

WOODSIDE HOTEL AND CONFERENCE CENTRE, KENILWORTH, WARWICKSHIRE

Assessment of Significance

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BUILT HERITAGE ASSESSMENT OF SIGNIFICANCE

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1 INTRODUCTION

- 1.1 This Built Heritage Assessment of Significance has been researched and prepared by RPS Consulting Services Ltd on behalf of Vistry Partnerships West Midlands to assess the significance of the former Woodside Hotel and Conference Centre (hereafter referred to as either Woodside or 'the Building'). The building is located at NGR SP 30772 71936 and is situated to the east of the town of Kenilworth in Warwickshire.
- 1.2 This report addresses the requirement under Paragraph 194 of the National Planning Policy Framework (NPPF) for the applicant to explain the significance of the particular heritage assets likely to be affected by development and demonstrate the impact that proposals will have upon that significance. The report accompanies a wider planning application for the wholesale demolition of the hotel complex and redevelopment of the Site for residential development. Therefore, the demolition will give rise to a high level of harm resulting from its total loss of significance. This Assessment of Significance does not assess the design of the proposed development.
- 1.3 This assessment makes reference to the relevant legislative framework contained within the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as national and local planning policy. In addition, relevant Historic England guidance has been consulted to inform the judgements made. It is further based on the findings of historical research, a site walkover survey, map studies and the application of professional judgement. A site walkover was conducted in May 2022.
- 1.4 The findings of this report are based on the known conditions at the time of writing and all findings and conclusions are time limited to no more than 3 years from the date of this report. All maps, plans and photographs are for illustrative purposes only.

2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

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

National Planning Policy

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, July 2021)

- 2.2 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.
- 2.3 It defines a heritage asset as a: *'building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'*. This includes both designated and non-designated heritage assets.
- 2.4 Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are *'an irreplaceable resource, and should be conserved in a manner appropriate to their significance'*.
- 2.5 For proposals that have the potential to affect the significance of a heritage asset, paragraph 194 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 195, which requires LPAs to take this assessment into account when considering applications.
- 2.6 Paragraph 203 states that where an application will affect the significance of a non-designated heritage asset, a balanced judgement is required, having regard to the scale of harm or loss and the significance of the heritage asset.

National Guidance

Planning Practice Guidance (DCLG)

- 2.7 The Planning Practice Guidance (PPG) has been adopted to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.
- 2.8 The PPG defines the different heritage interests as follows:
- archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

- historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

2.9 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases. It also states that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

Overview: Historic Environment Good Practice Advice in Planning

2.10 Historic England have published a series of documents to advise applicants, owners, decision-takers and other stakeholders on managing change within the historic environment. These include Historic Environment Good Practice Advice in Planning (GPAs) documents and Historic England Advice Notes (HEANS).

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

2.11 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
6. Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

2.12 This advice note provides information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).

2.13 Historic England notes that the first stage in identifying the significance of a heritage asset is by understanding its form and history. This includes the historical development, an analysis of its surviving fabric and an analysis of the setting, including the contribution setting makes to the significance of a heritage asset.

- 2.14 To assess the significance of the heritage asset, Historic England advise to describe various interests. These follow the heritage interest identified in the NPPF and PPG and are: archaeological interest, architectural interest, artistic interest and historic interest.

Local Planning Policy

- 2.15 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.
- 2.16 The local planning context is currently prescribed by Warwick District Council. The Local Plan 2011-2029 was adopted in 2017. The policy which is relevant to this development proposal specifically is:

HE3 Locally Listed Historic Assets

Development that would lead to the demolition or loss of significance of a locally listed historic asset will be assessed in relation to the scale of harm or loss and the significance of the asset.

Change to locally listed historic assets should be carried out using traditional detailing and using traditional materials.

- 2.17 Warwick District Council has identified Woodside Hotel and Conference Centre as meriting consideration as a non-designated heritage asset and is contained on their Local Heritage List which has been referred to in the preparation of this report.
- 2.18 Historic England has also previously received an application to statutorily list the Woodside Hotel and Conference Centre, subsequently concluding that it did not meet the criteria for statutory listing. Historic England's assessment (dated 10th May 2022) (Number: 1481578), has also been referred to in the preparation of this Assessment of Significance.

3 HISTORIC BUILT ENVIRONMENT APPRAISAL

Introduction

- 3.1 The following section includes an appraisal of the historic development of the Site and surroundings, together with an assessment of the significance of Woodside which will be impacted by the proposed development.

Historic Development

- 3.2 For the purposes of better understanding the building, several phases identifying key development periods have been noted and referred to in the below text. These defined phases, as far as possible, relate to the periods of development at Woodside, but also tie in with the availability of mapping which give us the best indication of when development occurred. Accordingly, the date of the phasing does not explicitly prescribe the exact date at which other changes were made, though research has sought to clarify the dates more clearly in the below assessment.
- 3.3 The 1813 Henry Stevens Map of Warwick (not shown in this report) and surrounds shows the location as being part of two field parcels with woodland immediately to the south. Kenilworth, a much smaller settlement than the present day, is located some distance to the west. Woodside does not exist at this time. In the early/mid-nineteenth century the location of Woodside falls within the Kenilworth Lordship.
- 3.4 The first available mapping detailing the presence of Woodside, which was, at construction, known as the *Glass House*, is the 1887-88 Ordnance Survey Map (Fig. 2). Within this map, it is already identified as *Woodside* and is set out in what is understood to be the original layout and extent: **Phase 1** of its development chronology. Woodside is shown to be located within small, landscaped grounds comprising deciduous and coniferous planting, as well as what appears to be orchard planting to the north-west of the house. A network of footpaths are noted within the grounds, as is a sweeping carriage drive leading from Glasshouse Lane to the west. At the entrance to the drive up to Woodside is a small lodge.
- 3.5 Woodside comprises a small, broadly rectangular, footprint with a frontage facing to the south. Several protrusions are noted on its, southern, western and northern elevations which are bow windows or porches. On the rear (east) of Woodside is a glazed structure which abuts up to the main building and then extends at a right angle east away from the house. It connects also to a smaller, broadly linear, building which sits a short distance to the rear, known to have been a carriage building. The interface between the glazed structure and this smaller building creates what appears a small open courtyard. Elsewhere, slightly to the north-east of the principal building, is a further smaller linear building, which was understood to have been stables. A small glass house is also noted north of the house on the boundary of the landscaped grounds.
- 3.6 The 1905 Ordnance Survey (Fig. 3) (**Phase 2**) shows an expanded footprint of the main house which appears now to have consumed most of the space previously occupied by the glazed structure to the rear and which has now connected up to the small broadly linear building adjacent. The greater footprint is likely to have been as a result of the new servants'/administration wing. There remains a small void/courtyard opening, different to the earlier location. The earlier stabling has been expanded so that now presents as an inverted 'U' shape (now including farm facilities). A further access drive now sweeps along the northern edge of the private grounds from Glasshouse Lane and sweeps to the rear of the stables before continuing south out on the original access drive. The landscaped grounds have expanded further west, as has a larger parking area to the south of the house. Several areas of tree planting have also been thinned out. A new woodland spinney, Victoria Spinney, is present to the north of the Woodside grounds.

- 3.7 The 1925 Ordnance Survey Map (Fig.4) shows several notable changes to the building. The principal change has been the works to the southern elevation, comprising the re-fronting of the building which includes the construction of a new entrance tower in the centre of this elevation and the bringing forward of the building line to the immediate east of the new tower. Elsewhere, additional detail pertaining to be a glazed atrium structure linking the linear building to the rear with the principal building and a further glazed structure, possibly a conservatory to the northern flank of the main house. A further protrusion is noted on the north-east corner of the principal building. In the wider landscaped grounds, there are additional small buildings and glass houses. Phase 3 comprises development from 1906-1970.
- 3.8 Moving forward to 1971 (Fig.5) there has, by this time, been an additional extension to the eastern flank of the principal house. **Phase 4** reflects this point in time and onwards in respect of built development works to Woodside. The earlier conservatory may have been removed to be replaced with potentially a further solid extension to the house. The glazed interlinking atrium to the rear is now fully open. The stables remain, though further buildings are now present to the east of the house: additional hotel rooms built in detached blocks.
- 3.9 By 1992 (Fig.6), mapping shows further substantial changes to the footprint of Woodside. This comprises a small extension to the north-western corner of the rear of the original building. A considerably larger rear extension is now seen to the north-eastern corner which extends some distance north and now links up to the former stabling. The earlier linear building to the immediate east of Woodside has now been consumed into the wider footprint with a further extension to the east of the original property, built along the building line of the early twentieth century changes to Woodside. Extensive changes are seen to the wider surrounds with further new development to the east connecting up the earlier post-war development. Allied to these changes is the conversion of the near surrounds of the Woodside front elevation to extensive car parking.
- 3.10 The 1993 Ordnance Survey Map (Fig 7) shows a further expansion of the building with a much larger extension, added to the earlier smaller extension, on the north-western corner of the rear elevation as previously noted in 1992. A large conservatory has been added to the western flank of Woodside at this time which still remains today.
- 3.11 Ordnance Survey mapping becomes less detailed after the early 1990s. It is evident that Woodside is now referred to as the Woodside Management and Training Centre in the 1999 Ordnance Survey Map (Fig.8). From this period, it is evident that the north-western extension has been increased in scale again so that it is now broadly consistent with the northernmost extent of the built form comprising the greater Woodside Hotel now. Allied to this extension, the degree of built form recorded in the 1990s appears consistent with that which is seen presently on Site.
- 3.12 The following section includes an appraisal of Woodside and surroundings.
- Site Assessment**
- 3.13 The nineteenth century Woodside is located to the east side of the settlement of Kenilworth. Access is granted via Glasshouse Lane. The building is set within a small plot previously surrounded by agricultural land. The Site and surrounding landscape form a Local Plan Allocation for 640 dwellings, education and community facilities (Local Plan Allocation H40). The surrounding agricultural land is now being built out for housing (subject of planning application ref. W/18/1635 and W/21/1811) with parts of the immediate surrounds of Woodside being used for plant compounds
- 3.14 The building is built over one and two-storeys, though with a three-storey entrance tower. It comprises the original building though is surrounded on almost all flanks by post-war extensions.
- 3.15 The building now sits in grounds comprising a cluster of post-war detached hotel buildings (including bedroom blocks and swimming pool). Small areas of landscaped grounds and open space (including tennis court) exist around the parts of the property as well as mature specimen redwood trees, likely dating from the nineteenth century, near to the house.

