

Bromsgrove District Council **Conservation**

# Hewell Grange Estate



Setting of Heritage Assets Assessment

**December 2015**



**Bromsgrove**  
District Council

[www.bromsgrove.gov.uk](http://www.bromsgrove.gov.uk)

## **Introduction**

- 1.1 A number of sites have been identified around the boundary of Redditch Borough in Bromsgrove District as possible locations for future residential development. This paper looks at the impact of the development of two sites (identified as Areas 4 and 5 in the Housing Growth Development Study 2013 prepared jointly by Bromsgrove District Council and Redditch Borough Council) on designated assets which form part of the Hewell Grange Estate. They include the Hewell Conservation Area (CA) (Designated in 2010), the Registered Park and Garden (RPG) (Grade II\*), the Water Tower (listed Grade II, but located within the CA and RPG and the Walled Garden, which forms part of the RPG and also falls within the CA (See Map 1 on pg. 80). This study updates and supersedes the previous Hewell Grange Estate Assessment of Heritage Assets.
  
- 1.2 Historically, Hewell Grange comprised a typical country estate with a mansion and associated buildings located centrally in a designed landscape, pleasure grounds and parkland. Numerous other estate buildings, integral to the smooth running of an estate of this size, were dispersed throughout the gardens and parkland. The Estate was surrounded by a wider agricultural and forested landscape, and this forms the rural setting to the country estate. The boundary of the RPG has been drawn to incorporate the designed landscape and parkland which surrounds the house. The boundary of the CA is slightly larger, mainly to incorporate a number of these estate buildings, which are outside the RPG boundary.
  
- 1.3 Hewell Grange has been owned by the Prison Service since 1946, but still clearly retains its historic and aesthetic significance, despite some modern development constructed when Government Departments still benefitted from Crown Immunity. The rural setting equally has survived, despite some prison service development on the edge of the RPG, including two further prisons and a small estate of prison officer housing, and the expansion of Redditch to the south of the Hewell Estate at Brockhill. Even though the housing development on the edge of Redditch is in close proximity, the rural setting of the Hewell Estate provides a very effective buffer, and there is limited inter-visibility between the CA and RPG and the nearest housing development, from the southwest edge of both HAs. In recent years, in conjunction with the Hereford and Worcester Gardens Trust (H&WGT), some features of the designed landscape have been restored including the Repton Island and Ornamental Iron Bridge to the Island. Work is underway to restore the Pineapple Pit in the Walled

Garden, and discussions are ongoing with Historic England regarding the restoration of the portico at the Old Mansion.

- 1.4 The RPG and CA contain a number of listed, curtilage listed and non-designated heritage assets (HAs). These are listed at the end of this document (pg. 83-84).

## **2 Heritage Legislation and Guidance**

In assessing whether or not the sites should be considered for development, regard must be had to the following legislation, policy and guidance relating to the consideration of developments affecting the setting of HAs;

### **2.1 Planning (Listed Buildings and Conservation Areas) Act 1990**

Section 66 - which states that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority (LPA) 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 possess.

Section 72 - which states that in considering whether to grant planning permission for development in a conservation area, special attention must be paid by the LPA, to the desirability of preserving or enhancing the character or appearance of the conservation area.

### **2.2 National Planning Policy Framework**

The National Planning Policy Framework (NPPF) was published in March 2012, and the most relevant paragraphs to this case are set out below. The NPPF clearly identifies the protection and enhancement of the historic environment as part of sustainable development (Paragraph 7). It goes on to endorse that the social, economic and environment dimensions are mutually dependent and to achieve sustainable development, gains should be sought jointly and simultaneously (Paragraph 8). Moreover, pursuing sustainable development involves seeking positive improvements in the quality of the natural, built and historic environment (Paragraph 9). In addition Paragraphs 152 and 153 highlight the importance of achieving sustainable development when preparing local plans. It is stressed that significant adverse impacts on the economic, social and environmental dimensions of sustainable development should be avoided. The central theme of the NPPF, the presumption in favour of sustainable development, is detailed in Paragraph 14:

*“14. At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking.*

*For **plan-making** this means that:*

- *local planning authorities should positively seek opportunities to meet the development needs of their area;*
- *Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:*
  - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
  - specific policies in this Framework indicate development should be restricted.*<sup>9</sup>

*For **decision-taking** this means:*<sup>10</sup>

- *approving development proposals that accord with the development plan without delay; and*
- *where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
  - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole;*
  - or
  - specific policies in this Framework indicate development should be restricted.*<sup>9</sup>

*“9 For example, those policies relating to sites protected under the Birds and Habitats Directives (see paragraph 119) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, Heritage Coast or within a National Park (or the Broads Authority); **designated heritage assets**; and locations at risk of flooding or coastal erosion.”*

- 2.3** Harm to HAs through development within their setting is assessed against the same policies as for physical harm to the significance of designated HAs generally. This is detailed in Paragraph 132, which states. *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be*

*exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional<sup>1</sup>.*”

- 2.4** Therefore harm should be judged against the public benefits delivered by the proposal. Paragraph 133 states *“Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss...”*
- 2.5** While Paragraph 134 states *“Where a development proposal will lead to less than substantial harm to the significance of the designated heritage asset, this harm should be weighed against the public benefits of the proposal including securing its optimum viable use.”*
- 2.6** Therefore harm should be judged against the public benefits delivered by the proposal, but great weight is attached to the asset’s conservation including its setting.
- 2.7** Other paragraphs of the NPPF which need to be considered are as follows;  
Paragraph 129: *“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.”*  
Paragraph 135: *“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets,*

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<sup>1</sup> Definition of significance from the Glossary in the NPPF

The Value of a heritage asset to this and future generations because of its heritage interest. That may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence but also from its setting.

Definition of Setting from the Glossary in the NPPF

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

*a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”*

## **2.8 Planning Practice Guidance (March 2014)**

Guidance on the interpretation of the NPPF is contained within the Planning Practice Guidance. The most relevant sections are as follows:

### **2.9 Why is ‘significance’ important in decision-taking? (Paragraph 009)**

*“Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.”*

### **2.10 What is the setting of a heritage asset and how should it be taken into account? (Paragraph 013)**

*“The “setting of a heritage asset” is defined in the Glossary of the NPPF. A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.*

### **2.11 Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.**

*The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.*

### **2.12 The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance.**

**2.13** *When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation."*

**2.14 How to assess if there is substantial harm? (Paragraph 017)**

*"What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.*

*Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.*

**2.15** *While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.*

*Policy on substantial harm to designated heritage assets is set out in paragraphs 132 and 133 to the National Planning Policy Framework."*

**2.16 How can proposals avoid or minimise harm to the significance of a heritage asset? (Paragraph 019)**

*"A clear understanding of the significance of a heritage asset and its setting is necessary to develop proposals which avoid or minimise harm. Early appraisals, a*

*conservation plan or targeted specialist investigation can help to identify constraints and opportunities arising from the asset at an early stage. Such studies can reveal alternative development options, for example more sensitive designs or different orientations, that will deliver public benefits in a more sustainable and appropriate way.”*

#### **Bromsgrove District Council Local Plan Adopted January 2004**

The most relevant sections to proposed development at Hewell are as follows:

##### **2.17 Development In Conservation Areas (Policy S35A)**

*“The District Council will seek to preserve or enhance the character or appearance of Conservation Areas and will:*

- a) undertake measures as appropriate to promote and improve the environmental quality of such areas;*
- b) require new development, in or adjacent to such areas, to be sympathetic to the character of buildings in the detailed treatment of matters of design including the form, scale and materials;*
- d) seek to retain and enhance open spaces, important views, trees or other features of importance to the street scene.”*

##### **2.18 Alterations to Listed Buildings (Policy S39)**

*“Careful attention will be paid to any proposal affecting the character of a Listed Building or its setting. Any proposal for alteration or extension of a Listed Building, whether or not involving a change of use, will be thoroughly assessed before consent is given. The change of use of Listed Buildings may be acceptable if it can be demonstrated that an alternative use would ensure retention of the building(s). The advantage of keeping a building in active uses will be weighed carefully against any impact on the special architectural or historic interest of the building.”*

##### **2.19 Historic Parks And Gardens (Policy S48)**

*“Planning permission or listed building consent will not be granted for development which would have an adverse effect on the character and setting of historic parks and gardens. Proposals will be assessed against their effect on:*

- a) views into or out of the park or garden;*
- b) vistas or sequential views within the park or garden;*
- c) 'natural' elements such as tree belts, avenues, specimen trees, water features, ornamental gardens and plant species;*



- d) structures, statues and garden ornaments;
- e) the topography of the garden;
- f) open spaces and their relationship to enclosures.

*The District Council will liaise with English Heritage and the Garden History Society in considering applications either within the boundaries of such parks and gardens or in proximity to them where important views from the park and/or garden would be materially affected.*

*12.15 Historic parks and gardens include those listed in the register of parks and gardens of special historic interest maintained by English Heritage. These are Hagley Park (Grade I) and Hewell Park (Grade II\*). This policy also applies to other parks and gardens of regional importance in the District, which are indicated in Appendix 7A.”*

## **2.21 The Bromsgrove District Plan 2011 – 2030**

The Bromsgrove District Plan 2011-2030 (BDP) has been submitted for public examination, and will at some point replace the 2004 Local Plan. As with the current Plan, the BDP also contains policies to promote and protect the Historic Environment. The BDP is at an advanced stage of production. The main policy in respect of the Historic Environment is set out below.

### **BDP20 Managing the Historic Environment**

*“BDP20.1 The District Council advocates a holistic approach to the proactive management of the historic environment which encompasses all heritage assets recognised as being of significance for their historic, archaeological, architectural or artistic interest.*

*BDP20.2 The District Council will support development proposals which sustain and enhance the significance of heritage assets including their setting. This includes:*

- a. Designated heritage assets, including listed buildings, conservation areas, scheduled ancient monuments, registered parks and gardens.*
- b. Non-designated heritage assets including (but not limited to) those identified on the local list and assets recorded in the Historic Environment Record.*
- c. The historic landscape of the District, including locally distinctive settlement patterns, field systems, woodlands and historic farmsteads.*
- d. Designed landscapes, including parks and gardens, cemeteries, churchyards, public parks and urban open spaces.*
- e. Archaeological remains of all periods from the earliest human habitation to modern times.*

*f. Historic transportation networks and infrastructure including roads, trackways, canals and railways.*

*BDP20.3 Development affecting heritage assets, including alterations or additions as well as development within the setting of heritage assets, should not have a detrimental impact on the character, appearance or significance of the heritage asset or heritage assets.*

*BDP20.9 Development within or adjacent to a conservation area should preserve or enhance the character or appearance of the area.*

*BDP20.16 The District Council will promote a positive interaction between historic sites and places and high quality modern developments which allows for evolution and positive change whilst preserving and respecting the significance and setting of existing heritage assets.*

*BDP20.17 Applications likely to affect the significance of known or potential heritage assets or their setting should demonstrate an understanding of their significance in sufficient detail to assess the potential impacts. This should be informed by available evidence and, where appropriate, further information to establish significance of known or potential heritage assets.”*

## **2.23 The Historic Environment and Site Allocations in Local Plans – Historic England Advice Note 3**

As part of this assessment, the impact of any proposed development has been assessed in accordance with the methodology outlined in the Historic England document, ‘The Historic Environment and Site Allocations in Local Plans’, Historic England Advice Note 3. This document is a support document to ‘The Historic Environment in Local Plans’, Historic Environment Good Practice Guide Advice in Planning:1, and follows much of the guidance on setting contained in ‘Setting of Heritage Assets’, Historic Environment Good Practice Guide in Planning: 3 (GPA 3).

### **2.24** This document identifies a three stage Site Allocation Process.

#### Stage 1: Evidence Gathering

This includes the updating of existing information, such as the production of a more detailed study on the significance of heritage assets, including assessment of their setting, an assessment to understand heritage impacts in greater detail or the identification of new heritage assets.

### **2.25** Stage 2: Site Selection

The site selection process needs to be detailed enough to;

1. Support the inclusion of appropriate sites for development or regeneration (including those which could enhance the historic environment), or;
2. Justify the omission of a site where there is identified harm, and;
3. Set out clear criteria for sites that are acceptable in principle, within which they can be appropriately developed in terms of impact on heritage assets, for example, its size, design, or density.

**2.26** Paragraph 2.2 of this document highlights that it is important to understand the significance of any heritage assets that would be affected by a potential site allocation. This requires a holistic approach seeking to understand significance and value, rather than just identifying HAs. If there are HAs within a potential site, there may be opportunities for enhancement. The Site Selection Methodology set out in this document is based on the methodology in the Setting of Heritage Assets Document GPA 3, and is a way of assisting the site selection process.

### **2.27 Stage 3: Site Allocation Policies**

The Setting of Heritage Assets document (GPA 3) highlights the following points when examining setting;

### **2.28 The extent of Setting**

The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

### **2.29 Setting and the significance of heritage assets**

Setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated . Its importance lies in what it contributes to the significance of the heritage asset.

### **2.30 Change over time**

Settings of heritage assets change over time. Understanding this history of change will help to determine how further development within the asset's setting is likely to

affect the contribution made by setting to the significance of the heritage asset. Settings of heritage assets which closely resemble the setting in which the asset was constructed are likely to contribute to significance, but settings which have changed may also themselves enhance significance.

### **2.31 Appreciating Setting**

Because setting does not depend on public rights or ability to access it, significance is not dependent on numbers of people visiting it; this would downplay such qualitative issues as the importance of quiet and tranquillity as an attribute of setting.

