence, time depth or critical factor(s).</p>
Low (Local Importance)	Designated and non-designated assets of local importance

	<p>Locally Listed Buildings</p> <p>Historic (unlisted) buildings of modest quality in their fabric or historic association</p> <p>Assets compromised by poor preservation and/or poor survival of contextual associations</p> <p>Assets of limited value, but with potential to contribute to local research objectives</p> <p>Robust non-designated historic landscapes.</p> <p>Historic landscapes with importance to local interest groups.</p> <p>Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.</p>
Negligible	<p>Assets with little or no archaeological/historical interest</p> <p>Buildings of no architectural or historical note; buildings of intrusive character</p> <p>Historic landscapes with little or no significant historical interest</p>
Unknown	<p>The importance of the asset has not been ascertained from available evidence</p> <p>Buildings with some hidden (i.e., inaccessible) potential for historic significance</p>

Table 2: Magnitude of Impact and Descriptions

Impact Grading	Archaeological Attributes	Built Heritage or Historic Urban Landscape Attributes	Historic Landscape Attributes	Intangible Cultural Heritage Attributes or Associations
Major	Changes to attributes that convey OUV of WH properties. Most or all key archaeological materials, including those that contribute to OUV such that the resource is totally altered. Comprehensive changes to setting.	Change to key historic building elements that contribute to OUV, such that the resource is totally altered. Comprehensive changes to the setting.	Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit and loss of OUV.	Major changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Moderate	Changes to many key archaeological materials, such that the resource is clearly modified. Considerable changes to setting that affect the character of the asset.	Changes to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.	Change to many key historic landscape elements, parcels or components; visual change to many key aspects of the historic landscape; noticeable differences in noise or sound quality; considerable changes to use or access; resulting in moderate changes to historic landscape character.	Considerable changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Minor	Changes to key archaeological materials, such that the resource is slightly altered. Slight changes to setting.	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.	Change to few key historic landscape elements, parcels or components; slight visual changes to few key aspects of historic landscape; limited changes to noise levels or sound quality; slight changes to use or access; resulting in limited change to historic landscape character.	Changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Negligible	Very minor changes to key archaeological materials or setting.	Slight changes to historic building elements or setting that hardly affect it.	Very minor changes to key historic landscape elements, parcels or components; virtually unchanged visual effects; very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.	Very minor changes to area that affect the ICH activities or associations or visual links and cultural appreciation.

No Change	No Change.	No Change to Setting or Fabric.	No change to elements, parcels or components; no visual or audible changes; no changes in amenity or community factors.	No Change.
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Table 3: Significance Matrix

Significance	Magnitude of Impact				
	No Change	Negligible Change	Minor Change	Moderate Change	Major Change
Very High	Neutral	Slight	Moderate/Large	Large/Very Large	Very Large
High	Neutral	Slight	Moderate/Large	Moderate/Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

Table 4: Significance Categories and Typical Descriptions

Magnitude of Impact	Description
Very Large	Effects at this level are material in the decision-making process.
Large	Effects at this level are likely to be material in the decision-making process.
Moderate	Effects at this level can be considered to be material decision-making factors.
Slight	Effects at this level are not material in the decision-making process.
Neutral	No effects or those that are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error.



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