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- 3.16 In the wider setting, the mature trees can be seen as well as glimpses of the building, though this is framed with views of the detached post-war hotel accommodation in several views and the emerging residential development surrounding.
- 3.17 Access to the Site is off Glasshouse Lane via one of two access drives. buildings, car parking was built in the mid-nineteenth century, originally being built up to a height of two-storeys, though later increased to include a three-storey tower on the frontage. Woodside has been heavily altered in the twentieth century which has resulted in a largely unrecognisable original property. The degree and scale of changes appears to have accelerated in the post-war period with successive extensions.
- 3.18 The resultant building footprint is now also unrecognisable from that originally seen in the mid-nineteenth century. The detached accommodation blocks and wider hotel facilities to the east further compound the overall perception of a heavily altered, former minor country house.
- 3.19 The former grounds of Woodside have seen substantial changes resulting, not least, from the construction of the afore mentioned post-war detached buildings. The original landscaped gardens now have extensive areas of car parking overlooked by the frontage of Woodside. There are however a number of mature original specimen redwood trees which sit around the house, and which help provide some historic context. Allied to the later visible post-war hotel accommodation blocks, the ongoing residential development currently being in the surrounding landscape does markedly alter what was originally a relatively isolated setting, and lessen the contribution made by those remaining garden features which suggest a building of relative prominence.

Assessment of Heritage Assets

- 3.20 Given the scope of the proposals and the contained nature of the Site and it's immediate surrounds (including new development surrounding the Site), any impacts on built heritage will be solely upon Woodside.
- 3.21 The below section will give due consideration to the significance of, and contribution setting makes to this significance of, Woodside. The report will provide an assessment of the building individually and its remaining significance. An assessment of the historic interest of the building is provided. Following this a summary of the phased periods of development is set out and the architectural interest of both the exterior and interior (Plates 1-12 and 13-29 respectively).
- 3.22 Please note whilst reference should also be made to the attached plates, these photographs, taken in 2022, are not all-encompassing and only provide an indicative visual reference of the internal and external appearance of building taken during the Site walkover.

Limitations to the Survey

- 3.23 Woodside is currently vacant, and the building appears in poor condition internally. There were parts of the interior that were not inspected as part of the site walkover on the grounds of health and safety or availability of access. This includes the former stables/farm buildings, carriage building and the basement area.
- 3.24 The building has clearly seen considerable expansion in the twentieth century. These extensions and additions are of no architectural merit and negatively contribute to the overall significance of the original host property. On this basis, the survey has not extended to any twentieth century development or additions, other than to provide a context to understanding the overall impact of the extensions on earlier fabric and the overall impacts to the significance of Woodside.
- 3.25 This Assessment of Significance provides an assessment of the significance of Woodside only, sufficient to grant an understanding of the overall significance of the building and a reflection of the changes that have been seen to both the interior and exterior. It does not amount to detailed building recording.

Significance of Woodside:

3.26 As noted, Historic England deemed that Woodside did not meet the criteria for inclusion on the statutory list. In summarising their conclusions Historic England stated the following (May 2022):

“Woodside Hotel and conference centre, Glasshouse Lane, Kenilworth, Warwickshire is not recommended for listing for the following principal reasons:

Degree of Architectural interest:

- the design was typical of a mid-C19 small country house and the comprehensive reworking by Quick in 1906, while having some attractive features, results in a somewhat awkward design, especially to the façade, and unremarkable for its date;*
- the early-C20 alterations to the interior, and subsequent alterations, have resulted in a confused layout that makes the original arrangement of the building uncertain, and the historic circulation of the house has been almost completely lost;*
- the building does not survive well following later C20 and C21 alterations during its use as a hotel and following its closure, which have removed almost all of the historic fittings except for some joinery and a timber main stair with window of 1906;*
- the C19 coach house, while retaining some of its original external character has had comprehensive alterations including the changing of window and door openings and fitting out as offices;*
- the late-C20 hotel accommodation buildings on the site are of no architectural interest.*

Degree of Historic interest:

- the association with William Sands Cox who had founded the first medical school in Birmingham in 1825 is only of modest interest at national level and his achievements took place long before he lived at the house;*
- there are no other known claims to historic interest at national level, although the building is clearly of local interest.”*

3.27 The below provides a more detailed assessment of the significance of Woodside based upon the RPS Site walkover survey and available resources.

Historic Interest:

3.28 Historic records relating to Woodside are limited, perhaps reflective of its relatively diminutive scale and status. Woodside is noted to have been constructed in the 1860s for William Hitchcock who purchased the estate in 1857. The property was known as Glass House at construction. William Hitchcock was a wealthy landowner in the Leamington Spa area of Warwickshire, though beyond this, leaves little by way of a historic legacy. The estate was then sold to William Sands Cox in 1873 on William Hitchcock's death. Sands Cox renamed the estate Woodside. At the time of this sale a Bailiffs cottage and farm buildings had already been constructed by Hitchcock to accompany the principal dwelling in the estate.

3.29 William Sands Cox was a noted surgeon from Birmingham. He founded the first medical school in Birmingham in 1825. However, it is clear that this was before he acquired Woodside. Sands Cox's association with the Birmingham medical school is *“only of modest interest at national level”* (Historic England 22 May 2022) and bore no reflection on his time or association with Woodside.

3.30 The estate then passed through a number of families of local wealth and status before being acquired by the fabric manufacturing firm Courtaulds in mid-twentieth century where it was used as a staff training centre. Courtaulds were formerly a local business based in Coventry, therefore providing some local interest in supporting a business that was established in the local area. It was then acquired in the later twentieth century and converted into a hotel. Correspondingly, it has not been used as a residential property for over seventy years.

3.31 Noted architectural input is limited to the local architect Harry Quick whose architectural practice was based in Coventry. He redesigned the house for Albert and Annie Cay in 1906. He was an architect of local renown with evidence of projects in Kenilworth and Coventry.

Historic interest summary

3.32 Whilst a number of locally notable residents have lived at Woodside, none have derived any interest from their association with Woodside, or vice versa. Woodside has, in effect, served only to reflect their relative wealth. Accordingly, the historic interest in Woodside is limited.

Architectural interest:

3.33 In preparing this assessment a number of archival plans have been referred to. These plans are not shown in this report for copyright reasons, but the archive references are set out below. These plans comprise:

- Plan of Alterations to Woodside, Kenilworth for Albert Cay (**1902**) (Archives ref. CR2487/Box 1/25 [series 2])
- Plan of Alterations at "Woodside" for Albert Cay (**1906**) (Archives ref. CR2487/Box 2/192)
- Plan of Alterations at "Woodside" for Albert Cay (**1913**) (Archives ref. CR2487/Box 3/423)
- Plan of Alterations to Woodside for Messrs Courtaulds Ltd (**1951**) (Archive ref. CR2487/Box 111/2541)
- Plan of Alterations to "Woodside" for Courtaulds (**1964**) (Archive ref. CR2487/Box 115/5656)

3.34 These plans were the only available plans at the time of preparing the report. Accordingly, there has been a degree of professional judgement and interpretation on the earlier layout of the building (including its design and layout at construction) given the paucity of available layout plans from the nineteenth century.

3.35 The below phasing descriptions are accompanied by indicative phasing plans at Appendix A. These phasing plans do not provide any indication of internal changes, rather the extent of the building footprint only. Similarly, they provide an indicative layout for the building but do not include previously demolished elements such as porches.

Phase 1 1860s (construction)

3.36 It appears that the principal dwelling was largely unaltered from construction until the later nineteenth/early twentieth century when, amongst other work, the Cay family engaged the services of Harry Quick to redesign the building. In the wider surrounds of the estate, expansion of the associated estate infrastructure was seen, adding facilities to manage the estate such as stables and bailiffs cottage in the mid-nineteenth century.

3.37 The earliest detailed description of the estate is set out in the sales particulars dating from 1872. Excerpts from the sales particulars published in the Leamington Spa Courier (October 1872) are set out below:

“Glass House – A small but desirable residential estate comprising a villa residence containing an entrance hall, dining and drawing rooms. Six bedrooms and most convenient domestic offices, with stables, coach house and other usual outbuildings and a porter’s lodge; and 31 acres [.....] of very superior pasture and arable land, with a bailiffs cottage, large barn, hovels, sheds, piggeries and poultry houses thereon.”

3.38 This presents as a small dwelling on a relatively small footprint. Available plans reaffirm this. Ordnance Survey mapping from 1887-1888 give some clarity to the plausible layout of the building with the original dwelling represented by the principal rectangular building containing the bedrooms

and reception rooms. The linear wing proceeding away to the east, seemingly divided by a glazed atrium, is likely to have been the 'domestic offices' (servants quarters). To the north of this linear wing is a detached building likely to have been the stables.

- 3.39 Before 1906, as one entered the property, one would enter the vestibule before proceeding into the principal hall which provided access to three reception rooms (drawing room, morning room and dining room). Based upon earlier mapping it is likely that the southern flank of the morning room is likely to have mirrored what was seen on the drawing room with a bow window. The earlier layout would have provided for a two-storey gable with a building line parallel with that seen presently on the drawing room and the original vestibule entrance prior to expansion after 1906. The principal hall connects to the main half-turn stairs up to the bedrooms. Historic England (May 2022) suggest that this may have been a later reconfiguration of the staircase, and that the original staircase would have been centrally located in the principal hall, though this could not be confirmed. Available plans detailing these works, which would have amounted to substantial changes to the layout and indeed structure of the building, are not available. Plans for the Harry Quick alterations appear to show the stairs, in their current location, and already *in situ* by 1906. In what would have been a relatively small villa-style house, having a broad single staircase in the centre would have occupied considerable space, so having this more compact half turn arrangement would have allowed for greater useable reception space.
- 3.40 Later plans suggest a rear service corridor running behind the hall which connects with a back passageway leading from the principal hall to the rear door to the house. This had a small porch (later removed). It is not clear whether the rear service corridor existed at construction given that it led directly into the later nineteenth century extensions providing the servants wing/offices in later plans. It is plausible that, if this corridor existed at construction, it provided access only to a kitchen and pantry/scullery.
- 3.41 The main house is likely to have been built close to a small linear building to the immediate east of the house which 1906 plans indicate was a carriage house and loose box. The carriage house had two bays with respective double doors for each entrance. This building was 'attached' to the main house by a glazed roof as detailed on earlier mapping.
- 3.42 Notwithstanding the earlier commentary about the age of the current staircase, and on the assumption that this staircase existed at construction, it would likely have concluded at a staggered landing on the first floor with a corridor feeding north and another small flight of approximately three steps onto a principal arcaded landing further west. Whilst the original layout remains unclear, it would have had several bedrooms possibly two principal rooms on the western flank; the southernmost room very likely having a small dressing room above the vestibule. This possibly had a small fireplace at construction. The north-western bedroom may also have had a dressing room. Later plans reveal a number of smaller rooms in the north-eastern corner, feeding off a corridor from the staggered landing, though it is plausible that this would have comprised a further two principal bedrooms, noting the layout of chimney breasts. This corridor would likely have concluded at these additional bedrooms in the original layout.
- 3.43 Based upon the probable technical difficulties in creating a basement after construction of the main dwelling, it is likely that the basement existed at construction. The basement was not inspected, though later plans indicate a very small basement feeding off a small corridor from the bottom of the basement stairs. This basement covered a part of the kitchen and rear of the principal hall. It is likely that any stairs would originally have existed outside of the house, possibly under the glazed atrium between the linear building adjacent to the main house. It forms part of the later back-of-house servants' stairs now.
- 3.44 A detached stable block is noted to the north of the house. The earliest plans indicate that this comprised stalls, saddle rooms and other associated infrastructure. The building faced out over a stable yard.