## **3.0 The Development Sites (See Map 4 on pg. 82)**

- 3.1** Area 4 comprises an area of approximately 150 hectares, southwest of the A448, Bromsgrove /Redditch Highway. The northern part of the site is bounded by the A448 to the northeast, Gypsy Lane and Curr Lane to the northwest and southwest and Foxlydiate Lane to the southeast.
- 3.2** The topography is undulating across this area of the site, although there is a high point, marked by a ridge in the northeast corner of the site, northeast of the junction of Curr Lane and Gypsy Lane, and a low point on Curr Lane northwest and southeast of Lanehouse Farm. Area 4 is in agricultural use and subdivided into a number of fields, some under crops and some used for pasture.
- 3.3** Area 5 comprises an area of approximately 90 hectares southeast of the RPG and Hewell CA. It is bounded by the RPG and CA to the north/northeast, Hewell Lane to the west, Brockhill Drive and the Brockhill Estate to the south/southeast and fields to the northeast, which lie southwest of Brockhill Lane.
- 3.4** The topography is undulating across Area 5, with high points around Tack Farm and extending eastwards. There are further high points around the southwest corner of the site where Hewell Lane meets Brockhill Drive. The Batchley Brook runs in a southeast/northwest direction in the northern part of Area 5 and the land here is low lying but reasonably level.
- 3.6** Within Area 5 there are two groups of farm buildings, Tack Farm where the

outbuildings have been converted to residential use, and Oxstalls Farm which is still in agricultural use. Area 5 itself is in agricultural use and subdivided into a number of fields, some under crops and some used for pasture.

- 3.7 Part of the CA is potentially within Area 5, but there are no designated heritage assets within either development site; however the RPG, including the Walled Garden and the Water Tower are in close proximity.

#### **4.0 The Development Site and the setting of the CA, RPG, the Walled Garden and the Water Tower**

- 4.1 Area 5 immediately adjoins the RPG and CA. The northern part of Area 4 shares a short boundary, approximately 50 metres with the CA, and a slightly shorter one, approximately 25 metres within that, with the RPG, albeit separated by the A448. The north eastern corner of the Southern Park, by the Planted Hill, The Water Tower and the Walled Garden are all highly visible from this corner of the site.

#### **4.2 Description of Hewell Grange**

In the Middle Ages, Hewell was a grange of Bordesley Abbey, passing to Lord Windsor following the Dissolution. The Manor remained in the family, who were created the Earls of Plymouth in the late 17<sup>th</sup> Century, until the mid-20<sup>th</sup> Century when it was taken over by H M Prison Service.

- 4.3 Around 1712 the second Earl replaced the existing house with a new substantial two storey stone building, possibly designed by Francis Smith of Warwick. A portico was added in 1816 to designs by Thomas Cundy. The shell of this house (listed Grade II), which suffered a major fire in 1889, still exists and is located 200m east of the later house.

- 4.4 The present Hewell Grange (listed Grade II\*) was built between 1884 – 91 to designs of Thomas Garner of Bodley and Garner, in red sandstone from Runcorn, Cheshire. Alan Brookes<sup>2</sup> in the revised Worcestershire Pevsner describes it as ‘one of the most important late 19<sup>th</sup> century country houses in England, perhaps the last Victorian prodigy house (though the first one to be lit with electricity)’. The house is three storeys, in a Jacobean style, possibly inspired by Montecute in Somerset. The

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<sup>2</sup> The Buildings of England Worcestershire, Brookes A and Pevsner N. Yale University Press, London 2007

interior however is 'far more decidedly Renaissance than the exterior leads one to expect. Garner's original designs, more English and Jacobean, were altered at the instigation of Lord Windsor' (Brookes 2007).

- 4.5** The house is set in landscaped grounds, 'a shadow of their former glory, at least the basic layout remains'. (Brookes 2007) The Park lies to either side of a shallow valley running roughly north/south, the bottom of which is occupied by a lake. An existing park at Hewell was enlarged by 1000 acres and deer introduced in 1561 as part of the third Lord Windsor's improvements following his succession in 1558. The area beyond The Lake was added to the grounds in the 1750s and at the same time the road through The Park, which is thought to have crossed close to the current sandstone bridge to the south of The Lake, was relocated to skirt around the north of The Park. The main feature of The Park is The Lake, which was 'probably formed from a chain of fish ponds in the early to mid 19<sup>th</sup> century, perhaps following advice from William Shenstone' (Brookes 2007). Shenstone, the poet and landscape theorist, was involved in discussions about possible alterations at Hewell in the 1750s but there is no firm evidence that his ideas were pursued. The Lake and the surrounding landscape were remodelled by Capability Brown in 1768 and then by Humphry Repton. He produced one of his famous Red Books on Hewell Grange in 1812. After being very critical of the landscaped park, many of his ideas for improving Hewell which included; altering the house; the addition of islands and other features to The Lake; making changes to the planting in the park; creating interesting walks, appear to have been pursued.
- 4.6** To the front of Hewell Grange (north side) is a semi-circular forecourt with sandstone ashlar balustrade walls completed in 1903 (listed Grade II). In the lawn in the centre of the forecourt is a Coade Stone Statue of 1825, in the classical style of 'The Fallen Gladiator' (also listed Grade II).
- 4.7** The main formal gardens at Hewell Grange are to the rear of the house (southeast) and were laid out between 1900-3, by the gardener, Andrew Pettigrew. They are referred to as the French Garden, and are approached from the house via a flagged and balustraded terrace. The rectangular lawn is divided into four main compartments by axial paths with smaller semi-circular compartments at the southern end. The compartments are defined by pleached beech hedges, and in the centre of each of the four lawns is a Coade Stone Statue of a draped classical female figure, all probably by William Croggan, and all listed Grade II.

The main east/west axis across the French garden is continued west for 300m to the park boundary by a narrow flight of grass terraces or steps. On The Park boundary and closing the vista from the garden up the terraces is a late 19<sup>th</sup> century Water Tower (listed Grade II) with a pyramidal shingle roof. It was constructed to power the hydraulic lifts in the new house.

- 4.8** A terraced lawn or archery ground runs parallel with the west side of the garden. To the south of the gymnasium is what remains of the Dutch Garden. To the east of the house the ground falls away, and steps lead to a circular Rock, Fern, Sunken or Quarry Garden with exposed rock faces, a stone bench, megaliths and a central doorway with pivotal stone slab door. The garden is enclosed by shrubs and specimen trees. Most of the garden features date from the 19<sup>th</sup> century. The rock garden was suggested by Repton in 1812, having seen the Old Quarry.
- 4.9** There are three main areas of parkland; north of Hewell Grange, east of The Lake, and south of the Planted Hill. In the late 20<sup>th</sup> century, a significant part of the northern park was given over for the two new prisons, Brockhill and Blakenhurst. Brockhill has now been decommissioned and is in the process of being demolished. The site is to be used for storage. Most of the remaining ground is grassland. There is a low wooded hill to the west of Brockhill, and there is also a belt of woodland around the south-eastern shore of The Lake, which was present in the late 19<sup>th</sup> century. The easternmost sector of the park was developed in the 20<sup>th</sup> century having been mapped out in the 1880s. This area of the park is reached via a sandstone bridge across the channel carrying water from the south end of the lake. South of the Planted Hill (the woodland area southeast of the formal gardens) is mainly arable and grassland.
- 4.10** The Lake runs north/south down the centre of the park, is approximately 1km long and is 200m wide at its widest point. One wooded island lies in the centre of The Lake and the other island, accessed from the bank near the old mansion by an earlier 19<sup>th</sup> century bridge, has, along with the bridge, recently been restored. It had been joined to the bank due to the dumping of rubbish during the 20<sup>th</sup> century.
- 4.11** Away from the main Hewell Grange Parkland, about 200m southwest, is the Walled Garden. It is separated from the park by the A448 dual carriageway. The Walled Garden, constructed in the early part of the 19<sup>th</sup> century is surrounded by an externally buttressed brick wall, the bricks were made on site from locally sourced clay. The garden is 200m north/south and 100m east/west. There are a range of early 19<sup>th</sup> century brick stores, a later 19<sup>th</sup> century cast iron vinery (by H Hope of

Birmingham) and 19<sup>th</sup> century framed pits surrounded by 20<sup>th</sup> century glass houses and other structures. A brick gardener's cottage and office with first floor fruit store is built into one corner.

- 4.12** Towards the end of the 19<sup>th</sup> century, at the time of the building of the new mansion, there was an extensive programme of estate expansion. This included the construction of estate cottages, The Dairy, lodges, The Kennels and Game Larder.
- 4.13** The RPG forms the country estate to Hewell Grange. The current mansion (listed Grade II\*<sup>3</sup>) dates from the 1880s, although the remains of its predecessor dating from around 1712 (listed Grade II) are still in existence. In addition to the mansions and landscape there are a number of other listed and unlisted structures, not only garden features, but other buildings such as The Dairy, Game Larder and Kennels, which were all intrinsic to the running of an estate such as this. Not all these buildings, notably the ones mentioned, are located within the boundaries of the RPG, however they do fall within the CA, which was created to protect all the buildings in the vicinity which were part of the Hewell Estate. A country estate by its very nature is located in the countryside, a rural environment. The existence of kennels and a game larder indicate the importance of rural pursuits to the Estate. The Estate also maintained a large farm, now Tardebigge Court, as well as a dairy, which obviously relied on the rural location.
- 4.14** The Landscape Agency Conservation Management Plan of 2006<sup>4</sup>, was written with the intention of informing future restoration plans for the Park. In arriving at their proposals they looked at the development of the Park and in doing so divided the Park into several character areas (identified on Map 2 on pg. 80). The areas located most closely to Areas 4 and in particular Area 5 are the Southern Parkland and The Lake and Lakeside. Although the area known as the Planted Hill, a hilly area with extensive planting of specimen trees as well as native species, north of the Southern Parkland, is also highly visible from Area 5. The Paper Mill cottages, gamekeepers cottage and the kennels, all non-designated HAs in the CA are located on the boundary of the CA and Area 5.

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<sup>4</sup> Conservation Management Plan, Hewell Grange, Worcestershire July 2006, The Landscape Agency



- 4.15** The Southern Parkland comprises the area of the RPG south of the Planted Hill as far as the public right of way (PROW) which runs eastwards from Hewell Lane, north of Tack Farm. The character of this area feels slightly set apart from the rest of the park, as it is now in predominately agricultural use and there is no enclosing belt of trees along the southern boundary. There is however, an important group of veteran oaks and sweet chestnut which are testament to the origins of this grassland as Parkland in the 17th and 18th centuries. Historically this area was much more connected to the rest of the Estate, not just in terms of appearance but by a drive. The drive originally ran from Hewell Lane from approximately where The Dairy is now, around the back of Tardebigge Court to the south of the Planted Hill, where it then split and headed north into the Planted Hill and south towards the Castellated Bridge and Paper Mill Cottages. The drive, and connection with the north of The Park, was lost when the Water Tower and grass terraces were constructed, cutting across it. The lower part of the drive then connected to the new track which led directly out to Hewell Lane, approximately half way between the Water Tower and the footpath (PROW). It is still in use today running down to the Paper Mill Cottages and via the Castellated Bridge to The Kennels and associated buildings.
- 4.16** The Southern Parkland was relatively enclosed until sometime between the 1930s and 1950s. The surveyor's draft of the first Ordnance Survey map of 1813 clearly shows a belt of trees running adjacent, on the north side, to what is now the public right of way (PROW) from Hewell Lane. This screen of trees is again present on the 1884 Ordnance Survey Map, although it is not so dense that it would have formed an impenetrable boundary, compared to the tree planting on the Planted Hill or immediately to the southeast of The Lake. At this time, much of the planting around the perimeter of the RPG was not particularly dense. Repton was critical of some of the perimeter planting and in 1812, in his section of the Red Book<sup>5</sup> on 'The Belt' he advises the thinning of some of these trees and states 'in some places even these (deciduous trees) should be removed entirely to admit views of the country beyond the pale'. The following two Ordnance Survey Maps of 1904 and 1927 show little change to the trees on this southern boundary, the only significant change is the development of the Cladshill Wood between 1884 and 1904, and between 1904 and 1927 the boundary of trees along Hewell Lane from Park Cottages to the public right

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<sup>5</sup> 5 HWRO H Repton, Red Book for Hewell Grange, January 1812

of way appears. The belt of trees to the south of the Southern Parkland disappears between 1927 and the 1950s.

- 4.17** The Lake and Lakeside landscape, comprise a large area of the RPG which includes the core of the Repton and Brown landscape around The Lake, but also the areas bordering Area 5. These areas include the Claddshill Wood and the grassland areas east and southeast of The Lake which became part of The Park in the 19<sup>th</sup> century. They contain no individual parkland trees, and it is likely that there was only a scattering originally. The southernmost fields feel separate from the 'core parkland' but form an attractive pastoral landscape. Although the boundary of the RPG is loosely screened with trees, the area is connected to the smaller fields with trees and hedgerows along the Batchley Brook, by the track which connects The Kennels, which sit just outside the RPG at this point, and with Hewell Lane via the Castellated Bridge at the foot of The Lake. The RPG therefore merges into the rural setting beyond its boundary, in this area.
- 4.18** The Planted Hill, is highly visible from Area 5, and the western extremity where it meets the Southern Parkland from Area 4, and beyond, due to the topography of the Hewell Estate. It extends as far as the track from Hewell Lane to Paper Mill Cottages just to the west of where it splits and the eastern track heads towards The Kennels. The Landscape Agency Report describes the area as 'a rare and valuable example of Victorian modifications, enhancing, rather than detracting, from an earlier designed landscape'. These specimen trees are visible from a number of points across Area 5 and from various points along Hewell Lane as one approaches the RPG.

### **The Setting**

- 4.18** The wider rural environment provides the rural setting to the Hewell Estate which, as noted above, falls under the two designations, the CA and the RPG. The land surrounding the estate is still almost all agricultural, and this rural setting contributes to the significance of the HAs and our understanding and appreciation of them. In the wider area there are a number of farms and estate cottages, their existence underlying the sparsely populated rural nature of the area. The Historic Environment Assessment<sup>6</sup> describes the broader environment as having 'a settlement pattern of

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<sup>6</sup> Historic Environment Assessment for Bromsgrove District Council 21st June 2010

farmsteads and strings of wayside dwellings associated with a moderate to high level of dispersal'. Areas 4 and 5 fall into this wider rural setting, although Area 4 is separated from the CA & RPG by the A448. This dual carriageway forms a very prominent barrier between these HAs and their wider setting in this area. However, there are views from the Walled Garden and to the Walled Garden from Area 4, and there are views of the Water Tower from Area 4. So to a degree Area 4 does form part of the rural setting of these two designated HAs.

- 4.19** The setting of the CA & RPG to the south has remained relatively unaltered. The land now comprising Area 5 provides a buffer between the country estate and the urban fringe of Redditch. There are limited views of Redditch and the housing at Brockhill, but there are extensive views of the edge of the CA and the RPG from Area 5 and from Hewell Lane across the Site. The CA, and its rural non designated HAs are clearly viewed in a rural setting.

