

The Setting of Heritage Assets

The Asps, Warwick



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Introduction

The Setting of Heritage Assets

A process for identifying Heritage assets and the likely impact upon their settings as set out by English Heritage in their publication Setting of Heritage Assets.

- 1.** Identification of the Historic Assets.
- 2.** Assessing whether, how and to what degree settings make a contribution to the significance of the Heritage Assets.
- 3.** Assessing the effect of the proposed development.
- 4.** Maximising enhancement and minimising harm.
- 5.** Making and documenting the decision and monitoring outcomes.
- 6.** Conclusion.

Chapter 1

1.1 Identification of Heritage Assets

The assets which would be affected by proposals to develop The Asps are:

1. Warwick Castle Park
2. Warwick Castle
3. Warwick Conservation Area including St. Mary's Church and the Castle Bridge
4. The Aspens House and Asps Cottage

1.2 Key Attributes of the Heritage Asset

Asset	Key Attributes
Warwick Castle	<p>Early site, probably dating from pre-Norman times. Much mediaeval work remains.</p> <p>Good C18 and later additions. In 1871 a fire gutted the Great Hall and East Wing, these being restored by Anthony Salvin.</p> <p>Castle, (containing a fine collection of antiques and works of art) is considered of very great national interest. Main block with C14 walls and vaulted undercroft. Caesan's tower and Guy's tower, the Gatehouse and its Barbican also C14. The curtain walls may date from this period. Bear and Clarence towers C15, left incomplete 1485 and later given battlements; probably intended as a stronghold within the castle similar to that at Raglan.</p> <p>Late C17 internal features include exceptional plasterwork and wood carvings to the Cedar Room by Roger and William Hurlbut, completed 1678.</p> <p>Altered 1753-5 by Lancelot Brown, who rebuilt the porch and stairway to the Great Hall. Porch extended forward and additional rooms built beside it, 1763-9, by Timothy Lightoler. Watergate tower restored by A Salvin 1861-3. AM.</p> <p>VCH, viii, pp.454-64.</p> <p>Warwick Castle, with its Boundary Walls, Stables, Conservatory, Mill and Lodge form a group.</p>
Warwick Castle Park	<p>Warwick Castle Park extends to over seven hundred acres and is roughly ovoid in shape. It is traversed by the river Avon which near the centre of the park bends sharply creating a deep bluff in the ridge which runs from West to East across the park, and this reflects the bluff on which the Castle is sited.</p> <p>The Warwick suburb of Bridge End is adjacent to the Northern boundary of the park whilst housing adjoins the North-western boundary which continues as open land below that. The Eastern and South-eastern boundary is formed by the Banbury and Barford roads. The park includes land in four parishes - the Warwick parish of St Nicholas which forms the area known as North Park, the Warwick parish of St Mary which forms The Leafield, and sections of the parishes of Tachbrook and Barford which form South Park.</p> <p>Warwick Castle Park has been in existence for over 250 years and the land it comprises has been</p>

subject to change over a long period and various phases of development. The evolution of the parks layout is examined in detail in a Conservation Management Plan for Warwick Castle Park prepared by Parklands Consortium in June 2012. The realisation of the vision of Francis and George Greville and their advisor Lancelot Brown, was achieved in the extension of the park to the east and the creation of New Waters. This vision culminated in the completion of the New Banbury Road with its designed approach to Warwick Castle and the town.

The new line of the Banbury Road enlarged the park by an additional two hundred acres so that in 1791 it covered 751 acres. The final section of the new road avoiding Bridge End and entering Warwick by the new bridge was carried out between 1788 and 1793. In the process of enlarging the park a section of the old road was flooded and a new larger lake, New Waters, was formed, and this extended across the new road. The pool created to the east of the Banbury Road and the associated planting formed part of the park itself. The second earl, George Greville was responsible for the enlargement of the park and planned the approach to the castle as a sequence of views.

Commencing with the spire of St Nicholas Church which can be seen at the centre of the line of the road, the features of the town gradually unfold terminating with the panorama of the castle and the town which was finally revealed from the new Castle bridge.