Phase 2 - Changes up to 1906

- 3.45 Whilst the bulk of the dwelling appears not to have changed, the principal alterations relate to additional development in the north-eastern corner of the house, referred to below as 'servants' wing' though likely also performed house administration roles. Specifically, additional development feeding off the rear service corridor behind the principal hall. It appears that the later nineteenth century development comprised secondary servant's stairs up to the first floor. Beyond the original likely extent of the corridor serving the kitchen and pantry, the corridor now continues on to a small hall at the base of the servants' stairs. Alongside this staircase, a further primary rear entrance is noted protruding from the established building line (single-storey). Beyond this, the corridor extends to several other rooms. These rooms, given their back-of-house position are likely to have served in the administrative functions of the house and estate such as offices and storage. It is clear also that the linear carriage building attached to the main house by a glazed atrium has now been fully attached to the house allowing the creation of additional rooms.
- 3.46 Earlier voids or glazed areas appear to have been covered over with new roofing. New rooms include the creation of a single-storey smoking room to the immediate right of the existing morning room. It would appear that this is accessed under the principal stairs via a small corridor which, itself, continues beyond the new smoking room and around to link up through the building with the rear service corridor. This new smoking room occupies an area of the property which appears to have comprised a glazed veranda or atrium enclosing a small courtyard within.
- 3.47 On the first floor, again layout changes appear to relate to the north-eastern corner. A corridor which originally concludes at the rear bedrooms now turns and extends into the new extension, connecting with the servants' stairs and onwards beyond to what would later be offices, though plausible would originally have been a servants' wing with bedrooms. Underneath this staircase is a small corridor which connected to a new single-storey smoking room. Again, this was altered in the early twentieth century which saw the addition of a substantial bay window.
- 3.48 The alterations in this phase also comprised additional development to the earlier detached stables which were then linked to the house. The works to the stables comprised considerably extending the 'utility' buildings to create a secondary yard enclosed by new tool stores, stalls for farm horses, coal and wood stores, potting shed and a new cart shed and cow pen. It is likely that this phase reflects a marked expansion of the scope of the estate in also being an agricultural land holding as well as simply a villa house.

Phase 3 – 1906 to 1970

- 3.49 The changes proposed by Harry Quick in 1906 related primarily to the southern flank of the principal house. Specifically, this gave rise to a number of alterations to rooms, notably with the creating of a central entrance tower. It is also noted that further changes were noted in the early post-war period which are also catalogued below.
- 3.50 At ground floor level the changes in 1906 saw the construction of a new porch against the earlier vestibule. The morning room has now been extended out beyond the earlier building line, though not as far out as the new porch. The new frontage to the morning room provides full height stone mullion glazed windows. This extension also brought out this façade at first floor level also. Previously The smoking room now also has the substantial bay window on the southern flank.
- 3.51 On the upper floor the smaller bedroom above the morning room is also extended with the adjacent dressing room being extended out over the porch, broadly doubling its footprint. A new third floor tower room is also seen, referred to as the 'maid's room' with a dedicated fireplace. A narrow winder staircase leading from this tower room down to the principal landing.
- 3.52 To the rear, above the later principal rear entrance, a jettied WC is proposed under a gabled roof. This is accessed off the servants' staircase. A small outbuilding is noted immediately adjacent to the morning room. This jettied WC room is still present though built onto ground floor extensions below.

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- 3.53 In 1913 a small extension is noted to the servants' hall at the end of the servants' wing. This work is proposed at the same time as a subdivision of the earlier farm buildings (loose box and stalls) to create a battery store, alongside a water softening cistern and engine/pump room.
- 3.54 Next available plans dating from 1951 when Courtaulds owned the property do not markedly alter the layout of the building. A new partition now divides the former drawing room with a new entrance in to the newly created southernmost room from the vestibule is noted. A new toilet block is proposed adjacent to the former morning room on the location of an earlier outbuilding. These two changes do not appear to have been enacted at this time, however. The plans also shed light on the different use of the building and its rooms. Courtaulds used the building as a training facility with rooms being identified for a range of uses including as offices, typists rooms, and a canteen.
- 3.55 The later 1964 Courtaulds plans, prepared by their in-house architects show a greater change to the building through, notably, the removal of fixtures and fittings. Of particular note is the removal of a number of fireplaces and surrounds, in some cases replacing with electric fires. Several windows are opened up as doorways, and vice versa. Partitions are removed, notably in the former kitchen, but also the creation of several serving hatches. The former porch to the original rear entrance is now demolished and the former outbuilding is to be demolished adjacent to the morning room. A remnant area of glazed roofing, likely present from the later nineteenth century alterations has been replaced with new roofing, probably flat roofing as seen presently.
- 3.56 In this period, new accommodation buildings have been constructed to the east of Woodside. This report will not however consider the fabric of these buildings.

Phase 4 - 1971 onwards

- 3.57 Perhaps the most substantial changes to the building and its surrounds have been seen in this post-war period. This has seen a considerable expansion of new detached built development in the surrounds of the house but also considerable new extensions which have given rise to high levels of fabric removal from the original house.
- 3.58 A new single-storey link building is seen across the end of the late nineteenth century two-storey servants' extension linking the former linear carriage building, east of the house, with the stables block to the north. The carriage building has been subdivided into several office rooms with a toilet block.
- 3.59 A corridor running through the former carriage building serves a new single-storey extension which has been built onto a considerably enlarged former smoking room. These flat roofed extensions have resulted in the demolition of the eastern flank wall of the former smoking room.
- 3.60 The former dining room (now restaurant) in the north-western corner of the principal building has been considerably extended to the north with two phases of extensions; the first being a two-storey extension, the second, a single-storey extension. This has resulted in the demolition of the northern flank wall of the former dining room, alongside new openings into the kitchen.
- 3.61 The former kitchen now includes space formerly comprising the corridor that once ran along the back of the main hall as well as the small storeroom and corridor leading to the original rear entrance which were both sited west of the original kitchen. The former secondary servants' stairs remain, though rooms beyond this have been removed creating a substantial lobby/corridor space leading north into further new extensions. This lobby/corridor extends in a north-south direction linking up to the corridor adjacent to the former smoking room.
- 3.62 As one enters the building, the original vestibule now has two additional openings; one directly into the former drawing room (now bar area) and on the opposite side, into the former morning room, now reception. This has fundamentally altered what was originally the porch/vestibule area, meaning that it is largely experienced as forming part of an enlarged hall, rather than what would have been the transition space between the exterior and the interior.

- 3.63 Based upon the available detail (as no internal inspection was undertaken) the former farm buildings have been converted to form part of the wider hotel operations (bedrooms/offices) and bar areas with the loss of internal partitions and fixtures which supported their original roles. Additional extensions built on to the farm buildings into the original stable yard have also altered the original legibility of the space.
- 3.64 An additional single-storey extension is attached to the north of the later servants' extension. This flat roof extension has seen a loss of parts of the original northern façade, allied to a complete removal of the internal legibility of this part of the building.
- 3.65 On the western flank of the former drawing room is a large conservatory which encloses the large bay window within, allied to the insertion of a new door opening into the adjacent restaurant (formerly dining room). Whilst this retains this bay, it is an internal feature rather external as originally intended.
- 3.66 Given the predominance of single-storey extensions, on the first floor less change has been seen to the layout and fabric, though the later northern two-storey extension has meant that the original corridor running into the former servants' extension now also flows north of the original house into a later extension which extended the restaurant below. This has resulted in the partition walls to one of the bedrooms being removed to facilitate a new corridor. A new doorway into the two-storey element of this later northern extension has also been created into the original north façade of the building. A small lobby is now present on the northern end of the original arcaded upper landing with a new doorway and additional steps down to the new corridor into the northern extension.

Phasing Summary

- 3.67 Collectively, these new extensions now likely comprise a greater footprint than the original house. The original building is very much lost amongst the multiple *ad hoc* extensions that have been seen; its legibility has been much eroded, not least in amalgamating the post-war additional extensions into the hotel infrastructure.
- 3.68 It remains difficult to read the building in its original constituent parts, with later additions confusing and diluting the various components that made up this former small country house, both externally, and internally, including the original back of house kitchen and pantry arrangement and the former servants' extension. Perhaps more noticeable has been the changes to the principal reception rooms. Elsewhere, the stables and carriage building have now been consumed into the wider hotel complex and lost their original distinct roles. Accordingly, it is also difficult to read these once separate buildings in their original role. This lack of legibility through alteration has necessarily given rise to high levels of impact to the architectural interest of both the exterior and interior of Woodside (see below).

Architectural interest - Exterior

A number of common design themes prevail on the pre-war Woodside which will not be repeated to avoid duplication. Specifically, the pre-war phases of Woodside are largely constructed in red brick with sandstone detailing. Slate roofing is the principal roofing material on the house. Later post-war work is marked by different roofing styles and use of other materials including render and blockwork. The earlier agricultural and carriage buildings have seen the use of plain tiles alongside red brick, though alterations have seen the use of infill block work and render. There has potentially been a removal of a number of chimney stacks from the roofscape, though this could not be fully clarified due to access difficulties. Timber sash windows with horns predominate on the pre-war Woodside building. Some evidence of original cast iron rainwater goods is noted on this flank, including hoppers.

- 3.69 From the outset, it is clear that Woodside has seen considerable change with numerous different phases imparting different design themes on the building. The pre-war extent of Woodside is simple in its design with limited levels of architectural flourish, though clearly the choice of materials and construction methods reflect the relative wealth of the building's owners in the nineteenth and early twentieth century.