## **5.0 English Heritage Setting Assessment**

- 5.1** As part of this assessment, the impact of any proposed development has been assessed in accordance with the methodology outlined in the Historic England document, 'The Historic Environment and Site Allocations in Local Plans', Historic England Advice Note 3. This document is a support document to 'The Historic Environment in Local Plans', Historic Environment Good Practice Guide Advice in Planning:1, and follows much of the guidance on setting contained in 'Setting of Heritage Assets', Historic Environment Good Practice Guide in Planning: 3.

### **5.2 Assessing the impact of proposed development using the Historic England Advice Note 3 'The Historic Environment and Site Allocations in Local Plans'**

The Historic England methodology is set out in the Site Selection Methodology section. The methodology involves a 5 step approach as follows:

- Step 1 Identify which heritage assets are affected by the potential site allocation
- Step 2 Understand what contribution the site (in its current form) makes to the significance of the heritage asset(s)
- Step 3 Identify what impact the allocation might have on that significance
- Step 4 Consider maximising enhancements and avoiding harm.

- Step 5 Determine whether the proposed site allocation is appropriate in light of the NPPF's tests of soundness

The scope of this study is restricted to the impact of any possible development on Areas 4 and 5, defined above, on the setting and significance of the HAs at Hewell Grange.

### **5.3 Step 1 – Identify which heritage assets are affected by the potential site allocation**

In terms of Area 5, the two major assets are The Hewell Conservation Area and the Registered Park and Garden, in addition, development on Area 4 has the potential to impact more specifically on the Water Tower, a designated Heritage Asset in its own right, but also located in the CA and RPG, and the Walled Garden, again part of the CA and the RPG. Due to the nature of the HAs in questions it is difficult to define their setting definitively or precisely.

**5.4** The setting is the rural landscape comprising both agricultural and forested areas surrounding the HAs, sufficient to leave the impression of the country estate forming an integral element of the countryside. In terms of the HAs at Hewell, it would comprise almost all of Area 5. This area is agricultural land with some trees and hedgerows which form a buffer between the HAs and the outer reaches of Redditch.

**5.5** In terms of Area 4 although it forms part of the wider setting of the HAs at Hewell, the A448 dual carriageway forms a very prominent modern barrier between the HAs at Hewell and has partially severed the connection between the CA and the RPG and Area 4. However there is clearly some intervisibility between Area 4 and the Walled Garden and the Water Tower.

### **5.6 Step 2: Understand what contribution the site (in its current form) makes to the significance of the heritage asset(s) including:**

- Understanding the significance of the heritage assets, in a proportionate manner, including the contribution made by its setting considering its physical surroundings, the experience of the asset and its associations (e.g. cultural or intellectual)
- Understanding the relationship of the site to the heritage asset, which is not solely determined by distance or inter-visibility (for example, the impact of noise, dust or vibration)

- Recognising that additional assessment may be required due to the nature of the heritage assets and the lack of existing information
- For a number of assets, it may be that a site makes very little or no contribution to significance.

**5.7** Significance is defined in the NPPF as ‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting’. English Heritage further defines significance as ‘a collective term for the sum of all the heritage values attached to a place, be it a building an archaeological site or a larger historic area such as a whole village or landscape’.

**5.8** The English Heritage document ‘Conservation Principles (2008) identifies the ‘values’ which make up the significance of heritage assets. They are not restricted to the architectural or historic value, but attempt to identify a far wider range of values which might be attached to a heritage asset.

**5.9** They are defined as;

**Evidential value:** the potential of a place to yield evidence about past human activity.

**Historical value:** the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative (illustrates an aspect of the past) or associative (is connected or associated to a person or event).

**Aesthetic value:** the ways in which people draw sensory and intellectual stimulation from a place. Aesthetic values can be the result of the conscious *design* of a place, including artistic endeavour. Equally, they can be the seemingly *fortuitous* outcome of the way in which a place has evolved and been used over time.

**Communal value:** the meaning of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects. *Commemorative* and *symbolic* values reflect the meanings of a place for those who draw part of their identity from it, or have emotional links to it. *Social value* is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Spiritual value attached to places can emanate from the beliefs and teachings of an organised religion, or reflect past or present-day perceptions of the spirit of place.

## **The Hewell Grange Conservation Area**

- 5.10** The Hewell Grange CA comprises the immediate country estate surrounding Hewell Grange, the Grade II\* Mansion. There are a number of designated assets within the CA, including the RPG and a number of garden structures. The CA is however slightly larger than the RPG as it includes a number of associated Estate buildings, which were an integral part of the Estate, however due to a number of them being sold off before the Mansion was listed in 1986, none of them can be considered as curtilage listed, these include; The Dairy on Hewell Lane, The Kennels, The Gamekeepers Cottage and The Game Larder, all located on the edge of the Park.
- 5.11** *Evidential Value:* The potential of a place to yield evidence about past human activity. The evidential value of the Hewell Grange CA is derived from its large range of buildings relating to this country estate, in addition to the notable registered park. Buildings range from the remains of the original house which dates back to the 16<sup>th</sup> Century; the more obvious remains of the Old Mansion dating back to 1712 by Smith of Warwick and with later work by Thomas Cundy; the new Mansion of 1884/91 by Bodley and Garner in a contrasting Jacobean style, potentially modelled on Montecute, Somerset; and in addition the huge range of other estate buildings such as cottages, The Dairy, The Kennels, Gamekeepers Cottage and Game Larder, which were constructed after the new mansion. These buildings form an interesting group which are a tangible representation of the former workings of the Hewell Estate, a large country estate. Some, notably The Kennels, Gamekeepers Cottage and the Game Larder being located on the edge of the Estate, looking out on the rural surroundings. Others, such as The Dairy, are located nearer to the farm buildings, and are focussed more on the core of the Estate.
- 5.12** The Registered Park (RP) itself has evidence of the 17<sup>th</sup>, 18<sup>th</sup> century parkland landscape, in addition to having work of the major garden designers of the 18<sup>th</sup> and 19<sup>th</sup> centuries, Brown and Repton. Further formal gardens were created in the later 19<sup>th</sup> and 20<sup>th</sup> century nearer to the new Mansion. These different phases of work are still clearly visible.
- 5.13** *Historical Value:* The ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.

The development of the Hewell Grange Estate, owned by the Windsor Family from the mid-16<sup>th</sup> century until 1945, can still be clearly interpreted today, is of illustrative historical value. The updating of the original Mansion, its subsequent replacement and the expansion of the estate building stock to include all the buildings required for an efficiently working country estate, including the Home Farm, The Dairy, The Kennels, Game Larder, and estate cottages all illustrate the increasing wealth and influence of the Windsor Family, and with the provision of the Village Hall, now the Tardebigge Inn, the benevolence of the Windsor Family to the local community.

**5.14** The RP element of the CA has the associative value of the prominent garden designers who worked within it. Their work is still clearly distinguishable, in addition to the work of the later 19<sup>th</sup> century and early 20<sup>th</sup> century around the new mansion. This further indicates the wealth of this family.

**5.15** *Aesthetic Value:* The ways in which people draw sensory and intellectual stimulation from a place.

The aesthetic value of the CA is derived from the design form of the buildings, not only the two mansions but the consistent design aesthetic of the late 19<sup>th</sup> century estate buildings and cottages, but also the vernacular design of the Home Farm and associated buildings. In addition there is the aesthetic value of the designed landscape in the RP, and the connection of this work with the built elements of The Estate.

**5.16** *Communal Value:* The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

The CA has considerable communal value, historically as a country estate which continued to develop over time notably in the latter part of the 19<sup>th</sup> century with the growth of various estate buildings, some within the Parkland and others clustered on Hewell Lane, as an estate village, close to the original Home Farm. In more recent times, the communal value has perhaps become more split between the historical buildings on Hewell Lane which have become a distinct settlement, and the buildings within the park which is currently used as a prison.

**5.17** The CA is significant because of the high number of listed and unlisted historic estate buildings, and the connection between the wider landscape and this built environment. As a historic entity, the inter-relationship between the setting of the listed and unlisted buildings and the Registered Historic Park is a key element of the

special interest of this Conservation Area. The wider rural setting therefore clearly contributes to the significance of this HA.

### **Hewell Grange Registered Park (RP)**

- 5.18** There is obviously an overlap between the ‘values’ of the CA and the Park, as the park forms a considerable part of the CA. It does however exclude the estate buildings on Hewell Lane, the Home Farm and the estate buildings to the southeast, including the Papermill Cottages, The Kennels and The Game Larder. Its focus is the core of The Park, untouched by the later major prison development, although there has been some smaller development by the prison service.
- 5.19** *Evidential Value:* The potential of a place to yield evidence about past human activity. The evidential value of the historic landscape at Hewell arises out of its degree of survival as a late 18<sup>th</sup> century landscape associated with the 4<sup>th</sup> Earl of Plymouth and ‘Capability’ Brown, and more significantly the 6<sup>th</sup> Earl of Plymouth and Humphry Repton. The significance is further enhanced by the late 19<sup>th</sup> century design, planting and extensive new building by the 1<sup>st</sup> Earl of Plymouth (of the second creation). The RPG at Hewell Grange (Grade II\*) comprises extensive pleasure grounds surrounding The Mansion, designed landscape and Parkland. In particular to the south of The Lake, in the Southern Park, are the remains of specimen and veteran trees dating from the earliest stages of landscaping in the 17<sup>th</sup> century. Further elaborate formal gardens and new access drives were created over the 19<sup>th</sup> and 20<sup>th</sup> centuries.
- 5.20** Other Archer Windsor, Sixth Earl of Plymouth, was notable for his widespread use of garden statuary and ornaments made from the artificial stone manufactured by Eleanor Coade, much of which remains in the gardens, and the French Garden was also developed during his time.
- 5.21** The new Kitchen Walled Garden was relocated in 1827 to an area on the other side of Hewell Lane, and with the exception of glass houses, has survived almost in its entirety.
- 5.22** Although the existing Mansion was constructed between 1884 and 1891, the estate is far older, dating back to the dissolution, as noted above. In addition to the Parkland the RP contains the Old Mansion (Grade II), constructed in 1712 to designs by Smith of Warwick and extended by Thomas Cundy in 1816. It also contains the remains of



the original house. The new mansion was designed by Bodley and Garner and constructed in the 1880s.

- 5.23** *Historical Value:* The ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative. The RP has strong associative historical values. There is the long association of the Windsor Family with the estate from the 16<sup>th</sup> Century, a former grange to Bordesley Abbey, it came to the Family in 1542. Their development of the estate is illustrated by the extensive number of buildings which are still present.
- 5.24** A number of prominent garden designers of the 18<sup>th</sup> and 19<sup>th</sup> century were associated with the Park, including William Shenstone, Capability Brown and Humphry Repton. The poet and landscape theorist William Shenstone was involved in a number of discussions regarding alterations to The Park. There is, however, no evidence that any of his ideas were pursued. Lancelot ‘Capability’ Brown and possibly Nathaniel Richmond were engaged in the 1760s primarily to redesign and enlarge The Lake. Brown probably planted up the new section of road to create an enclosing belt to close the view beyond The Lake. Humphry Repton was consulted early in the 19<sup>th</sup> century and, as previously mentioned, produced a Red Book in 1812. It would appear that he was critical of the existing landscape, and suggested ways of improving it. Many of his ideas were pursued including altering the house, adding islands to The Lake, making changes to the planting and creating a number of walks.
- 5.25** Tim Mowl describes the landscape at Hewell as ‘a major picturesque landscape park’<sup>7</sup>. The Brown and Repton work was centred on the Old Mansion. The Old Mansion dates from 1712 and was probably designed by Francis Smith of Warwick, with a portico by Thomas Cundy in 1816.
- 5.26** The period from the 1860s to the outbreak of the First World War saw an unprecedented level of expenditure on the Hewell Estate with the building of the new Mansion, to designs by the prominent firm of Victorian Architects, Bodley and Garner, and listed Grade II\*. Alan Brookes describes the mansion as ‘one of the most

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<sup>7</sup> Timothy Mowl, *Historic Gardens of Worcestershire* (Tempus 2006) p.85

important late 19<sup>th</sup> century country houses in England'<sup>8</sup>. A huge range of other estate buildings, as detailed above were also constructed at this time.

**5.27** *Aesthetic Value:* The ways in which people draw sensory and intellectual stimulation from a place. Like the CA the aesthetic values are derived from the designed landscape in the park, not only the work of Brown and Repton but the later work following the construction of the new mansion. In addition it is derived from the built form notably the two mansions and their interaction with the designed landscape.

**5.28** *Communal Value:* The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

The RP has considerable communal value as part of a country estate which has continued to develop over a considerable period of time, and formed the heart of a community centred around Hewell Grange and the Windsor Family. As it is now in use as an open prison it continues to have communal value.

**5.29** Having identified the significance of the HA, it is necessary to identify the contribution of the site to the significance of the HA. This section includes sub headings from the 'Setting of the Heritage Assets' Guidance (GPA 3).

## **Hewell Conservation Area and Registered Park and Garden**

### **The Asset's physical surroundings**

#### **5.30 Topography**

In terms of the southern end of the RPG and the CA the topography is undulating to the south of the HAs with various high points notably to the west, and as one moves eastwards the land levels out around the Batchley Brook.

#### **5.31 Land Use**

The immediate surrounding land is almost all agricultural and contributes to the rural nature of the RPG and the CA, and the sense that this is a country estate. There are a small number of farms and estate cottages in the vicinity and their existence underpins the sparsely populated rural nature of the area. The Historic Environment Assessment describes the broader environment as having 'a settlement pattern of farmsteads and strings of wayside dwellings associated with a moderate to high level of dispersal'. To the northeast of the RPG and the CA are the two prisons which have

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<sup>8</sup> Alan Brookes and Nikolaus Pevsner, *The Buildings of Worcestershire* (Yale University Press 2007) p.625

been constructed on what was probably originally part of the Park, and to the northwest is an estate of prison officer housing. The design, size and infrastructure associated with these buildings detracts from the rural feel of the immediate surrounding area to them. It should be noted that these buildings were constructed at a time when Government departments benefitted from Crown Immunity. The land they occupy is comparatively small compared to the extent of Area 5.