Its setting was enhanced in the C18 by the creation of a landscape park, Warwick Castle Park, to the south of the castle. This was the work of two men Francis Greville, Baron Brooke, created the Earl of Warwick in 1759, and his son George.

New waters and Temple Hill Spinney are at the core of the eastern park which is bounded by Nursery Wood and the Long Thins which follow the line of the Banbury Road on its eastern edge.

New Waters was designed to flow across the new Banbury Road and the pool on the eastern side and its surrounding planting formed part of the concept for the design. This extension of the park on the eastern side of the Banbury Road was recently altered to form a caravan park removing one of the features from George Greville's extensions to Warwick Castle Park of the 1780s. The special character of Nursery wood which runs along the

	<p>eastern boundary of Warwick Castle Park where it abuts the boundary with the Banbury Road is significant because it includes remnants of the eastern perimeter planting from the early park at its western edge. The Nursery Wood also retains features of the ornamental woodland with a system of walks and drives which survives from George Greville's extensions to Warwick Castle Park in the 1780s.</p>
<p>Church of St Mary & Beauchamp Chapel</p>	<p>St Mary's was founded on its present site in 1123 by Roger de Newburgh, the Earl of Warwick. The crypt still remains from the original Norman building, and houses a rare example of a medieval ducking stool. The Chancel, Vestry and Chapter House were rebuilt in the Fourteenth Century by Thomas Beauchamp, and this section of the building represents one of the highest peaks of English Gothic architecture. The tomb of Thomas Beauchamp stands in front of the high altar; the tiny figures around its base give a fine depiction of Fourteenth Century English fashion. Fulke Greville's enigmatic monument takes up most of the Chapter House.</p> <p>Work on building the Beauchamp Chapel began in 1443, as the Hundred Years War with France was closing, and was completed in 1464, by which time the Wars of the Roses were well underway in England.</p> <p>The construction of the chapel therefore spans two of the greatest conflicts of the fifteenth century. It also helps commemorate two of the most important participants in them. The first was Richard Beauchamp himself, a great noble who was a friend and companion in arms of King Henry V, victor against the French at Agincourt. The other is Richard Neville, Beauchamp's son-in-law who also became Earl of Warwick. Now best known as 'The King Maker' for his role in the Wars of the Roses, Richard Neville is present as one of the figures - 'weepers' - along the sides of Richard Beauchamp's tomb. The Beauchamp Chapel is a must for anyone interested in the Wars of the Roses, or Tudor history. Here are the tombs of Ambrose Dudley, Earl of Warwick, his brother Robert Dudley, favourite of Elizabeth 1, and his wife Lettice Knollys, who he married in secret, to the fury of his Queen.</p> <p>The church has great architectural beauty and significance. It is a home of prayer and worship, with a strong musical tradition.</p>

Church of St Nicholas	<p>A unique late 18th century church building and centre, St Nicholas Church guards the southern entrance of old Warwick. The present Church was built in 1785, replacing a decaying mediaeval church, the roots of which lay in a former Saxon nunnery on the site.</p> <p>Few new churches were built at that time, after the short period of classical revival church building in the style of Wren. St Nicholas is an unusually fine example of Gothic revival architecture, pre-dating the Victorian excesses, and displaying a rare, delicate, simple style. This creates an unusual Church worship and community centre.</p> <p>Internally the fine columns support a squared capitol, from which rises a very shallow vaulted plaster ceiling. With only four free standing pillars, the essence of the building is a light and airy square space with large decorated style windows. Originally built with a small rounded apse, the former chancel arch has been filled in, hiding behind it a heavy later Victorian, dark chancel. This is now divided horizontally into two floors, creating valuable activity space.</p> <p>The approach to the church through the space beneath the western spire leads to an area beneath the western organ gallery, more reminiscent of a Wesleyan chapel! This provides a seating and meeting area, with a removable glass screen to the main church space.</p> <p>The Church is regarded historically as the Castle's Church; hence the Earl of Warwick is a patron. Connections with the Castle go back a long way and links are still strong today, for example, the Choir sings on the Castle Tower at sunrise on Ascension Day.</p>
Castle Bridge	<p>In 1788 the Earl of Warwick obtained an Act of Parliament to replace the Great Bridge over the river Avon below the walls of Warwick Castle with a new bridge further upstream. The new bridge was completed in 1793.</p> <p>It consists of a single segmental arch with a span of 105 ft. (32 m). It carries the Banbury Road; which is the main approach to the town from the south. Built of ashlar sandstone blocks and with an elegant balustrade, it is impressive.</p> <p>It affords a spectacular and iconic view of Warwick Castle which many tourists take risks in photographing from its narrow pavement.</p>