- 3.70 The south facing principal elevation is notable for its three storey, Harry Quick designed, entrance tower. The tower features “*a wide three-centred sandstone doorcase with a labelled drip mould and coats of arms and floriate designs to the spandrels. There is stone banding to the first and second floors and above is a sandstone corbel table and parapet to the roof*” (Historic England May 2022). To each bay there are gabled kneelers with ball finials atop. The left bay has a trefoil. The south front has sandstone detailing, including bands and mullions which enclose timber sashes. These stone mullions meet with curved capitals. The stone banding runs around the tower and flows into the left bay, though given differing heights of the bays, the banding awkwardly stops at the meeting of the tower and the adjacent bay, dropping down to the banding on the righthand bay.
- 3.71 An earlier bow window has been replaced by full height windows set within sandstone mullion and transoms on the righthand gabled bay (morning room).
- 3.72 To the right of this bay is the former smoking room which, whilst exhibiting the same design cues as the wider frontage (considerable use of sandstone detailing), is only built to a single-storey with a prominent, Harry Quick designed, polygonal bay window set below a parapet. A later fire door has been inserted into the south elevation of the smoking room with a small canopy above which is considerably at odds with the surrounding fabric.
- 3.73 Further to the right of the former smoking room are two later twentieth century extensions which have resulted in the bulk of the original eastern flank wall of the smoking room demolished to create a much larger conference room incorporating the room space of the new extensions and the former smoking room. These later buildings are of poor design (including flat roofing and contemporary fascia boards, windows) and are detrimental to the significance of Woodside.
- 3.74 The west elevation exhibits similar design cues to the front south façade, namely the use of sandstone detailing, gabled bays, kneelers and ball finials to the gables. However, the most noticeable feature of this flank is the unsightly and large conservatory which dominates the flank, alongside visually obtrusive air conditioning units fixed to the wall above. These later additions have impacted negatively on the overall significance of the building. Evidence is noted of later plastic rainwater goods on this flank also.
- 3.75 The eastern elevation has suffered from the extensive infilling, additions and alterations meaning that it was difficult to gain a clear view. However, notable features remain of the earlier building including a first floor full height stained glass window with stone mullion and transoms, now largely obscure now from the outside by later buildings. Similarly, the later servants’ extension exhibits simple decorative timber barge boards which remain visible.
- 3.76 The northern flank of Woodside has been heavily altered through successive extensions meaning that it remains difficult to see the bulk of the original pre-war building. These extensions are at odds with the host property and reflect successive add-ons making for a haphazard design and indeed layout to Woodside. The later servants’ wing does exhibit retained features including a small gabled bay, though it is largely lost to the later single-storey extension below.
- 3.77 The alterations to the carriage shed and stables means that this obscures much of this flank. The carriage shed exhibits a half-hipped roof in plain tile with decorative bargeboards. Evidence of an original window remains alongside an original doorway (later door inserted) within shallow brick arches. This comprises a horizontally sliding timber sash. The carriage entrances have now been infilled with later discordant windows and blockwork and covered in render to match the later infill connecting up with the stables on the opposite side of the former stable yard.
- 3.78 The stables, retain a greater degree of originality and share some design similarities with the former carriage building, namely similarly decorated barge boards and a half hipped roof. The stables are single-storey (plus attic) in the main, with a small two-storey gabled loft in the centre, as well as a small dormer with attic door. Horizontally sliding sashes are noted. Other features of remaining architectural interest include a drip course, timber banding and the use of dark brick sills to the upper loft opening. The later northern extension to the stables to provide further space is simpler in design

(still brick and plain tile) and has seen a later infill lean-to which alters the interpretation of the buildings given that this is situated in what would have been a further enclosed yard for the farm.

Summary of exterior architectural interest

3.79 The extent of Woodside has increased markedly in the twentieth century, with the bulk of the changes undertaken during its later role as a hotel and conference centre. These changes have very much altered the overall character and appearance of the house, not least on account of the additional bulk of later development but also as a result of the evident loss of original/pre-war fabric. Loss of features or replacement with contemporary alternatives are evident around the property. The overall changes have meant that it remains difficult to fully appreciate what architectural detail remains on some flanks.

3.80 Externally, it can be said that the building was originally constructed using quality materials and to a relatively high standard originally and this was continued in the early twentieth century changes under Harry Quick. This remnant building and external architectural detailing overall, however, now presents as a rather haphazard building, with *ad hoc* nineteenth and early twentieth century additions, further exacerbated by the later twentieth century commercial extensions. This, therefore, neither provides a symmetry to the design or indeed a logical evolution to the building as it ages; appearing more as an eclectic mix of design cues and whims.

The external architectural interest lies in the limited architectural flourishes exhibited primarily in the use of sandstone detailing but with areas of brick detailing. It can be said that the exterior architectural interest is, at most, of low and only local interest given the later twentieth century alterations seen to the building.

Architectural interest - Interior

3.81 Internally, the building has seen the same approach to modernisation which has impacted the exterior. The approach appears to have been to manage the space for the efficient functioning of the hotel (and the earlier training centre), rather than, explicitly, seeking to harness the embodied heritage interest and remnant architectural detailing that would have remained within Woodside.

3.82 The stables and former carriage buildings and basement were not available for access and accordingly they were not surveyed however, it is clear from current plans that the interiors have been heavily altered to provide hotel accommodation and administration facilities. It is therefore assumed that these alterations will have resulted in the loss of original fabric associated with the earlier roles that these buildings performed. Similarly, the secondary former servants' stairs were not inspected, though remain in their original position as part of the later extended servants' wing.

3.83 Several broad observations are noted, and which will not be individually referenced to avoid unnecessary duplication. Doorcases present on the bulk of the doorways dating from the nineteenth century building or twentieth century Harry Quick alterations are contemporaneous with this time, with some possibly being original. A number of doors appear to be from this period also. Original skirting is also evident in many of the rooms of the pre-war extent of Woodside. The bulk of the original fire surrounds and mantel pieces have been removed, blocking up the fireplaces or indeed installing electric fire replacements.

3.84 Cornicing and picture rails prevail in most reception rooms and are noted in some upper floor rooms. These are likely to date from at least the early twentieth century, if not earlier.

Ground Floor

3.85 The principal entrance into the building remains on the southern elevation, though there are now numerous accesses into the property, primarily via the later extensions. It is plausible that doors enclosing the porch have been present since the porch and entrance tower was constructed. This could not be confirmed, however. Later porch doors now fully enclose the porch. The internal wall of the Harry Quick designed porch has a hoodmould over the door which is likely to have been that

which existed over the original front door with foliate headstops at either end. Elsewhere brick corncicing is noted around the roof of the porch.

- 3.86 As one now walks into what was the original vestibule, there are now openings into the former morning and drawing rooms. This has resulted in the blocking up of the former doorway into the morning room, of the hall, though the door into the drawing room remains. One proceeds into the hall which provides access to the former dining room to the rear of the hall and the staircase and corridor running under the staircase serving the former smoking room. The original doorway off the hall serving the earlier back-of-house servants' corridor and passageway to the back entrance has been blocked up.
- 3.87 The former drawing room (now bar) has architectural ceiling plasterwork and corncicing along with decorative patterned and textured ceiling paper and a wall frieze. The age of the ceiling paper could not be ascertained. The drawing room retains the original bay-window, but the central windows now form the doorway through to the conservatory. The original fireplace is likely to have been removed in the mid-twentieth century under Courtaulds ownership.
- 3.88 The former morning room, now reception, no longer has a fireplace, though retains earlier skirting and corncicing. Similarly, the later smoking room (now referred to as the Weymouth Room), accessed from the passageway under the stairs has seen considerable alterations, including the addition of a suspended ceiling and the blocking up of the fireplace. Little else remains of significance in this room (excepting the original skirting) and the once small room has been considerably extended to create a conference suite. A later fire door has been inserted adjacent to the windows which has altered the legibility and impacted the significance. The passageway to the room leading from the hall now forms part of a network of corridors linking into the newer extensions. A suspended ceiling is present in the earlier part of this corridor also. The door-casing into the morning room appears to have been altered previously also.
- 3.89 The former carriage building was not inspected though it is now attached to a later extension to the south. The building is likely to have been heavily altered internally given that it has been converted into separate meeting suites and toilets. This also correlates with the alterations to the north façade of this building overlooking the former stables yard which now has windows rather than the original carriage doors. It is also attached to a later extension to the south which is likely to have resulted in a loss of fabric.
- 3.90 The original dining room has seen high levels of alteration, notably the considerable extensions north which has now created a large restaurant room, completely at odds with the original footprint. Original corncicing and picture rails are noted in the extent of the former dining room, though the fireplace has been blocked up with the chimney breast being used as ducting for a later air conditioning unit (now removed).
- 3.91 The kitchen has been heavily altered from that which originally existed. This includes extending the size of the kitchen both west and south (consuming the former back-of-house corridor) which also sees the provision of possibly a steel joist across the ceiling. No features of interest remain in this part of Woodside.
- 3.92 The ground floor of the servants' extension has seen considerable alterations given that it now comprises part of a large corridor through to a later extension and the former stables. An earlier rear entrance has been lost as a result of the new extension on the north flank.
- 3.93 The entrance to the staircase from the principal hall is surmounted by a shallow arch which leads into a small area at the foot of the stairs. This area provides access to the former smoking room, leading under the stairs. A later doorway has also been created into a storeroom off this space. The staircase is likely to date to the late nineteenth century at the earliest, though plausibly original, with a heavily moulded hardwood handrail (on either side) and latticework timber replacing balustrading. Original hardwood stair treads are noted under a contemporary carpet.

First Floor

- 3.94 One of the most noticeable features of the interior of the house is the stained glass window which overlooks the staircase. It is not clear of the provenance and origins of the depictions though each glazing panel is surrounded by a belt of multicoloured stained glass with a central illustration, ranging from floral pictures on the outer panels and with depictions of people harvesting from the land on the central panels. This stained glass window provides light to the half turn staircase overlooking the arcaded landing. It is plausible that this is an original feature of the house.
- 3.95 The staircase is set under a barrel vaulted ceiling with picture rail surrounding the base of the vaulting. The design of the ceiling provides for strong views of the window from the landing.
- 3.96 Proceeding onto the first floor, the immediate layout appears a little disjointed, probably the source of Historic England's view that the staircase, in this location, is a later addition. One arrives on a small landing at the top of the stairs which then proceeds up steps to an upper landing comprising of a stone arcade. This upper landing has access to the second floor tower room via a discrete winder staircase. A smoothed edge to the corner of the wall containing the staircase on the lower landing is noted which is likely to be an early feature. Access from this landing into the servants' wing is through a shallow arch. A stone arch forms an opening (with two steps) down to a further room (presently toilets) off the small landing. The stone archway opening is painted, though underneath the paint, the stone is exposed in places with a small floral stamp noted at intervals up the stone.
- 3.97 Aside from the cornicing and picture rails in the righthand former bedroom adjacent to the stairs (and over the morning room), little else of note remains. The fireplace has been blocked up. The first floor tower room retains a simple fire surround with pilasters and mantelpiece (firebox blocked up however). Upon entering the room from the arcaded upper landing, a series of understairs units (beneath the winder stairs to tower room above) are noted in a small corridor. The age of these units could not be ascertained but units are likely to have been *in situ* in this location since the early twentieth century works to the entrance tower. The principal door into this room has been relocated
- 3.98 The windows of the north-west former bedroom (above the former dining room) form part of the gabled bay on the west flank. These windows, likely original, contain timber panelling and shutters with boxes. These are likely also originals. Like the other rooms, a picture rail, cornicing and skirting remain. A patterned tiled hearth is present, though the fireplace has been blocked up and the fire surround removed. The small room annexed off this has no features of note.
- 3.99 In the south-western former bedroom (above the former drawing room), the marble fire surround is present, with later tiling and a timber shelf sat within the firebox. This room also has shutters, shutter boxes and panelling surrounding the sash windows on both the western and southern flank.