### **5.32 Green Space, trees and vegetation**

There is extensive green space, trees including woodland, and vegetation surrounding the RPG and CA notably to the northwest, south and east, which emphasises the rural setting of the HAs. It is not clear where the extent of either Heritage Asset ends in these particular areas. By contrast to the west is the B4096, Hewell Lane, which acts as a physical boundary to the RPG, with the exception of the Walled Garden, which lies to the west of the main area of The Park on the other side of the A448. The CA extends up to the A448 and includes the road which connects the Walled Garden to the Park. Hewell Lane acts as a barrier to the more potentially intrusive A448, Bromsgrove to Redditch Highway.

### **5.33 Openness, enclosure and boundaries**

The landscaped areas of the Park, designed by Capability Brown and Repton, are enclosed partly by design, partly due to the topography of the area of Park closer to the house, which can be described as forming a bowl around The Mansion. Originally belts of trees were designed to screen The Estate, but not be an impenetrable barrier, evidenced by Repton's comments in his Red Book. The Southern Park, the area to the south of The Lake and the Planted Hill, is very open and visible. The predominance of the natural boundaries results in the extent of the HAs being ill defined in many areas, leaving the outer reaches of HAs integral parts of the rural landscape, and providing a natural setting to the Brown and Repton landscapes.

### **5.34 History and degree of change over time**

The area surrounding the RPG has not changed significantly in nature over the time that the landscaped Park has developed. It has remained a rural area with clusters of farm buildings and Estate properties. These have become more numerous as the centuries have passed, but not to the extent that they have changed the nature of the rural landscape. The CA incorporates some of these buildings notably, Tardebigge Court and Paper Mill Cottages. The only changes which do detract are, as noted

above, the two prisons to the northeast and the prison officer housing to the northwest.

### **5.35 Integrity**

Despite some changes since the Second World War, the RPG, has remained remarkably legible, located in a landscape that equally has seen little change. The CA, which includes the RPG as well as other buildings which contribute to the larger Hewell Estate, although only recently designated, includes buildings which have equally altered little. Overall there has been little change since Victorian times.

### **Experience of the Asset**

#### **5.36 Surrounding landscape**

The CA and RPG as a whole largely merge into and are integrated into the surrounding, almost totally rural landscape. This is particularly true at the southern end of the site where the remains of the 17<sup>th</sup> century parkland are almost indistinguishable at first glance from the surrounding rural or agricultural landscape.

#### **5.37 Views from, towards, through, across and including the asset (See Map 3 on pg. 81)**

Paragraph 9 of GPA 3, states 'Because setting does not depend on public rights or ability to access it, significance is not dependent on numbers of people visiting it.' There are numerous views from, towards, through, across and including the asset.

In terms of the CA and RPG, from the southern boundary, there are views across to the fields east/southeast of Tack Farm and the Area (Photograph 002). From this boundary there are views across the Southern Parkland towards the Brown/Repton landscaped areas of the RPG, where specimen trees, an indication of a designed landscape are clearly visible on the Planted Hill (Photograph 940), and there are glimpses of the bottom of The Lake (Photograph 005). This is particularly visible in winter months. Adjacent to the footpath and falling either side of the track to Paper Mill Cottages is the Southern Parkland 'an important group of veteran oak and sweet chestnut are testament to the origins of this grassland as parkland in the 17<sup>th</sup> and 18<sup>th</sup> centuries',<sup>9</sup> which is therefore highly visible (Photograph 939). From the high point on the footpath which forms the boundary of the RPG and the CA, there is a view to the

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<sup>9</sup> Conservation Management Plan, Hewell Grange, Worcestershire July 2006, The Landscape Agency

southeast of the centre of Redditch, on a clear day (Photograph 932). It is very much a distant view, and there is a large buffer of countryside between the Brockhill housing estate on the fringe of the town and the HAs, preserving their immediate rural setting and their isolation from the nearby urban area. The Church of St Stephen (1853 -55) is visible and has been for over 150 years, the settlement around it has clearly grown substantially in that time. The remaining boundary of the RPG, moving around to the southeast is partially screened with trees. However in terms of the CA, the boundary to the southeast incorporates two groups of buildings excluded from the RPG, but which are historically important, forming a tangible representation of the former workings of the Hewell Estate, the Paper Mill Cottages and The Kennels, Game Keepers Cottage and The Game Larder. The former are partially screened, with limited views out towards Area 5 and inwards from the site. However around the latter buildings the site is comparatively open and due to the more level topography in this area, around the Batchley Brook, these buildings would be highly visible from Area 5 and Area 5 would be highly visible from them (Photographs 891, 892,996 & 914). At present, despite the housing at Brockhill, the rural landscape and setting has been preserved as the houses are some distance away and are well screened by trees, which are positioned close to the houses, leaving a rural landscape of fields and pasture in between. There is a distant view of the spire of St Stephen's in Redditch, but little indication that this church is in the middle of Redditch (Photograph 995). There are general views to the CA and RPG across the site from Hewell Lane and just off Brockhill Drive (Photographs 871, 926, 929, 964, 968, 969 & 970).

### **5.38 Noise, vibration and other pollutants and nuisances**

Although Hewell Lane forms the western boundary to the RPG and Area 5, and the A448 slightly to the southwest of Hewell Lane, to the CA neither create an intrusive amount of traffic noise.

### **5.39 Tranquility, remoteness, wildness**

The HAs feel tranquil and remote due to the quiet rural setting. If development occurs within Area 5, this tranquillity and remoteness will be lost as the HAs will be attached to suburban Redditch.

### **The asset's associative attributes**

### **5.40 Cultural Associations and Traditions**

The Hewell Estate came into the ownership of the Windsor Family in 1542. It remained one of their homes for the next 400 years, and over that time evolved into the Estate we see today. The current Mansion was designed by one of the foremost Victorian architectural partnerships of its day, the London firm of Bodley and Garner. The previous mansion, the remnants of which still exist, having been designed by another important architect of his day, Francis Smith of Warwick. As noted above, the landscape is the work predominately of Capability Brown and Humphry Repton

#### **5.41 Conclusion**

The rural setting forms an important element of the significance of these HAs. The significance of both the RPG, in terms of it being a country estate, and the CA, again in terms of it being a country estate, incorporating a number of estate buildings, draws heavily on its relationship with the wider landscape. It is sparsely populated countryside with isolated buildings, particularly to the area southeast of the HAs, which forms part of Area 5. The setting contributes to the legibility of a historically and aesthetically important country estate, which remains remarkably intact, and therefore our ability to appreciate the significance of the RPG and the CA.

**5.42** The setting of the HAs to the south has remained relatively unaltered. The land comprising Area 5 provides a buffer between the country estate and the urban fringe of Redditch. There are only very limited views of the centre of Redditch and the housing at Brockhill, but there are extensive views of the edge of the RPG from Area 5 and from Hewell Lane across the site. The RPG and CA, including the rural non designated heritage assets, are clearly viewed in a rural setting.

#### **5.43 Step 3: Identify what impact the allocation might have on that significance, considering:**

- Location and siting of development e.g. proximity, extent, position, topography, relationship, understanding, key views
- Form and appearance of development e.g. prominence, scale and massing, materials, movement
- Other effects of development e.g. noise, odour, vibration, lighting, changes to general character, access and use, landscape, context, permanence, cumulative impact, ownership, viability and communal use
- Secondary effects e.g. increased traffic movement through historic town centres as a result of new development

**5.44** The boundaries of Site Area 5, as this is a Setting of Heritage Assets Document, have been drawn to exclude land which is currently designated as the Conservation Area, and have been assumed as follows; ( See Map 4 on pg. 82)

The north side of Area 5 would probably follow the boundary of the RPG from Hewell Lane in a north easterly direction as far as Paper Mill Cottages, it would then follow the CA boundary south around the cottages, then following the joint boundary of both assets as far as The Kennels, where it follows the CA boundary to the east of The Kennels. The boundary then continues following the boundary of the RPG/CA until it heads north along a track towards Brockhill Lane. Area 5 then follows the field boundary to the northeast, until it meets another track heading north, where it follows the field boundary to the south. When it meets another field boundary it heads east around the field, until it meets a track, running east west. The boundary of Area 5 then heads east towards the houses at Brockhill. The boundary then heads south westerly following the back of the housing estate and then to the northwest of the community woodland, until it meets Brockhill Drive. From Brockhill Drive the boundary runs west towards the roundabout at junction with Hewell Lane, then proceeds along Hewell Lane up to the footpath adjacent to the southern boundary of the RPG.

#### **Location and siting of development**

##### **5.45 Proximity to the asset**

The north side of Area 5 lies immediately adjacent to the southern boundary of the RPG and the CA. In terms of the RPG, the area to the north of Area 5 comprises the Southern Park. In addition, to the northeast corner of Area 5 is the 'The Lake and Lakeside' area. The area also abuts Paper Mill Cottages, which fall into the CA where it extends south easterly away from the joint boundary with the RPG, to include the cottages. The Kennels and associated buildings located in the other CA extension are slightly to the northeast.

##### **5.46 Extent**

Area 5 comprises approximately 55 hectares.

##### **5.47 Position in relation to landform (topography)**

The topography within Area 5 can be described as undulating. The land rises from the southern boundary of the RPG/CA to a ridge which runs easterly from Tack Farm which is at a height of 140m, and 150m at the Hewell Lane end. The land then falls

away towards the Batchley Brook, where it is 110m. There is a further ridge towards the south/south western end of Area 5 where the land again rises to 140m. This high point allows for clear views across the site and towards the HAs.

#### **5.48 Degree to which location will physically or visually isolate asset**

Developing Area 5 and therefore encroaching into the setting of the HAs, will result in the HAs being divorced from their existing rural setting.

#### **5.49 Position in relation to key views**

##### **Key Views**

'Key views' are the views of the HAs from a number of vantage points within Area 5 and on the edge of Area 5 (indicated on Map 3 on pg.81), as well as views away from the HAs across Area 5.

##### **Towards RPG/CA: RPG/CA (in general)**

Specimen Trees (north/northeast side of Southern Park)

The Lake

Paper Mill Cottages

The Kennels

##### **Away from RPG/CA: Housing at Brockhill**

Centre of Redditch

Tack Farm

See Map 3 (pg. 81) and photographs

##### **Towards RPG**

#### **5.50 RPG/CA (in general)**

As Area 5 abuts the RPG/CA there are clear views of both, including views of the various groups of specimen trees at the southern end of the RPG. From the PROW, towards the Paper Mill Cottage end, on the boundary between the RPG/CA and Area 5 there are views in the winter months of the bottom of The Lake (approximately 250m away) where it narrows into the channel which runs under the Castellated Bridge (Photographs 940, 001 & 005). From the top of the ridge, east of Tack Farm, the RPG (Southern Park and Planted Hill) and CA are highly visible. To the south of this ridge, there are no views to the north/northeast of the RPG and CA, the height of the ridge blocking all views of the land beyond (Photograph 880). From the centre of Area 5, close to the 'Pond', there are distant views of the specimen trees, and the boundary of the RPG and the CA (Photograph 899). There are also views to the RPG



and CA from the southwest of this point near the quarry (Photographs 885, 886, 891 & 892). From the northern part of Area 5, there are clear views into the RPG/CA, where specimen trees can be seen, particularly from Hewell Lane, northwest of Tack Farm (Photograph 871).

#### **5.51 Specimen Trees**

The specimen trees to the north of the Southern Park on the Planted Hill and to the northeast in The Lake and Lakeside area of The Park are visible from a number of vantage points including; from along the boundary of the RPG and the CA with Area 5 (Photographs 940, 001 & 005); north of the ridge running eastwards from Tack Farm (Photograph 871); in the centre of Area 5, in the proximity of the 'Pond' and from the top of the ridge just to the south of the 'Pond' (Photographs 899, 891, 892, 885, 886, 889, & 890); from the northern part of Area 5, from south of the Batchley Brook northwards there are distant views of specimen trees in The Lake and Lakeside areas of the RPG when looking westerly/north westerly (Photograph 914); and from various vantage points along Hewell Lane and Brockhill Drive close to the roundabout, looking north and northeast.

#### **5.52 The Lake**

The Lake is only visible from the north of Area 5 along the boundary between Area 5 and the RPG and CA, adjacent to the public footpath (Photograph 005).

#### **5.53 Paper Mill Cottages**

Glimpses of the Paper Mill Cottages can be seen from the north-western side of Area 5 immediately south of the cottages (Photograph 009); there are also glimpses of the cottages from around the Batchley Brook, close to the boundary of Area 5 and the HAs (Photograph 919); and there are distant views across the area from the entrance to Oxstalls Farm at Brockhill Drive (Photographs 968 & 969).

#### **5.54 The Kennels**

There are views of The Kennels from a number of vantage points within Area 5, notably; north of the eastwards ridge from Tack Farm, just southeast of Paper Mill Cottages (Photograph 899); they are just visible south of the ridge, but only from the area around the entrance to Oxstalls Farm (Photographs 926, 968 & 970); they are clearly visible from a number of points in the centre of Area 5, particularly north of the ridge near the 'Pond' and the ridge north of Oxstalls Farm (Photographs 891 & 892); from just south of the Batchley Brook there are clear views northwards of The

Kennels due to the low lying topography in this area (Photograph 914); from Brockhill Drive and the entrance to Oxstalls Farm.

### **Views away from the RPG**

#### **5.55 Housing at Brockhill**

There are views of the housing at Brockhill from a few vantage points; about half way along the PROW which forms the boundary between the RPG/CA and Area 5 there are partial views in a south easterly direction of the housing at Brockhill (Photograph 932); there are views through trees towards the housing at Brockhill from the area to the southeast of Tack Farm, looking northeast; looking easterly from the environs of the Batchley Brook within the area there are views of the housing at Brockhill (Photograph 915). Compared to the number of views of the RPG/CA from Hewell Lane/Brockhill Drive there are very few of the housing at Brockhill.

#### **5.56 Views of the centre of Redditch**

The centre of Redditch is only visible from a couple of vantage points. Approximately half way along the PROW there are views in a south easterly direction towards the centre of Redditch. On a clear day there are views of St Stephen's Church (1853-55) (Photograph 932). It is very much a distant view, and there is a large buffer of countryside between the Brockhill housing estate on the fringe of the town and the HAs, thus preserving their immediate rural setting and the separation from the nearby urban area. In addition, there are limited views of the centre of Redditch from the ridgeline directly east of Tack Farm and from the most westerly point of the public footpath south of Tack Farm.