Warwick Conservation Area	
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Physical surroundings, including relationship with other assets

Asset	Physical Surroundings
Warwick Castle	<p>Warwick Castle is situated in the town of Warwick, on a sandstone bluff at a bend of the River Avon. The river, which runs below the castle on the east side, has eroded the rock the castle stands on, forming a cliff. The river and cliff form natural defences. Set within Warwick Castle Park, it is about 250 metres south-east of the centre of Warwick, to the north-west of the river. The roughly 280 hectare site comprises some 23 hectares of gardens and pleasure grounds, and about 257 hectares of parkland. To the west and north-east of the River Avon the site is generally level and forms the flood plain of the river. To the north the ground rises steeply above the river to the Castle, while Temple Hill rises about 530 metres south-east of the Castle.</p> <p>The site is bounded to the north-west by Castle Lane from which it is separated by a late 18th-century stone wall (listed grade II) about three metres high, and by domestic premises in Castle Close. To the north-north-east the boundary is formed by a late 18th-century stone wall (listed grade II*) which separates the grounds from domestic properties on the west side of Mill Street, and by the river frontage of properties on the east side of Mill Street up to and including the late 18th-century Castle Bridge (listed grade II*). The north-east boundary is marked by Park House, Greville House, and other properties on the west side of Bridge End, while the east boundary is formed by the A425 Banbury Road, from which the park is separated by timber fences. To the south-east the site is bounded by the B4462 road which leads south-west to Barford, and to the south the boundary is formed by a late 20th-century cutting accommodating the A452 and M40 roads. The south-west boundary adjoins agricultural land, while to the west the site adjoins agricultural land, light industrial premises, and mid-20th-century domestic properties to the east of the A429 Stratford Road, Leyfields Crescent, and Temple Grove. The River Avon flows in a serpentine course through the site from north to south-west, while</p>

	<p>the Tach or Ram Brook enters the site from the east and flows to its confluence with the River Avon about 1.2km south-south-east of the Castle; the Tach Brook is dammed to form a lake, the New Waters, which extends east to the Banbury Road. To the west and north-east of the River Avon the site is generally level and forms the flood plain of the river. To the north the ground rises steeply above the river to the Castle, while Temple Hill rises about 530 metres south-east of the Castle and about 400 metres east of the river. Temple Hill is separated from further rising ground at the south-east corner of the site by New Waters, while to the south of the river, about 1.5km south of the Castle, the ground rises steeply to a level plateau which extends to the south and south-east boundary of the site. There is a complex system of vistas within the site with particularly significant reciprocal views of the Castle from Spiers Lodge and Temple Hill. There are also important views of the town from Spiers Lodge; this view was painted by Paul Sandby in 1776 (WCRO). From Castle Bridge on Banbury Road there are significant designed views south-west down the river to the Castle and the ruins of the medieval bridge which are framed by gardens attached to properties in Mill Street and Bridge End; there is a reciprocal view of the river, gardens, and bridges from within the Castle. From the walls and towers of the Castle there are extensive views in all directions, and particularly across the Castle Park to surrounding agricultural land and late 20th-century commercial development at Heathcote.</p>
Warwick Castle Park	See above
Church of St Mary & Beauchamp Chapel	<p>Set in the centre of the ancient town of Warwick, St Mary's Collegiate Church dominates the overall view of Warwick with its imposing tower, rebuilt along with much of the church in 1704 by Sir William Wilson after the Great Fire of Warwick. A glorious view of the town, surrounding countryside and the Castle can be seen from the top of the tower.</p>
Church of St Nicholas	St Nicholas Church guards the southern entrance of old Warwick.
Castle Bridge	<p>In 1788 the earl obtained an Act of Parliament which enabled him to build a new bridge in place of the Great Bridge, which had long been in decay, at</p>