Second floor

- 3.100 The single room (formerly the maids' room) has seen much alteration including to the ceiling, but also later invasive works to facilitate its later hotel use, including ventilation and air conditioning and cabling. The building appears in a poor condition overall. The original windows remain, excepting an earlier east facing window which was proposed in the original Harry Quick plans. It is likely that this was never inserted. A timber roof hatch remains up to a flat roof surrounded by parapet.

Architectural Interest to the interior summary

- 3.101 The works to the building to facilitate an hotel use have markedly impacted the overall appearance of the interior. Allied to this is a marked change in the overall legibility, from new extensions down to blocking up doorways or creating new openings. Aside from the retained door and window architraving, shutters, skirting and cornicing, there are a limited number of other notable features which remain. This includes the stained glass window and barrel ceiling and the retained marble fire surround on the first floor. Arcading on the first floor landing is also a notable, though relatively simple, feature. The cumulative impact of these changes results in a confused interior with

intermittent features of architectural interest amidst later 'sterile' room spaces. Little consideration appears to have been given in the past to the value of retaining any features of architectural interest.

- 3.102 Internally, and reflecting the external quality of construction, the interior was evidently built to a relatively high standard originally and again for the early twentieth century Harry Quick alterations. The degree of architectural flourish is broadly one of simplicity, perhaps as much a reflection of the relatively diminutive scale of the house. The changes seen to the building have considerably diluted this standard of build with retrofit works and alterations which are both of a poor quality design and unsympathetic materiality. It can be said that the interior architectural interest is, at most, of low local interest given the later twentieth century alterations seen to the building and further compounded by the substantial alteration to the internal legibility of the once small country house.

Setting and the contribution that setting makes to the significance of Woodside

- 3.103 Woodside was once set in relative isolation, surrounded, in the wider setting, by agricultural land and woodland planting. In the immediate and intermediate setting, it was enclosed by farm buildings, landscaped grounds including a long carriage drive and gatehouse. It provided a visual clue to the inner workings of a small country house and small estate. The wider setting of Woodside is now comprised of extensive emerging residential development. Woodside is no longer to be experienced in isolation. Its immediate and intermediate setting once comprised landscaped grounds with the associated farm buildings. This has now been largely eroded by later hotel buildings built within the grounds and extensive car parking. This had been further exacerbated by the subsequent extensions to Woodside built within the landscaped gardens. The post-war detached buildings to the east of the main building create a visual separation between remaining undeveloped grounds to the east and the main house. To the west, construction and plant areas alter the current appearance, though a greater visual link is present with the remaining undeveloped landscape up to Glass House Lane. The presence of several mature specimen trees in the grounds near to Woodside do inform the viewer of some degree of interest in the near surrounds, though it remains difficult to appreciate this, and indeed what lies within given the degree of construction activity and also the presence of the numerous post-war hotel blocks which are located in the grounds, and which are visible from the wider landscape surrounding.
- 3.104 The historic setting of Woodside has been much eroded and will continue to be further eroded as construction work surrounding the property continues. It can be said that post war hotel built development reduced the contribution that the immediate landscaped grounds made, as did the extensive car parking. The remaining mature specimen tree planting goes some way to contributing to the overall significance and provides a link to the past, as these are likely to be trees dating from the nineteenth century. On aggregate, setting now makes a very small, secondary, contribution to the overall significance of Woodside, limited only to the remaining areas of specimen tree planting and the small amount of remaining undeveloped grounds.

Woodside cumulative significance summary

- 3.105 Firstly, this report concurs with Historic England conclusions to the application to statutorily list Woodside. It does not retain sufficient significance, or indeed exhibit sufficient remaining architectural interest and design flair, to merit statutory listing. Its historic interest is limited to several locally notable individuals, though with no known direct contribution from their association with Woodside to their eminence. The building has seen a great deal of unsympathetic alteration both internally and externally which has eroded a great deal of its architectural interest. The building can no longer easily be appreciated as a former small country house, particularly so, when viewing internally. These changes have altered the legibility and, in doing so, have resulted in the loss of original fabric.
- 3.106 Woodside exhibits some limited evidential and aesthetic value as a former minor country house with limited design flourishes, resulting from the high level of harmful alterations seen to the exterior and interior of the building. At best, Woodside is a heritage asset of **low, local, significance**, but this

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low local interest has been substantially eroded. Setting now makes a very low contribution, at most to the overall significance. Woodside is a non-designated heritage asset which sits at the lowest end of the significance scale for a non-designated heritage asset.

4 PROPOSALS AND ASSESSMENT OF IMPACT

Proposals

- 4.1 The proposal is for the wholesale demolition of Woodside and the redevelopment of the Site for residential development.
- 4.2 The following section provides a summary of the impact arising from this proposal on the significance of Woodside.

Impact on the significance of Woodside

- 4.3 The demolition of Woodside will result in the total loss of a building of low local interest. This will give rise to a **high level of harm**. This harm will engage paragraph 203 of the NPPF which requires any harm to be weighed against the significance of the heritage asset. Whilst the building, and its composite significance, will be completely lost in any demolition, a programme of building recording will go some way to reducing the harm by recording the significance of the building for posterity. This programme of building recording can be secured by an appropriately worded condition.

5 CONCLUSION

- 5.1 This Assessment of Significance has been researched and prepared by RPS, on behalf of Vistry Partnerships West Midlands to assess the significance of Woodside Hotel and Conference Centre. This report is prepared to inform proposals for the demolition of the property and the redevelopment of the Site for residential use.
- 5.2 Woodside has undergone much change since its construction, most notably with a re-fronting in the early twentieth century but also, and detrimentally, extensive exterior additions and internal reconfiguring which have not only altered the legibility of the building but have removed a great deal of architectural interest in the process. This building was a relatively small house with simple architectural details and the loss of the fabric has eroded much of the significance that the building once held.
- 5.3 This Assessment of Significance concludes that Woodside is a heritage asset of low local significance, at most, predominantly as a result of the considerable post-war alterations to facilitate its operation as a hotel. With this in mind, the proposed development therefore has the capacity to impact upon this low level of significance.
- 5.4 The demolition of the building will give rise to a total loss of the building and a high level of harm to a heritage asset of low local significance only. This harm will engage paragraph 203 of the NPPF which requires any harm to be weighed against the significance of the heritage asset.
- 5.5 Whilst the building, and its composite significance, will be completely lost in any demolition, a programme of building recording will go some way to mitigating the harm by recording the significance of the building for posterity. This programme of building recording can be secured by an appropriately worded condition.
- 5.6 This Assessment provides sufficient detail to inform any application for residential development which includes the demolition of Woodside Hotel and Conference Centre in Kenilworth, Warwickshire.

6 REFERENCES

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Cartographic

Figure 1: Site Location Plan
Figure 2: 1887-88 Ordnance Survey Map
Figure 3: 1905 Ordnance Survey Map
Figure 4: 1925 Ordnance Survey Map
Figure 5: 1971 Ordnance Survey Map
Figure 6: 1992 Ordnance Survey Map
Figure 7: 1993 Ordnance Survey Map
Figure 8: 1999 Ordnance Survey Map