#### **5.57 Tack Farm**

Tack Farm, at 140m can be seen from various points; looking south/southwest from the footpath which forms the boundary between Area 5 and the RPG/CA in the northwest, there are views of the Tack Farm complex of buildings (Photograph 002); there are views of Tack Farm from the high point in the centre of Area 5, just southwest of the pond (Photograph 884). There are views of Tack Farm from the layby east of the roundabout at Hewell Lane and Brockhill Drive and from the entrance to Oxtalls Farm. In addition there are also views from just east of The Kennels. As can be seen from the photographs there are various views across Area 5 towards the HAs and various views back again, therefore any potential development in Area 5 will be highly visible.

## **The form and appearance of the development**

### **5.58 Prominence, Dominance or conspicuousness**

Due to the topography, development on large parts of Area 5 would be very prominent. Some development, particularly on the north side of the ridge which runs eastwards from Tack Farm, would be very dominant.

### **5.59 Competition with and distraction from the asset**

Due to the natural topography of Area 5 development would be very distracting. Housing or other buildings are more likely to be seen rather than the HAs, whereas at present the agricultural land provides a background or setting to the HAs.

### **5.60 Dimension, Scale and Massing**

Development of any scale on this site would differ greatly to the sparse development typical of Hewell as a whole, as identified in the Historic Environment Assessment, as noted above.

### **5.61 Proportions**

N/A

### **5.62 Visual permeability (extent to which it can be seen through)**

N/A

### **5.63 Materials (texture, colour, reflectiveness, etc)**

N/A

### **5.64 Architectural style or design**

N/A

### **5.65 Introduction of movement or activity**

The introduction of movement will depend on where access points to the scheme are located and the location of any internal road network.

### **5.66 Diurnal changes or seasonal changes**

At present, seasonal changes are clearly discernible as Area 5 is comprised almost entirely of natural features. If Area 5 is developed, the evidence of these seasonal changes will be removed. In addition, more areas of the HAs are visible during the winter months, as the lack of leaf covers results in longer views into the HAs.

## **Other effects of any potential development**

### **5.67 Change to built surroundings and spaces**

There will be dramatic change to the environment which will adversely impact on the HAs.

### **5.68 Changes to skyline**

At present there are long views across agricultural land, and depending on the direction, these views are terminated by the trees in the HAs, or the horizon, with views of other buildings as noted above in between. If Area 5 is developed there will be views of buildings and a suburbanisation of this environment.

### **5.69 Noise, Odour, vibration, dust, etc**

N/A

### **5.70 Lighting effects and 'light spill'**

A housing development on Area 5 is likely to generate a degree of light pollution which currently does not exist as this site is undeveloped agricultural land.

### **5.71 Change to general character (eg suburbanising or industrialising)**

Clearly the development of this site will result in a change from a rural landscape to a suburban one, which would impact on the setting of the HAs.

### **5.72 Changes to public access, use or amenity**

A PROW passes through Area 5, a further PROW gives access to Area 5 and the Community Woodland (land to the southwest of Area 5 and southeast of the houses at Brockhill), to which there is public access. There is therefore much public access to Area 5 and it is visible from a number of public vantage points. Although public access may be maintained to these footpaths, the experience gained, from walking along them, of passing through a rural environment, the obvious setting of a country estate, will be lost and replaced with the experience of walking through a suburban one. This will clearly undermine the experience of the country estate and the HAs from these vantage points.

### **5.73 Change to land use and land cover: tree cover**

As already outlined, a change in land use to potential residential development would have a fundamental adverse impact on the setting of the HAs, even if the number of

trees on the site remained the same.

**5.74 Changes to archaeological context, soil chemistry, or hydrology**

N/A

**5.75 Changes to communication/accessibility/permeability**

N/A

**Permanence of the development**

**5.76 Anticipated lifetime/temporariness**

It is anticipated that development would be permanent.

**5.77 Recurrence**

N/A

**5.78 Reversibility**

The development is likely to be irreversible

**5.79 Longer term or consequential effects of the development**

The attributes outlined in the English Heritage document are changes to ownership arrangements, and social viability and communal use and social viability. These attributes are not perceived as impacting greatly on the setting of the HAs.

**5.80 Conclusion**

Locating any development in Area 5 will not only alter the character of the land itself, but due to the topography of the site and its proximity to the HAs will obscure views across the site towards the HAs, and will completely alter the views out of the HAs towards the south. The rural setting will be lost, replaced by a suburban landscape, or at the very least the suburban edge will be brought visibly closer to the HAs.

Area 5 currently contributes to the significance of the HAs in forming part of the rural setting of the HAs. It is the buffer between them and the outskirts of Redditch.

Screening new development with trees and hedgerow will not mitigate the fact that the buffer between the HAs and the outskirts of Redditch will be foreshortened resulting in the loss of the setting of the HAs, and therefore detracting from their significance.

In terms of Area 4, this forms part of the wider setting of the CA and RPG. The A448 forms a prominent barrier between the wider setting in Area 4 and these two HAs. Although the development of Area 4 will harm the wider setting, due to the A448, the impact is not considered to be as great as the harm that would be caused to the setting of these two HAs by development on Area 5.

### **Walled Garden**

- 6.00** The Walled Garden forms part of both the RP and the CA. It is located to the west of both designated heritage assets, and is separated from them by the A448. It was made in 1827, the previous Kitchen Garden had been located roughly in the same position of the French Garden, in an area that had been part of Holyoakes Farm. Initially the new garden was not walled, but in 1833 a brick kiln was set up in the adjoining field and it produced the half million bricks which were used to enclose the garden. It is not clear whether the 1827 Kitchen Garden had been built with glass houses immediately, but Baroness Windsor commissioned pine pits for it in the 1840s. They were made by Jones and Co of Birmingham, a leading firm of metallic hot house manufacturers, and was apparently an innovative design. In the 1850s a two storey apple house was added, and in 1857 new heating apparatus was installed in the glass houses. Much work was carried out in the late 19<sup>th</sup> century rebuilding and repairing the extensive range of glass in the Kitchen Garden erected by Henry Hope and Sons, the Birmingham glass and window manufacturer. The Hewell Estate, including the Walled Garden, were sold to the Prison Service after the Second World War. In more recent times, the Walled Garden has become a thriving part of the various training initiatives to help retrain offenders, as it is once again in use as a Kitchen Garden, with some livestock. The pine pits are in the process of being repaired.
- 6.01** *Evidential Value:* The potential of a place to yield evidence about past human activity. The Walled Garden at Hewell provides evidence of the development of walled gardens during the 19<sup>th</sup> century. Its relocation away from the main house, was typical on large estates at this time. The development of innovatively designed glass houses and the construction of pine pits were important features of the garden.
- 6.02** *Historical Value:* The ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.

The Walled Garden was developed with pine pits by Jones and Co. of Birmingham. The other glass houses were later repaired and rebuilt with glass supplied by the prominent Birmingham glass manufacturer Henry Hope and Co. The extensive nature of the Walled Garden including such elements as the pine pits also demonstrates the wealth of the Windsor Family.

**6.03** *Aesthetic Value:* The ways in which people draw sensory and intellectual stimulation from a place. Although constructed as a functional structure for the production of food for the main house, today its historic brickwork and general appearance are of considerable aesthetic value.

**6.04** *Communal Value:* The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. The Walled Garden clearly has communal value, having employed a large number of workers. Despite the demise of the large country estate, the importance of the role gardens such as these had in the life of a country estate are remembered by many. It continues to have communal value being used as a working garden by the prison.

**6.05** Having identified the significance of the HA, it is necessary to identify the contribution of the site to the significance of the HA. This section includes sub headings from the 'Setting of the Heritage Assets' Guidance (GPA 3).

### **The Asset's physical surroundings**

#### **6.06 Topography**

The immediately surrounding topography to the Walled Garden is largely level, but the land rises steeply to the southeast of the Walled Garden towards Area 4.

#### **6.07 Land Use**

The immediate surrounding land is almost all agricultural and contributes to the rural nature of the RPG and the CA, as well as the Walled Garden and the sense that this is a country estate. There are a small number of farms and estate cottages in the vicinity and their existence underpins the sparsely populated rural nature of the area. The Historic Environment Assessment describes the broader environment as having 'a settlement pattern of farmsteads and strings of wayside dwellings associated with a moderate to high level of dispersal'. Directly to the east of the Walled Garden is the A448. It is particularly visible at this point as it is carried in a bridge over Alcester Road (B4184). This introduces a modern intrusion which clearly detracts from the

rural nature of the surrounding area. However much of this road is hidden and it is the road bridge itself which is the most visible feature.

#### **6.08 Green Space, trees and vegetation**

There is extensive green space, comprising fields boundary hedges and some trees in all directions around the Walled Garden, a typical rural scene. The road bridge is the only modern intrusion.

#### **6.09 Openness, enclosure and boundaries**

The Walled Garden itself is an enclosed structure as described above. Outside the Walled Garden, the surrounding area is typically rural and open with field boundaries comprising open fencing and field hedges.

#### **6.10 History and degree of change over time**

The area surrounding the Walled Garden has not changed significantly in nature since it was developed in the first half of the 19<sup>th</sup> century. The surrounding area has remained a rural area with clusters of farm buildings and Estate properties. These have become more numerous as the centuries have passed but not to the extent that they have changed the nature of the rural landscape. The only major modern intrusion is the A448 and the road bridge as noted above.

#### **6.11 Integrity**

With the exception of the construction of the A448 the surrounding landscape has changed very little.

#### **Experience of the Asset**

#### **6.12 Surrounding landscape**

The surrounding landscape is typically rural.

#### **6.13 Views from, towards, through, across and including the asset (See Map 3 on pg. 81)**

From the front of the Walled Garden (northeast elevation), there are views of the road bridge to the northeast (Photo WG1). To the south, there is a view of the hedgerow which forms the boundary of the top northwest corner of Site 4 (Photo WG2). There is a similar view from the southeast elevation of the Walled Garden looking in the same south easterly direction towards Area 4. From inside the Walled Garden there are distant views of countryside, notably in a westerly direction.



#### **6.14 Noise, vibration and other pollutants and nuisances**

There is a steady hum of traffic from the A448, but this is not overly intrusive.

#### **6.15 Tranquillity, remoteness, wildness**

The Walled Garden, despite the proximity of the A448 does feel as if it is located in a largely rural and agricultural setting. The Walled Garden feels tranquil and remote due to the generally quiet rural setting. Construction of housing right up to the boundary of Area 4, or even housing estate related green space, will bring the suburbs of Redditch into the setting of the Walled Garden and this tranquillity and remoteness will be lost.

#### **The asset's associative attributes**

#### **6.16 Cultural Associations and Traditions**

The Hewell Estate came into the ownership of the Windsor Family in 1542. It remained one of their homes for the next 400 years, and over that time evolved into the Estate we see today. The Walled Garden was originally located on the site of the French Garden, but was relocated to this site, some distance from the main house in 1827.

#### **6.17 Conclusion**

Like the rest of the CA and RPG, of which this forms a part, the rural setting forms an important element of the significance of the Walled Garden in terms of it being part of the country estate. The wider CA, in terms of it being a country estate, incorporating a number of estate buildings including the Walled Garden, draws heavily on its relationship with the wider landscape. The setting contributes to the legibility of the remains of a historically and aesthetically important country estate.

#### **6.18 Step 3: Assessing the effect of the proposed development on the significance of the assets**

- Location and siting of development e.g. proximity, extent, position, topography, relationship, understanding, key views, form and appearance of development e.g. prominence, scale and massing, materials, movement
- Other effects of development e.g. noise, odour, vibration, lighting, changes to general character, access and use, landscape, context, permanence, cumulative impact, ownership, viability and communal use

- Secondary effects e.g. increased traffic movement through historic town centres as a result of new development

Development on Area 5 is not likely to impact on the Walled Garden, as it is divorced from the rest of the CA and the RPG, and Area 5 by the A448.

The boundaries on Area 4 have been assumed as follows; (see Map 4 on pg. 82)

The northern part of the site is bounded by the A448 to the northeast, Gypsy Lane and Curr Lane to the northwest and southwest and Foxlydiate Lane to the southeast.

### **Location and siting of development**

#### **6.19 Proximity to the asset**

The northwest corner of the site lies approximately 590m southeast of the Walled Garden. There are views from the front of the Walled Garden looking southeast to this corner of Area 4, which is at a high point.

#### **6.20 Extent**

Area 4 comprises approximately 150 hectares.

#### **6.21 Position in relation to landform (topography)**

The northwest corner of the site is at a high point (155m) and the land slopes down to the southeast (Foxlydiate Lane) and the southeast (Curr Lane), but with undulations. The land at the northwest ridge is 155m compared to Curr Lane at 115m and the land around the Walled Garden at 140m.

#### **6.22 Degree to which location will physically or visually isolate asset**

Developing the whole of Area 4, including the northwest corner will encroach into the rural setting of the Walled Garden introducing a suburbanisation of the local context.

### **Position in relation to key views**

#### **6.23 Key Views**

There is a view of the northwest boundary of the site from the Walled Garden (Photo WG2). There is also a view from the northwest corner of this site towards the Walled Garden (Photos WG3 and WG4).

### **The form and appearance of the development**

#### **6.24 Prominence, Dominance or conspicuousness**

Due to the topography (particularly the ridge), development of the northern corner of Area 4 would be very prominent.

**6.25 Competition with and distraction from the asset**

Due to the natural topography of this corner of Area 4, development would detract from the setting of the Walled Garden.

**6.25 Dimension, Scale and Massing**

Development of any scale on this site would differ greatly to the sparse development typical of Hewell as a whole.

**6.26 Proportions**

N/A

**6.27 Visual permeability (extent to which it can be seen through)**

N/A

**6.28 Materials (texture, colour, reflectiveness, etc)**

N/A

**6.29 Architectural style or design**

N/A

**6.30 Introduction of movement or activity**

N/A

**6.31 Diurnal changes or seasonal changes**

At present, seasonal changes are clearly discernible as Area 4 is comprised almost entirely of natural features. If the site is developed, the evidence of these seasonal changes will be significantly reduced.

**Other effects of any potential development**

**6.32 Change to built surroundings and spaces**

N/A

**6.33 Changes to skyline**

At present there are long views across agricultural land to the ridge in the northwest corner of Area 4. If Area 4 is developed there will be views of buildings and a suburbanisation of this environment.

**6.34 Noise, Odour, vibration, dust, etc**

N/A

**6.35 Lighting effects and 'light spill'**

A housing development on Area 4 is likely to generate a degree of light pollution which currently does not exist as this site is undeveloped agricultural land.

**6.36 Change to general character (eg suburbanising or industrialising)**

Clearly the development of this Site will result in a change from a rural landscape to a suburban one.

**6.37 Changes to public access, use or amenity**

There is a PROW which runs from the north of Holyoakes Farm in a south easterly direction towards the A448 and therefore runs just to the north east of the site.

Although it does not run into the site, it increases the visibility of the site. If this site is developed, the sense of walking through a rural environment will be replaced with the sense of being on the rural/suburban fringe.

**6.38 Change to land use and land cover: tree cover**

There is the potential for the tree coverage on this site to be altered.

**6.39 Changes to archaeological context, soil chemistry, or hydrology**

N/A

**6.40 Changes to communication/accessibility/permeability**

N/A

**Permanence of the development**

**6.41 Anticipated lifetime/temporariness**

It is anticipated that development would be permanent.

**6.42 Recurrence**

N/A

#### **6.43 Reversibility**

The development is likely to be irreversible.

#### **6.44 Longer term or consequential effects of the development**

The attributes outlined in the English Heritage document are changes to ownership arrangements, economic and social viability and communal use and social viability. These attributes are not perceived as impacting greatly on the setting of the Walled Garden.

#### **6.45 Conclusion**

Development of Area 4 will undoubtedly alter its appearance. Agricultural land will be replaced by houses. In terms of the Walled Garden, development in the top northern corner of the site, from a point southeast of the ridge, including associated 'open space' which would involve an element of 'manicuring' will result in a suburbanisation of the setting of this heritage asset. Development of Area 4, particularly the northeast corner has the potential to harm the setting of the Walled Garden, however this harm would equate to 'less than substantial harm' in terms of the NPPF.

#### **The Water Tower**

**7.01** The sandstone Water Tower, designed by Bodley and Garner to serve the new Mansion, was built in 1891. It occupies a prominent position on the southwest boundary of the RP, and is also located in the CA, overlooking Hewell Lane. Its size and prominent position meant that it was always going to be highly visible within the park itself. Following the completion of the new mansion, much work was carried out to the grounds within the vicinity of the new house and the Water Tower was incorporated as a feature as part of this work. A major piece of landscaping was the creation of a series of eighteen grass terraces running from the Water Tower to The Lake, past the front of the Old Mansion and lining up with the Repton Bridge. This broad grass path forty feet wide with the grass steps on the steepest parts, led up the Planted Hill in line with the centre of the French Garden, but was later extended to the Water Tower, taking more of The Park into the Pleasure Ground.

**7.02** *Evidential Value:* The potential of a place to yield evidence about past human activity. The Water Tower provides evidence of the later estate development at Hewell Grange, notably associated with the construction of the New Mansion. It is a highly

visible feature, both inside The Park where it has been incorporated into the Victorian designed landscape and also outside The Park on Hewell Lane.

- 7.03** *Historical Value:* The ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative. The Water Tower was designed by the well-known firm of Victorian Architects who designed the New Mansion, Bodley and Garner. It is also another tangible expression of the wealth of this Estate at the end of the 19<sup>th</sup> century and the Windsor Family.
- 7.04** *Aesthetic Value:* The ways in which people draw sensory and intellectual stimulation from a place. The Water Tower is a simple, highly visible and dominant structure, despite its utilitarian purpose. It has been incorporated into the Landscape Garden, terminating the view from the Repton Bridge to the southwest, past the Old Mansion, and through the French Garden.
- 7.05** *Communal Value:* The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Due to the prominent and highly visible position of this building, both inside and outside the Park, it has considerable communal value.
- 7.06** Having identified the significance of the HA, it is necessary to identify the contribution of the site to the significance of the HA. This section includes sub headings from the 'Setting of the Heritage Assets' Guidance (GPA 3).

### **The Asset's physical surroundings**

#### **7.07 Topography**

The Water Tower sits at a high point on the south westerly boundary of the Pleasure Garden. This position is also higher than the neighbouring Hewell Lane (B4096), and the Water Tower forms a prominent feature on the road due to its height above it.

#### **7.08 Land Use**

To the east of the Water Tower is the RPG, and as noted above, the Tower, although having a utilitarian purpose also forms a decorative feature in the landscape, at the top of the grass terraces leading down a path through the centre of the French Gardens past the Old Mansion terminating at The Lake by the Repton Bridge. In the opposite direction and beyond the CA/RPG, the immediate surrounding land is

almost all agricultural and contributes to the rural nature of the RPG and the CA, and the sense that this is a country estate. There are a small number of farms and estate cottages in the vicinity and their existence underpins the sparsely populated rural nature of the area. The Historic Environment Assessment describes the broader environment as having ‘a settlement pattern of farmsteads and strings of wayside dwellings associated with a moderate to high level of dispersal’. Beyond Hewell Lane to the west is the A448 dual carriageway, although this is physically hidden.

#### **7.09 Green Space, trees and vegetation**

There is extensive green space surrounding the Water Tower. The designed landscape of the RPG to the east and the more natural countryside to the west comprising fields, hedgerows and some trees create a typical rural scene. The A448, which is partially hidden, is the only modern intrusion.

#### **7.10 Openness, enclosure and boundaries**

The landscaped areas of The Park, designed by Capability Brown and Repton, are enclosed, partly by design and partly due to the topography of the area of Park closer to the House, which can be described as forming a bowl around The Mansion. The Water Tower, which post-dates this work, is partially enclosed by trees on the Planted Hill, however as it forms a feature within The Park there is an axial view from The Lake, and clear views from Hewell Lane and beyond to the southwest. The surroundings here are typically rural and open, with field boundaries comprising open fencing and hedgerows.

#### **7.11 History and degree of change over time**

The area surrounding the Water Tower, with the exception of the construction of the A448 has not changed significantly in nature since it was developed in the late 19<sup>th</sup> century. The surrounding area has remained a rural area with clusters of farm buildings and Estate properties. These have become more numerous as the centuries have passed, but not to the extent that they have changed the nature of the rural landscape. The A448 is largely hidden, but the traffic noise can be heard.

#### **7.12 Integrity**

With the exception of the construction of the A448, the surrounding landscape has changed very little.

### **Experience of the Asset**

### **7.12 Surrounding landscape**

The surrounding landscape is typically rural.

### **7.13 Views from, towards, through, across and including the asset (See Map 4 on pg. 82)**

There are clear views of the Water Tower from Hewell Lane, although only from a relatively close proximity due to the trees surrounding it on the Planted Hill (Photos WT5, WT6 & WT7). There are however, clear views of the Water Tower from further afield, notably from the top northwest corner of Area 4 due to the topography in relation to the surrounding area (Photo WT8) and further into the site to the south (Photos WT9 & WT10). There are also views of the Water Tower from within the RPG, notably the axial view from the Repton Bridge on The Lake. There is a view back to the Repton Bridge from the Water Tower, but as there is no access into the Water Tower there are probably no views over the surrounding countryside. There are also views of the top section of the Water Tower from the A448, where it is seen against the trees of the Planted Hill.

### **7.14 Noise, vibration and other pollutants and nuisances**

Although Hewell Lane forms the western boundary to the RPG, and the A448 is located beyond it to the west, the boundary of the CA, neither create an intrusive amount of traffic noise.

### **7.15 Tranquility, remoteness, wildness**

The Water Tower, despite the proximity of the A448 does feel as if it is located in a largely rural and agricultural setting. However it can be viewed from the A448.

#### **The asset's associative attributes**

### **7.16 Cultural Associations and Traditions**

The Hewell Estate came into the ownership of the Windsor Family in 1542. It remained one of their homes for the next 400 years, and over that time evolved into the Estate we see today. The Water Tower was constructed as part of the late 19<sup>th</sup> century work, but despite its utilitarian purpose it now forms a feature within the RPG.

### **7.16 Conclusion**

The Water Tower is a utilitarian building designed to be seen from within the RPG, and not designed to observe the wider area, or wider landscape. The rural setting is important in terms of the country estate as a whole. The Water Tower can be viewed



from Hewell Lane as it sits on the boundary of The Estate, however it can also be viewed from the A448, albeit in a rural/estate context, nestled against the trees of the Planted Hill.

### **7.17 Step 3: Assessing the effect of the proposed development on the significance of the assets**

- Location and siting of development e.g. proximity, extent, position, topography, relationship, understanding, key views, form and appearance of development e.g. prominence, scale and massing, materials, movement
- Other effects of development e.g. noise, odour, vibration, lighting, changes to general character, access and use, landscape, context, permanence, cumulative impact, ownership, viability and communal use
- Secondary effects e.g. increased traffic movement through historic town centres as a result of new development

**7.18** The boundaries of Area 4 have been assumed as follows; (see Map 4 on pg. 82). The northern part of the site is bounded by the A448 to the northeast, Gypsy Lane and Curr Lane to the northwest and southwest and Foxlydiate Lane to the southeast.

#### **Location and siting of development**

### **7.19 Proximity to the asset**

The northwest corner of the site lies approximately 330m southwest of the Water Tower. It is however, physically separated by Hewell Lane and the A448. There are no views of the site from the base of the Water Tower due to the intervening hedgerows. Theoretically there will be views over Area 4 from the upper floors of the Water Tower, but there is no access. The Water Tower was designed for utilitarian purposes, and to be a feature in the RPG, not to be a viewing point.

### **7.20 Extent**

Area 4 comprises approximately 150 hectares.

### **7.21 Position in relation to landform (topography)**

The northwest corner of the site is at a high point (155m) and the land slopes down to the southeast (Foxlydiate Lane) and the southeast (Curr Lane), but with

undulations. The land at the northwest ridge is 155m compared to Curr Lane at 115m. The land around the Water Tower is slightly lower than the northeast corner of Area4 at 145m.

#### **7.22 Degree to which location will physically or visually isolate asset**

The A448 currently divorces this asset from the rural landscape in Area 4.

#### **Position in relation to key views**

#### **7.23 Key Views**

There are no views from the base of the Water Tower to Area 4. There are views from the northern corner of the site towards the Water Tower (Photo WT8) and views further to the south from within Area 4 (Photos WT9 & WT10).

#### **The form and appearance of the development**

#### **7.24 Prominence, Dominance or conspicuousness**

Due to the topography (particularly the ridge), development of the northern corner of Area 4 would be very prominent, however only when viewed from the southeast/southwest and south. Not from the base of the Water Tower.

#### **7.25 Competition with and distraction from the asset**

Development in the northern corner of the site has the potential to obscure views of the Water Tower from this part of the site, and reduce the rural context of the Water Tower.

#### **7.26 Dimension, Scale and Massing**

Development of any scale on this site would differ greatly to the sparse development typical of the Hewell area as a whole, as identified in the Historic Environment Assessment, as noted above.

#### **7.27 Proportions**

N/A

#### **7.28 Visual permeability (extent to which it can be seen through)**

N/A

#### **7.29 Materials (texture, colour, reflectiveness, etc)**

N/A

**7.30 Architectural style or design**

N/A

**7.31 Introduction of movement or activity**

N/A

**7.32 Diurnal changes or seasonal changes**

At present, seasonal changes are clearly discernible as Area 4 is comprised almost entirely of natural features. If the Site is developed, the evidence of these seasonal changes will be significantly reduced.

**Other effects of any potential development**

**7.33 Change to built surroundings and spaces**

N/A

**7.34 Changes to skyline**

From the base of the Water Tower, views towards the site may change, the tops of houses may be visible if the top northeast corner of the site is developed.

**7.35 Noise, Odour, vibration, dust, etc**

N/A

**7.36 Lighting effects and 'light spill'**

A housing development on Area 4 may generate a degree of light pollution which currently does not exist as this site is undeveloped agricultural land, which might be viewed from the vicinity of the Water Tower.

**7.37 Change to general character (eg suburbanising or industrialising)**

Clearly the development of this site will result in a change from a rural landscape to a suburban one, but will not be viewed from the Water Tower.

**7.38 Changes to public access, use or amenity**

There is a PROW which runs from the north of Holyoakes Farm in a south easterly direction towards the A448 and therefore runs just to the northeast of the site.

Although it does not run into the site, it increases the visibility of the site. If this site is

developed, the sense of walking through a rural environment will be replaced with the sense of being on the rural/suburban fringe.

**7.39 Change to land use and land cover: tree cover**

There is the potential for the tree coverage on this site to be altered

**7.40 Changes to archaeological context, soil chemistry, or hydrology**

N/A

**7.41 Changes to communication/accessibility/permeability**

N/A

**Permanence of the development**

**7.42 Anticipated lifetime/temporariness**

It is anticipated that development would be permanent.

**7.43 Recurrence**

N/A

**7.44 Reversibility**

The development is likely to be irreversible

**7.45 Longer term or consequential effects of the development**

The attributes outlined in the English Heritage document are changes to ownership arrangements, economic and social viability and communal use and social viability. These attributes are not perceived as impacting greatly on the setting of the HAs.

**7.46 Conclusion**

In terms of the Water Tower, although Area 4 does form part of the wider rural setting, it is divorced from the Water Tower by the A448. This road forms a prominent modern barrier between the Water Tower and the other HAs at Hewell and the agricultural land to the southwest. It has therefore severed the connection with the land at Area 4.

Development of Area 4 will undoubtedly harm this wider setting, but due to the A448, this impact is reduced. The northern corner of Area 4, due to the topography of the area does have the potential to have some impact, particularly in terms of views from

this part of the site. There would be views of the Water Tower from any potential development south of the ridge, in the north eastern corner of the site, but this would be similar to the views of the Water Tower from the A448. Development of Area 4, particularly the northeast corner has the potential to harm the setting of the Water Tower, however this harm would equate to 'less than substantial harm' in terms of the NPPF.