Websites

Britain from Above – www.Britainfromabove.org

Victoria County History - www.british-history.ac.uk

Heritage Gateway - www.heritagegateway.org.uk

Historic England - <http://list.historicengland.org.uk/>

Images of England –www.imagesofengland.org.uk

National Archives – www.nationalarchives.gov.uk

British Library - <http://explore.bl.uk>

Vision of Britain - <http://www.visionofbritain.org.uk>

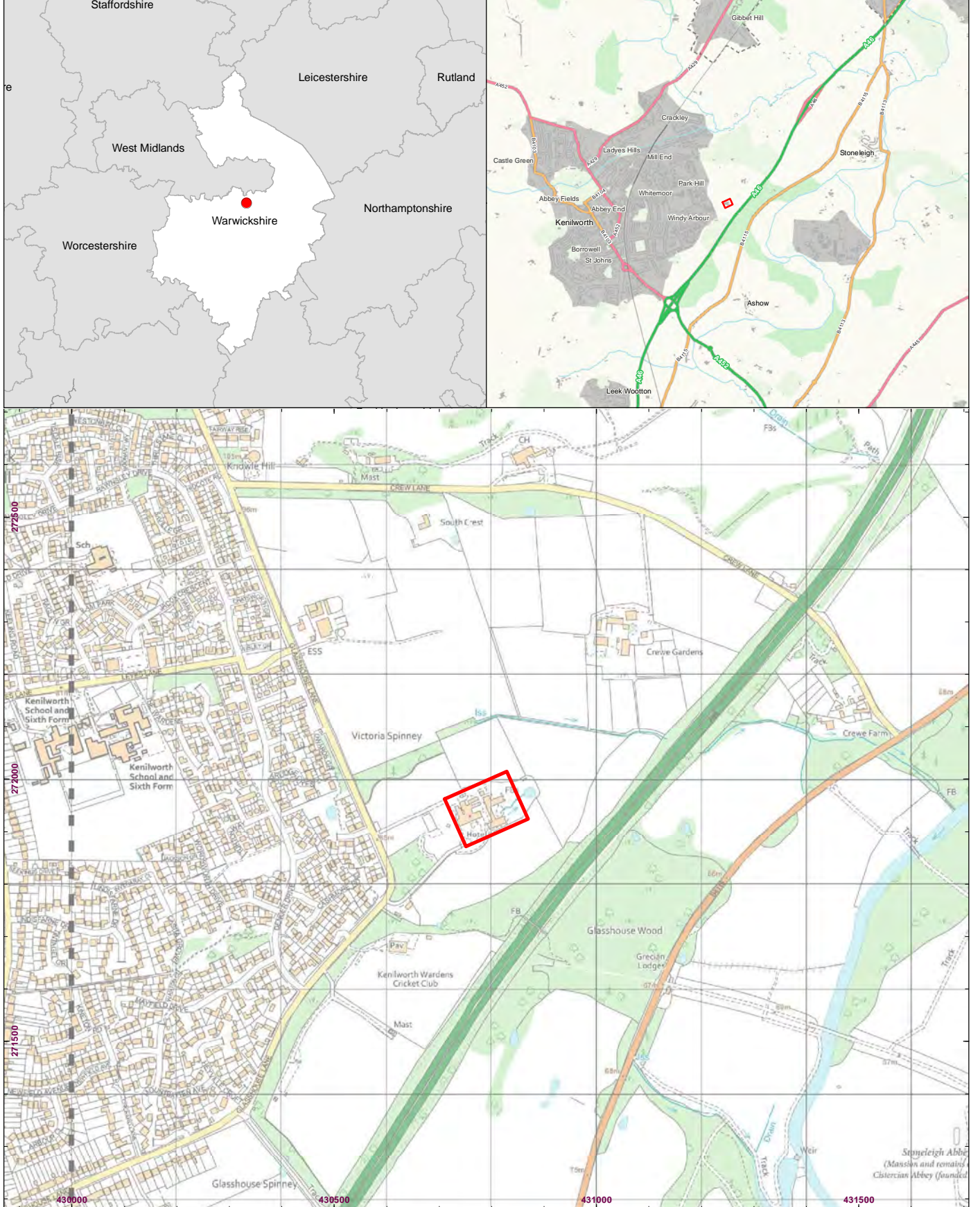
MAGIC - www.magic.gov.uk

Pastscape- www.pastscape.org.uk

Street Map— www.streetmap.co.uk

A stylized graphic of a hand holding a pen. The hand is a light beige color with rounded corners, and the pen is a dark maroon color. The pen is held in a way that it points towards the top right. The word "FIGURES" is written in a dark maroon, bold, sans-serif font in the upper right corner of the hand.