## **Hewell Conservation Area and Registered Park and Garden**

### **STEP 4 Consider maximising enhancements and avoiding harm through:**

#### **Maximising Enhancement**

- *Public access and interpretation*
- *Increasing understanding through research and recording*
- *Repair/regeneration of heritage assets*
- *Removal from Heritage at Risk Register*
- *Better revealing of significance of assets e.g. through introduction of new viewpoints and access routes, use of appropriate materials, public realm improvements, shop front design*

Extensive development of Area 5 would not enhance the setting of the HAs.

#### **Avoiding Harm**

- *Identifying reasonable alternative sites*  
There are alternative sites.
- *Amendments to site boundary, quantum of development and types of development*  
Amending the site boundaries, due to the quantum and type of development would not avoid harm to the setting of the HAs.
- *Relocating development within the site*  
Relocating development within the site again due to the quantum and type of development would not avoid harm to the setting of the HAs.
- *Identifying design requirements including open space, landscaping, protection of key views, density, layout and heights of buildings*  
Identifying design requirements including open space, landscaping, protection of key views, density, layout and heights of buildings, again due to the quantum and type of development changes to any of these elements would not avoid harm to the setting of the HAs.

- *Addressing infrastructure issues such as traffic management*  
Unknown at this stage.

## **STEP 5 Determine whether the proposed site allocation is appropriate in light of the NPPF's tests of soundness**

■ *Positively prepared in terms of meeting objectively assessed development and infrastructure needs where it is reasonable to do so, and consistent with achieving sustainable development (including the conservation of the historic environment)*

Area 5 comprises the setting to the southeast of the HAs, lying between them and the outskirts of Redditch. Any development of Area 5 would therefore result in the loss of this part of the setting of the HAs, leaving them sitting in a suburban location rather than a rural one, or at the very least bringing the suburban edge visibly closer. A rural setting is the appropriate setting of a country estate. As this would not conserve the historic environment, it would not achieve sustainable development.

■ *Justified in terms of any impacts on heritage assets, when considered against reasonable alternative sites and based on proportionate evidence*

Development of Area 5 cannot be justified due to the level of impact on the HAs, as it would result in the destruction of the setting to the southwest of them.

■ *Effective in terms of deliverability, so that enhancement is maximised and harm minimised*

It would not be effective in terms of deliverability as there is no enhancement to be maximised and harm cannot be minimised.

■ *Consistent with national policy in the NPPF, including the need to conserve heritage assets in a manner appropriate to their significance*

Development of Area 5 would not be consistent with the NPPF, as it would not be conserving heritage in a manner appropriate to its significance, due to the harm to the setting of the designated heritage assets.

The NPPF states that when assessing the impact of proposed development on the significance of Designated HAs **great weight** should be given to their conservation. It highlights that significance can be lost through development within the setting of HAs, and that harm of any level requires clear and convincing justification.

Development on Area 5 will not result in the destruction of the HAs themselves, but will result in the destruction of the unaltered southern setting of the CA and the RPG. This harm would equate to 'less than substantial harm' in terms of the NPPF. As 'less than substantial harm' has been identified, Paragraph 134 has to be engaged. The conservation of the HA including its setting must be afforded '**great weight**', when weighing up the harm to the setting of the HA against the public benefits set out in this paragraph.

## Walled Garden

### STEP 4 Consider maximising enhancements and avoiding harm through:

#### Maximising Enhancement

- *Public access and interpretation*
- *Increasing understanding through research and recording*
- *Repair/regeneration of heritage assets*
- *Removal from Heritage at Risk Register*
- *Better revealing of significance of assets e.g. through introduction of new viewpoints and access routes, use of appropriate materials, public realm improvements, shop front design*

It is unlikely that there is any scope for maximising enhancement.

#### Avoiding Harm

- *Identifying reasonable alternative sites*
- *Amendments to site boundary, quantum of development and types of development*
- *Relocating development within the site*
- *Identifying design requirements including open space, landscaping, protection of key views, density, layout and heights of buildings*

Harm could be minimised by amending the site boundary in the northern corner of Area 4, introducing natural landscaping rather than ‘manicured’ or design landscaping, and reinforcing some of the existing boundaries of the site with natural planting.

Site 4 forms part of the wider rural setting of the Walled Garden. Development on Site 4 will undoubtedly alter its appearance, replacing agricultural land with housing, and impacting on the rural setting of the Walled Garden. This harm could be minimised by avoiding development in the northern corner of the site, northwest of the ridge. This is indicated on Map 4 (see pg. 82). In addition some of the boundaries could be reinforced with the planting of native species trees and hedgerows along parts of the north eastern edge of the site.

The harm to the setting of the Walled Garden would equate to ‘less than substantial harm’ in terms of the NPPF. Although as noted above some aspects of the harm has the potential to



be minimised, the existence of this 'less than substantial harm' requires Paragraph 134 of the NPPF has to be engaged. However the conservation of the Walled Garden including its setting must be afforded great weight, when weighing up the harm to the setting of the HA against the public benefits set out in this Paragraph.

#### **STEP 5 Determine whether the proposed site allocation is appropriate in light of the NPPF's tests of soundness**

■ *Positively prepared in terms of meeting objectively assessed development and infrastructure needs where it is reasonable to do so, and consistent with achieving sustainable development (including the conservation of the historic environment)*

The site allocation on Area 4 probably would be appropriate if the steps towards minimising harm noted above are adopted.

■ *Justified in terms of any impacts on heritage assets, when considered against reasonable alternative sites and based on proportionate evidence*

The site allocation on Area 4 would probably be justified if the steps towards minimising harm noted above are adopted.

■ *Effective in terms of deliverability, so that enhancement is maximised and harm minimised*

The site allocation on Area 4 would probably be deliverable if the steps towards minimising harm noted above are adopted.

■ *Consistent with national policy in the NPPF, including the need to conserve heritage assets in a manner appropriate to their significance*

The Site allocation would probably be consistent with national policy on the basis that the steps towards minimising harm noted above are adopted.

#### **Water Tower**

#### **STEP 4 Consider maximising enhancements and avoiding harm through:**

##### **Maximising Enhancement**

- *Public access and interpretation*
- *Increasing understanding through research and recording*

- *Repair/regeneration of heritage assets*
- *Removal from Heritage at Risk Register*
- *Better revealing of significance of assets e.g. through introduction of new viewpoints and access routes, use of appropriate materials, public realm improvements, shop front design*

It is unlikely that there is any scope for maximising enhancement.

### **Avoiding Harm**

- *Identifying reasonable alternative sites*
- *Amendments to site boundary, quantum of development and types of development*
- *Relocating development within the site*
- *Identifying design requirements including open space, landscaping, protection of key views, density, layout and heights of buildings*

Harm could be minimised by amending the site boundary in the northern corner, introducing natural landscaping rather than ‘manicured’ or design landscaping.

Site 4 forms part of the wider rural setting of the Water Tower. Development on site 4 will undoubtedly alter its appearance replacing agricultural land with housing, and therefore impacting on the wider rural setting of the Water Tower. However, this wider rural setting is divorced from the Water Tower by the A448, a prominent modern barrier, and therefore consequentially reducing the actual impact of development on the HA.

There is still some level of harm to the setting of the Water Tower, which would equate to ‘less than substantial harm’ in terms of the NPPF. Although as noted above some aspects of the harm has the potential to be minimised, the existence of this ‘less than substantial harm’ requires Paragraph 134 of the NPPF has to be engaged. However the conservation of the Walled Garden including its setting must be afforded great weight, when weighing up the harm to the setting of the HA against the public benefits set out in this paragraph.

**STEP 5 Determine whether the proposed site allocation is appropriate in light of the NPPF's tests of soundness**

■ *Positively prepared in terms of meeting objectively assessed development and infrastructure needs where it is reasonable to do so, and consistent with achieving sustainable development (including the conservation of the historic environment)*

The site allocation on Area 4 probably would be appropriate if the steps towards minimising harm noted above are adopted.

■ *Justified in terms of any impacts on heritage assets, when considered against reasonable alternative sites and based on proportionate evidence*

The site allocation on Area 4 would probably be justified if the steps towards minimising harm noted above are adopted.

■ *Effective in terms of deliverability, so that enhancement is maximised and harm minimised*

The site allocation on Area 4 would probably be deliverable if the steps towards minimising harm noted above are adopted.

■ *Consistent with national policy in the NPPF, including the need to conserve heritage assets in a manner appropriate to their significance*

The Site allocation would probably be consistent with national policy on the basis that the steps towards minimising harm noted above are adopted.

## Photographs



Photograph 001 View from the boundary of the RPG and the possible development site looking north over the Southern Parkland, with the Planted Hill in the background.



Photograph 002 View of Tack Farm from the boundary of the RPG and the possible development site.





Photograph 005 View from the footpath on the boundary of the development site and the RPG of the southern end of The Lake.



Photograph 009 View of Paper Mill Cottages from the boundary of the CA and the possible development site.





Photograph 864 View looking southeast from the Castellated Bridge.



Photograph 870 View of the centre of Redditch and the housing at Brockhill from the layby between the south-eastern boundary of the RPG and Tack Farm.



Photograph 871 View from the layby between the south eastern boundary of the RPG and Tack Farm, looking north towards the RPG., Specimen trees on the Planted Hill beyond the Southern Parkland and in The Lakeside area are clearly visible.



Photograph 880 View northeast from the electricity substation on Hewell Lane, Tack Farm to the left and on the horizon specimen trees in The Lakeside area.





Photograph 884 View southeast of Tack Farm, looking northwest, below the ridge.



Photograph 885 View southeast of Tack Farm, looking northerly towards the RPG, specimen trees visible.





Photograph 886 View southeast of Tack Farm, looking northerly towards the RPG, specimen trees visible (zoomed shot).



Photograph 889 View looking northwest from west of the quarry. Specimen trees on the Planted Hill visible (zoomed shot).





Photograph 890 View looking northwest from west of the quarry. Specimen trees on the Planted Hill visible.



Photograph 891 View from west of the quarry, looking north towards The Game Keepers Cottage, Game Larder and Kennels. Specimen trees in The Lakeside area are visible behind (zoomed shot).





Photograph 892 View from west of the quarry, looking north towards The Game Keepers Cottage, Game Larder and Kennels. Specimen trees in The Lakeside area are visible behind.



Photograph 899 view from north of the quarry, looking north towards The Gamekeepers Cottage, Game Larder and Kennels, with specimen trees in the background.





Photograph 914 View from the centre of the site, south of Batchley Brook (see Map 3 on pg. 81) looking northwest. The Game Keepers Cottage etc is visible, as well as the specimen trees to the left and Cladshill Wood to the right.



Photograph 915 View of the housing at Brockhill from the centre of the site, looking southeast.



Photograph 919 Distant view of Paper Mill Cottages from south of Batchley Brook.



Photograph 922 View from the Community Woodland, Oxtalls Farm visible to northeast. Illustrates how high the land is in this area.





Photograph 926 North westerly view across the site from the entrance to Oxtalls Farm at Brockhill Drive, Tack Farm. The specimen trees on the Planted Hill and The Lakeside area are just visible.



Photograph 929 North westerly view across the site from the entrance to Oxtalls Farm at Brockhill Drive, Tack Farm, showing the specimen trees on the Planted Hill (zoomed shot).



Photograph 932 View from the highpoint on the public footpath, off Hewell Lane, looking east towards Redditch and the housing at Brockhill.



Photograph 939 View looking north from the public footpath across the Southern Parkland towards the specimen trees on the Planted Hill, veteran trees to the right.





Photograph 940 View looking north from the public footpath across the Southern Parkland



Photograph 964 View northeast across the development site from close to the roundabout at Brockhill Drive, specimen trees on the Planted Hill and on The Lakeside just visible.





Photograph 968 Northerly view across the site from the entrance to Oxtalls Farm at Brockhill Drive, specimen trees on Planted Hill and The Lakeside just visible.



Photograph 969 Northerly view across the site from the entrance to Oxtalls Farm at Brockhill Drive showing Paper Mill Cottages (zoomed shot).



Photograph 970 Northerly view across the site from the entrance to Oxtalls Farm at Brockhill Drive towards The Gamekeepers Cottage and The Kennels (zoomed shot).



Photograph 995 View from The Kennels towards the centre of Redditch. The Spire of St Stephen's just visible in the centre.





Photograph 996 View looking south/southeast from The Kennels, showing the thin screen of trees either side of the Batchley Brook and the land rising beyond, towards Oxtalls Farm and Tack Farm.