FIGURES



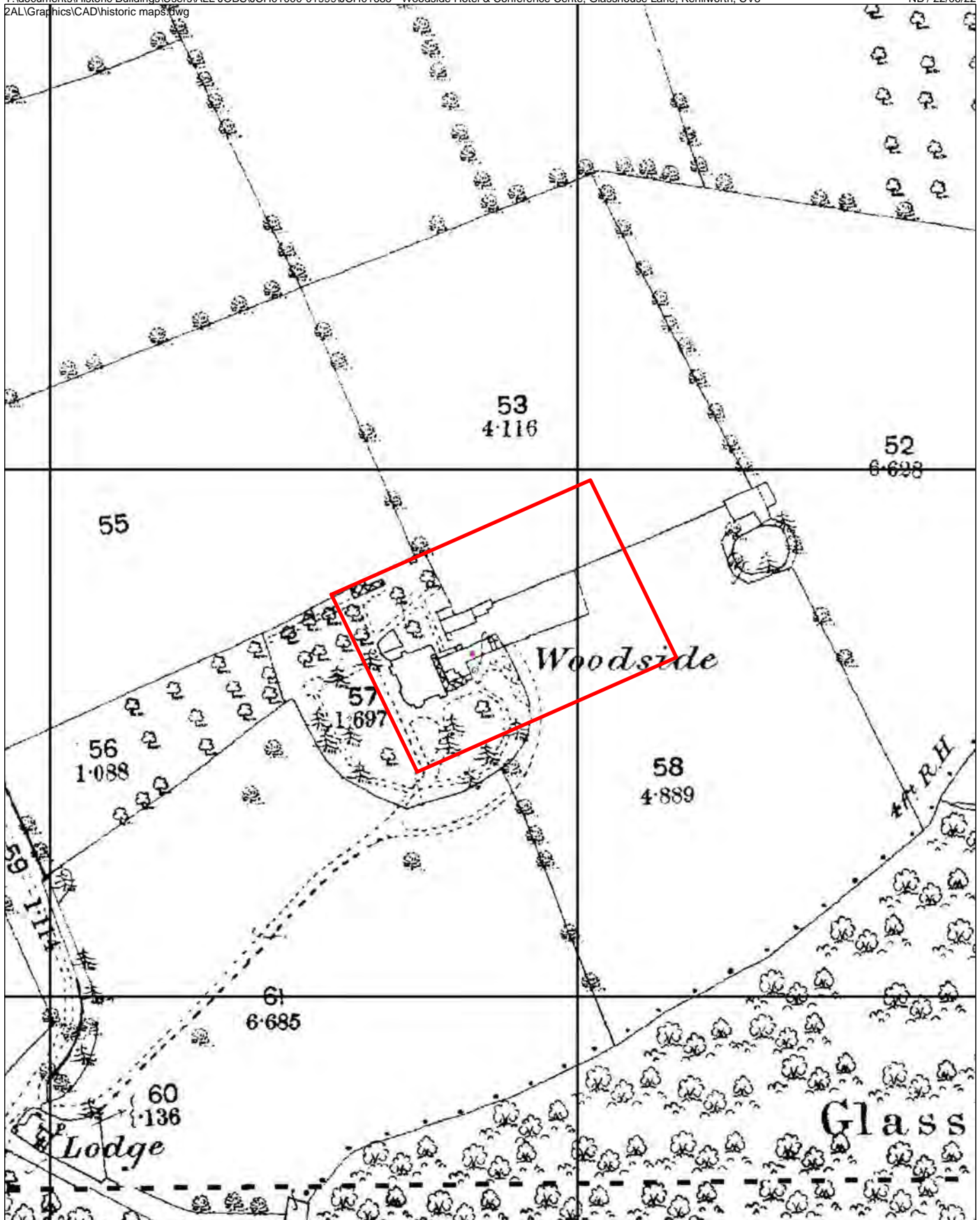
 Site Location



0 100 200m
Scale at A4: 1:10,000



Figure 1
Site Location



 Site Location

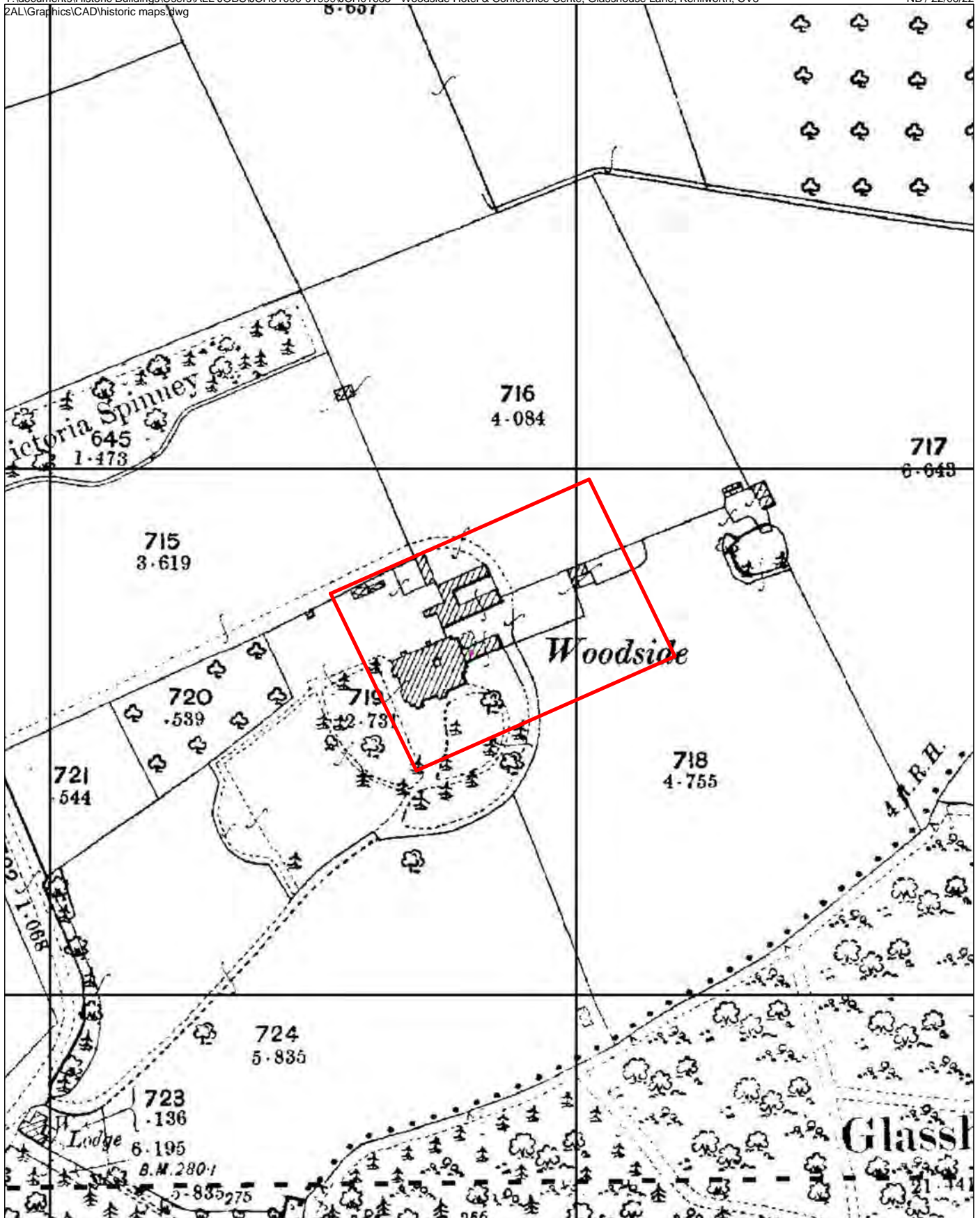


0 25 50m
Scale at A4: 1:2,000



Figure 2

1887-1888 Ordnance Survey Map



 Site Location

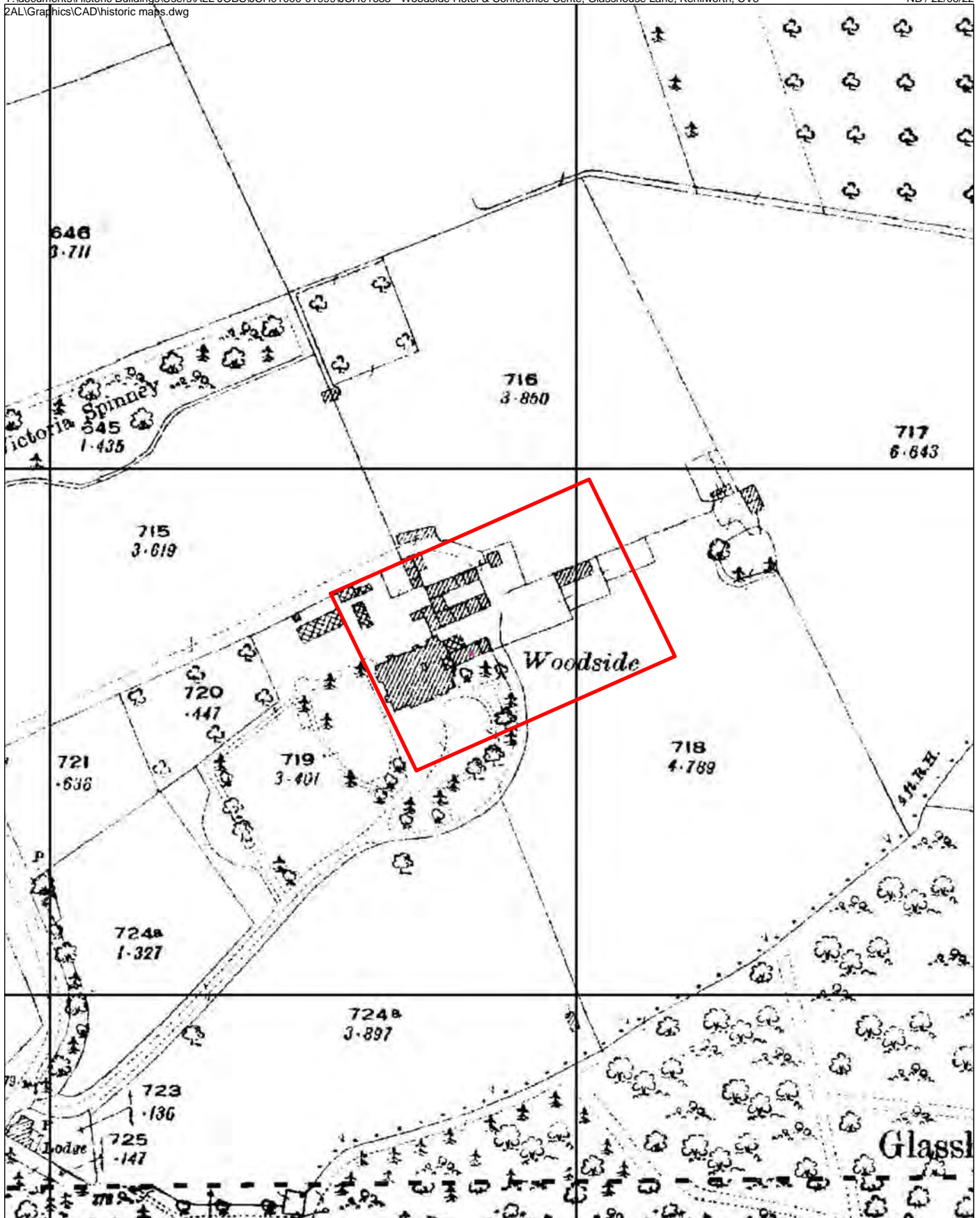


0 25 50m
Scale at A4: 1:2,000



Figure 3

1905 Ordnance Survey Map



 Site Location

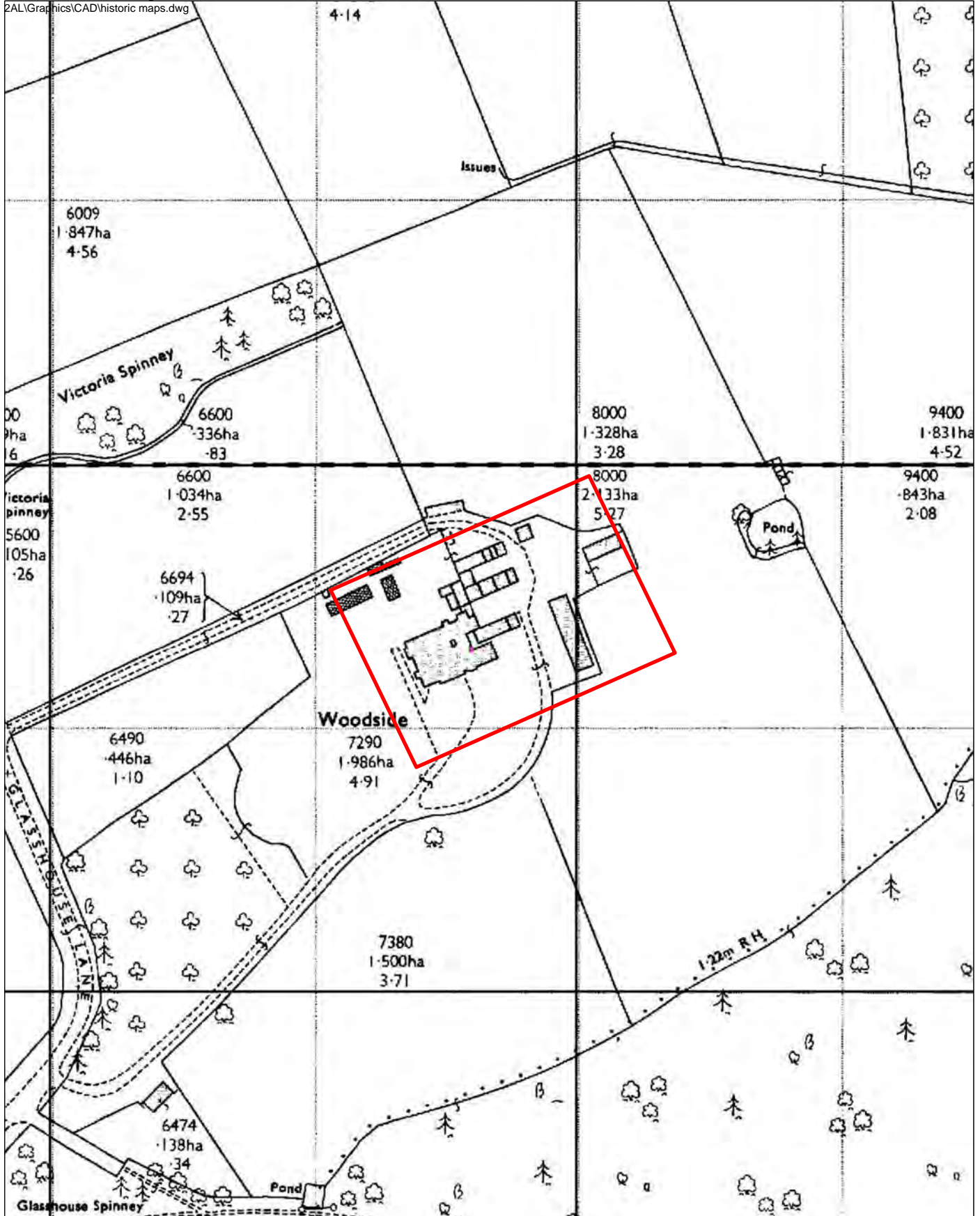


0 25 50m
Scale at A4: 1:2,000



Figure 4

1925 Ordnance Survey Map



 Site Location



0 25 50m
Scale at A4: 1:2,000



Figure 5

1971 Ordnance Survey Map



 Site Location

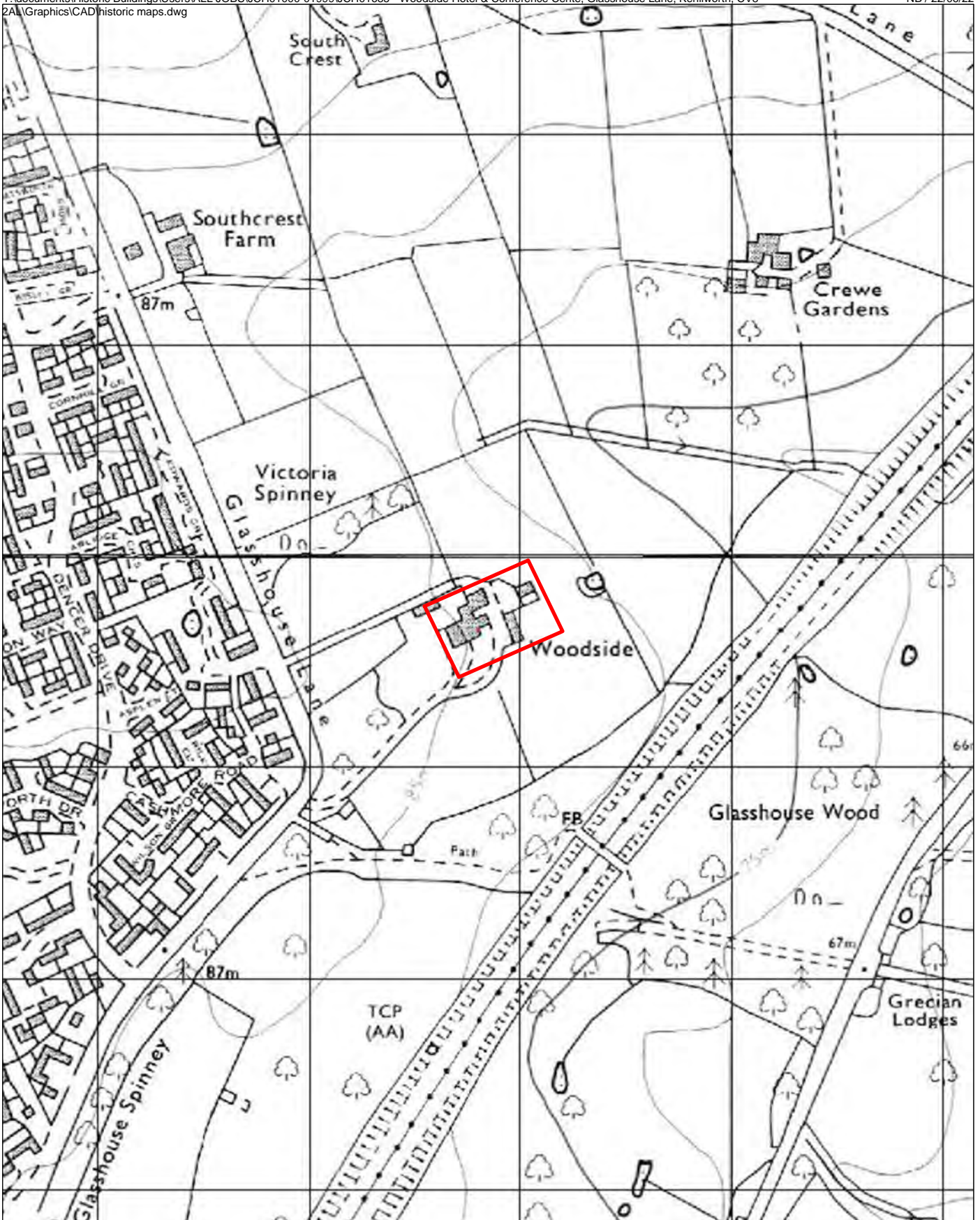


0 25 50m
Scale at A4: 1:2,000



Figure 6

1992 Ordnance Survey Map



 Site Location



0 50 100m
Scale at A4: 1:5,000



Figure 7

1993 Ordnance Survey Map



 Site Location



0 50 100m
Scale at A4: 1:5,000



Figure 8

1999 Ordnance Survey Map



PLATES



Plate 1: Woodside viewed from the south within car parking area.