## Walled Garden Photographs



Photo WG1 View of the road bridge to the northeast of the Walled Garden



Photo WG2 View to the southeast, the hedgerow forms the boundary of Area 4



Photo WG3 View from the northwest corner of the site towards the Walled Garden



Photo WG4 Zoomed shot of the above



## Water Tower



Photo WT5 The Water Tower on Hewell Lane from the northwest



Photo WT6 The Water Tower on Hewell Lane from the southeast



Photo WT7 The Water Tower, Hewell Lane from the southeast



Photo WT8 View of the Water Tower from the northern boundary of Area 4

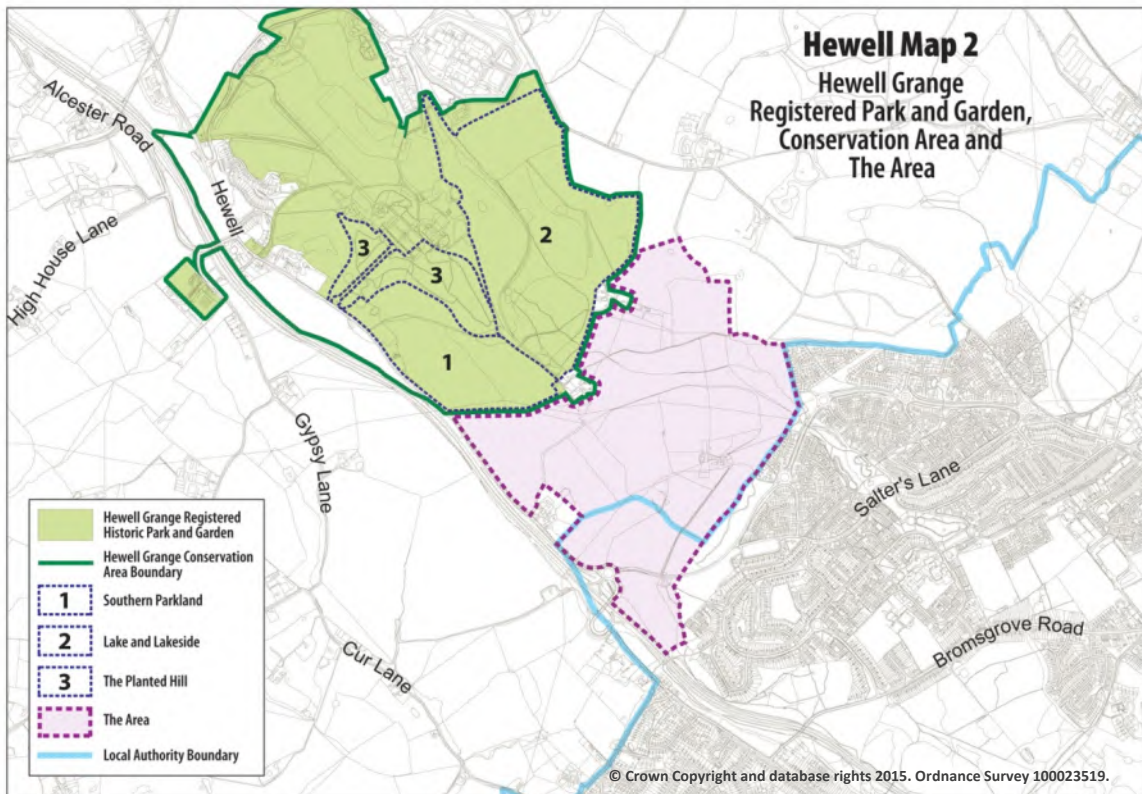
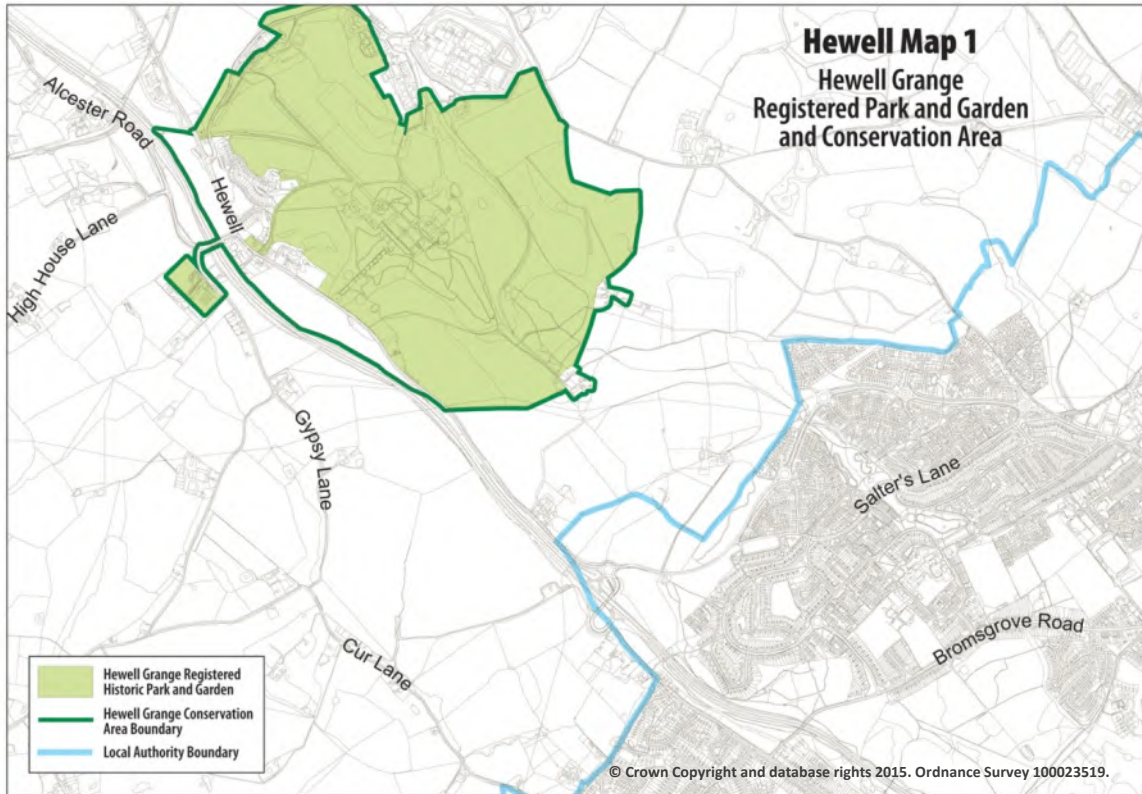


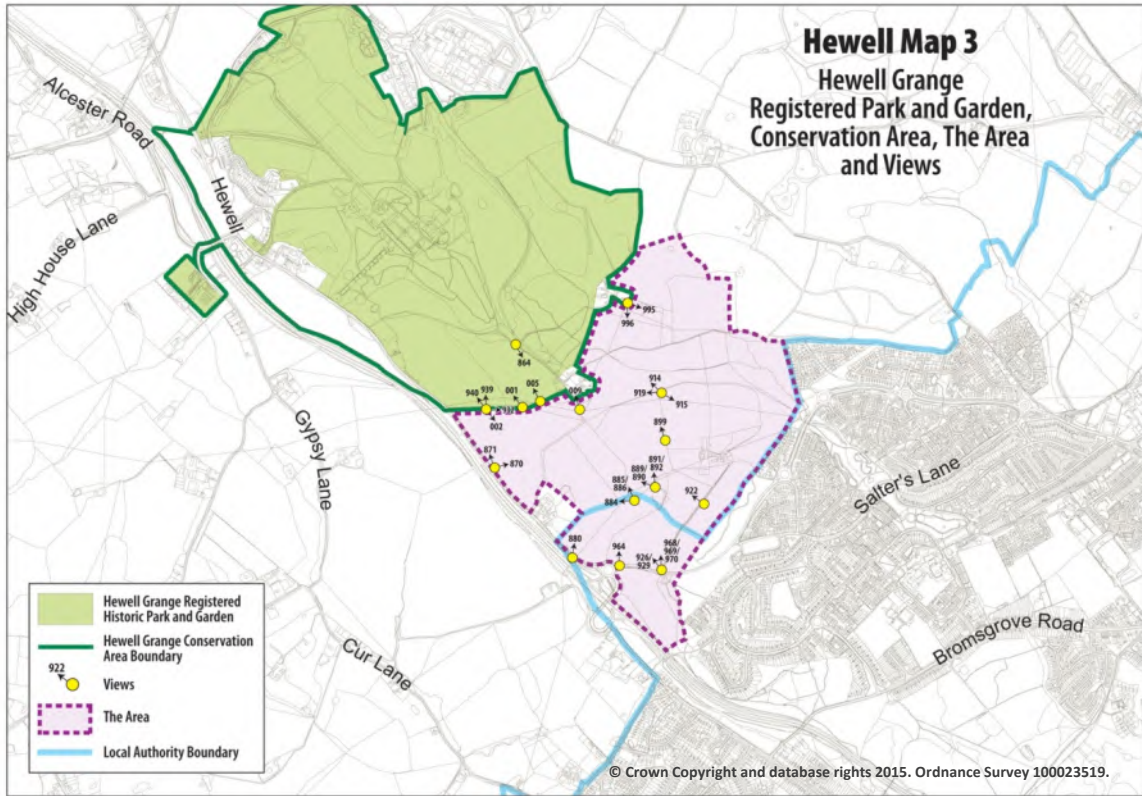
Photo WT9 View of the Water Tower from within the northern corner of the site



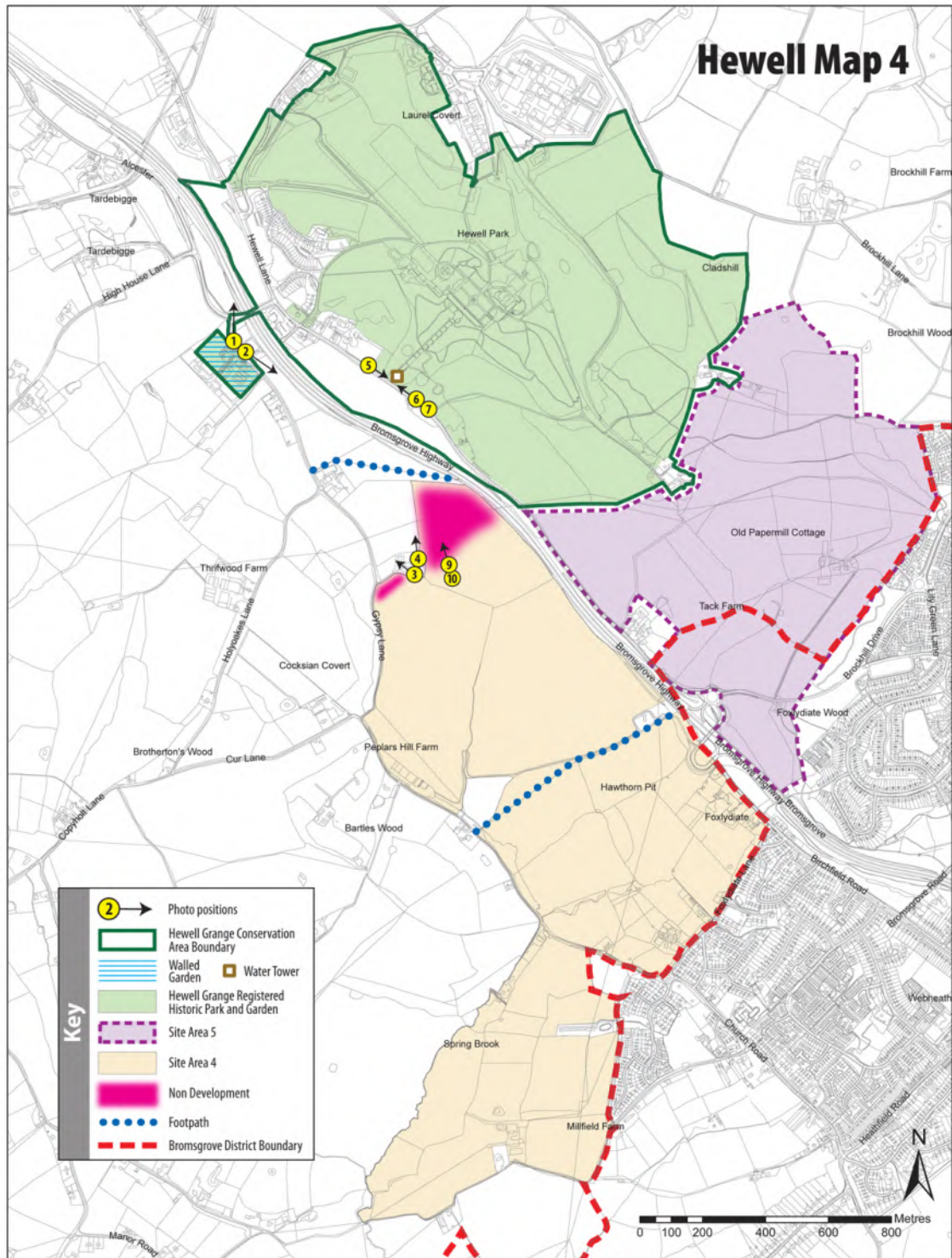
Photo WT10 Zoomed shot of the above











**Hewell Map 4**  
**Bromsgrove District Council, Hewell and Area 4 Foxlydiate**

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## **Listed Buildings within the Registered Park and Garden and Conservation**

### **Area Boundary**

HMP Hewell Grange (Grade II\*)  
Ruins of the Old Hall (Grade II)  
Tennis Court (Grade II)  
South and North Lodges at NW entrance (Grade II)  
Water Tower (Grade II)  
Four coade stone statues in French garden (Grade II)  
Gate and gate piers at SE entrance to French Garden (Grade II)  
Statue of Fallen Gladiator in forecourt (Grade II)  
Wall around forecourt N of Hewell Grange (Grade II)  
Icehouse 25m north of Hewell Grange (Grade II)  
Swing door and portal 25m NE of Hewell Grange (Grade II)  
Garden Temple 50m NE of Hewell Grange (Grade II)  
Home Farmhouse (now Hewell House) (Grade II)

### **Curtilage listed structures within the Registered park and Garden and Conservation Area Boundary**

Walled Kitchen Garden including the Apple Store, Gardeners House and historic stores and glasshouses within the garden, Holyoakes Lane  
Stables to Hewell Grange  
Dovecote to rear of Hewell Grange  
Remains of Boat House, Hewell Lake  
Stone seat and fountain in Quarry Gardens, Hewell Park  
Stone Bridge leading to Tennis Court, Hewell Park  
Iron Bridge to Island, Hewell Park  
Large urn and plinth to S of Tennis Court, Hewell Park  
Stone arch and Garden Bridge to S of Tennis Court, Hewell Park  
Ha-ha with remains of stone wall, Hewell Park

Small Cast Iron Bridge to S of Tennis Court, Hewell Park  
Steps to S of Tennis Court leading to Dutch Garden, Hewell Park  
Large Cast Iron Bridge to N of Lake, Hewell Park  
Cast iron gates, stone piers and brick walls to S of French Garden, Hewell Park  
Fountain in French Garden, Hewell Park  
Stone steps leading up from French Garden  
Stone steps to W of formal garden leading to tennis lawn, Hewell Park  
Stone steps to E of Hewell Grange leading to rear garden, Hewell Park  
Arched Sandstone Bridge to weir, Hewell Park  
Stone garden steps nr lake weir, linking road to upper path, Hewell Park

#### **Unlisted heritage assets within the Conservation Area**

Tardebigge PH, Hewell Lane  
South West Lodge, Hewell Lane  
Dairy Cottage, Hewell Lane  
Sawmill House, Hewell Lane  
1, 2 and 3 Rose Cottages, Hewell Close  
New Cottage, Hewell Close  
The Old Forge, Hewell Lane  
Tardebigge Court, Hewell Lane (former Home Farm)  
Hewell House, Hewell Lane  
1-4 Park Cottages, Hewell Lane  
Hewell Kennels, Gamekeepers Lodge and Gamekeepers Larder, Hewell Lane  
Old Papermill Cottage, Hewell Lane  
1-6 Papermill Cottages, Hewell Lane  
Papermill Lodge, Hewell Lane



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**BROMSGROVE DISTRICT  
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