Plate 2: Woodside viewed from the north-east along the course of the secondary driveway.



Plate 3: Woodside viewed from the west incorporating later conservatory.



Plate 4: The former stables and farm buildings. Later link to former carriage building centre left.



Plate 5: Former carriage building now converted to offices.



Plate 6: Gable end of the servants' wing with twentieth century extension below.



Plate 7: Post-war detached hotel accommodation in grounds.



Plate 8: Post-war extension to the southern flank of Woodside.



Plate 9: Post-war extensions to north-western corner of Woodside.



Plate 10: left hand gabled bay -formerly drawing room now bar area.



Plate 11: Three-centred sandstone doorcase with labelled drip mould, coats of arms and floriolate designs.



Plate 12: Second floor of entrance tower with sandstone detailing and parapet.



Plate 13: Hoodmould with headstops on original nineteenth century entrance into Woodside.



Plate 14: Former morning room (now reception) viewed through new opening from vestibule.



Plate 15: Textured ceiling paper and wall frieze in former drawing room (bar area).



Plate 16: Former bay window in drawing room, now leading into conservatory.



Plate 17: Former dining room (now restaurant with several extensions).



Plate 18: Former smoking room, now Weymouth Room. Later extensions off to left.



Plate 19: Base of the principal stairs with under stairs corridor to the smoking room.



Plate 20: Timberwork on staircase.



Plate 21: View from half landing on stairs towards arched landing.



Plate 22: Arcading of upper landing.



Plate 23: Floriate design on stonework on landing.



Plate 24: Former bedroom above morning room with blocked up fireplace.



Plate 25: Stained glass window viewed from upper landing.



Plate 26: Timber panelling, shutter boxing and shutters in bedroom.



Plate 27: Remaining marble fire surround in bedroom.



Plate 28: Remaining fire surround in first floor tower room.

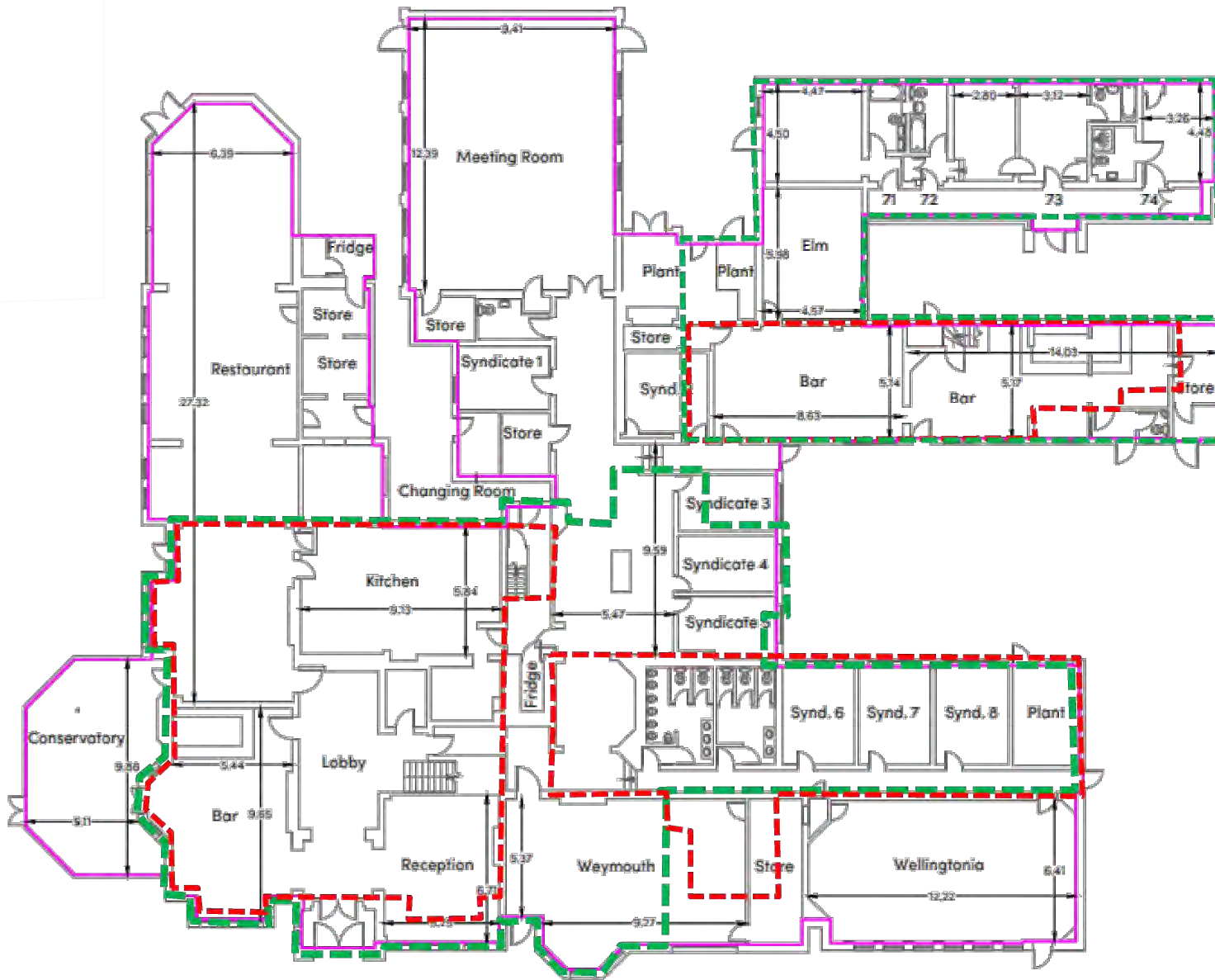


Plate 29: Earlier hearth in bedroom.



APPENDICES

Y:\documents\Historic Buildings\Users\ALL_JOBS\JCH01000-01\1999_JCH01685 - Woodside Hotel & Conference Centre, Glasshouse Lane, Kenilworth, CV8
ZAL\Graphics\CAD\historic maps.dwg

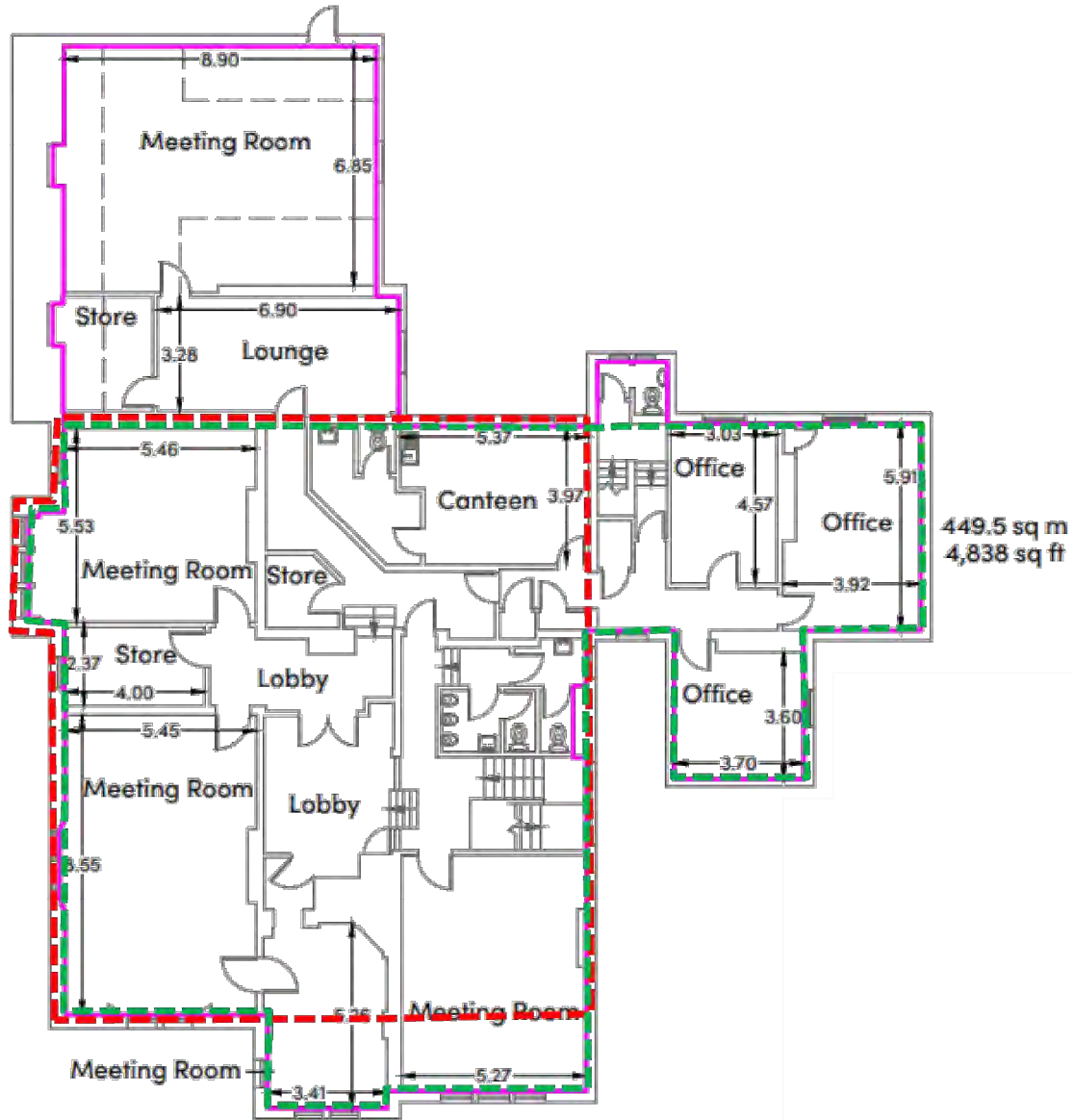


	Footprint at construction
	Development up to 1906 footprint
	Post 1906 extensions

Not to Scale
Illustrative Only



Appendix A
Woodside Ground Floor Phasing Plan



	Footprint at construction
	Development up to 1906 footprint
	Post 1906 extensions

Not to Scale
Illustrative Only



Appendix A
Woodside First Floor Phasing Plan



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