a place 260 yds. upstream. A report in 1774 by Robert Mylne had already advocated a new bridge upstream away from the weirs, (fn. 98) and the earl's new Banbury road as far as the toll house was evidently aligned with this site in view. A model of the new bridge was made in 1788 by David and William Saunders who also provided piles and other timber work for it. Stone from the Emscote quarry was boated to the bridge. (fn. 99) The first stone of the abutment was laid in 1789 by William Eboral, (fn. 1) who was responsible for all the masonry. He has been credited with the design of the bridge but in view of its close similarity to the Leaffield Bridge, it is more likely that the same basic design was used again, with greater width between the parapets. The parapets themselves consist of a more conventional Classical balustrade. The segmental arch is 3½ ft. wider but tradition has it that the timber centering from the Leaffield Bridge was used a second time. The new bridge was opened in 1793 and was to be maintained by the earl for the first seven years, after which it became the responsibility of the trustees of King Henry VIII's Estate. It had cost at least £3,258, exclusive of the approach roads. These were laid out, in accordance with the Act, from the new toll-house in the angle of the Whitnash road in a straight line over the bridge, across St. Nicholas Meadow to the south end of Gerrard Street, and thence through a garden belonging to the earl into the upper part of a road called the Back Hills, and so into the east end of Jury Street opposite St. Peter's Chapel. Work on this latter part of the road, from Gerrard Street northwards, was already in progress in 1788, when earth was removed to lower the crest of the hill, now Castle Hill. As soon as this stretch was thrown open, the earl was empowered to stop up and take in Castle Street and the former Castle Hill from the north-east corner of the 'Cross Keys' southward to the old bridge, as well as the remaining part of the Back Hills south of its junction with Vineyard Lane. Houses in Mill Street, the Back Hills, and Castle Street, among them the porter's lodge, were being demolished in 1787 and 1788, and it is likely that the 'Cross Keys' was then pulled down. The walls round the new grounds were built by William Eboral in 1789. The remaining length of road, from the new toll-house to the south end of Gerrard Street, was under construction in 1790. The new road, which was banked up above the level of any

	<p>possible flood, was thrown open in 1792, but was not accepted by the turnpike trustees until 1793. The west end of St. Nicholas Meadow, cut off by the new road, was granted to the earl, and the large pond, which existed there until after 1851, probably resulted from getting gravel for the road. The last of the new roads to be made was the Barford Road to its junction with the new turnpike at the Asps in 1790-92 when the old road to Barford through the south-east part of the park was levelled. The Great Bridge itself became the earl's property on completion of the new one, but not long afterwards it collapsed in a flood, and now remains a picturesque ruin.</p> <p>From: 'The borough of Warwick: The castle and castle estate in Warwick', A History of the County of Warwick: Volume 8: The City of Coventry and Borough of Warwick (1969), pp. 452-475. URL: http://www.british-history.ac.uk/report.aspx?compid=16051. Date accessed: 03 October 2013.</p>
Warwick Conservation Area	The town centre of Warwick and its historic suburbs which includes all the above assets including Warwick Castle Park and 200/300 listed buildings.
The Aspens	House with late 18 th century/early 19 th century 3 bay front range of painted brickwork with 17 th century wing at right angles to the rear.

The way that the asset is appreciated

Asset	The way that the asset is appreciated
The Asps	Possible medieval village to high point at centre of site requiring further investigation.
Warwick Castle	Visually prominent from within the grounds, the town and from castle bridge.
Warwick Castle Park	Visually prominent within the town and from Banbury Road.
Church of St Mary & Beauchamp Chapel	Visually prominent with the town and its approaches
Church of St Nicholas	Visually prominent from within the town and from Banbury Road.

Castle Bridge	The view from the bridge of the Castle is iconic and draws many visitors.
Warwick Conservation Area	Encompassing all the historic area and those parts of the town which demonstrate the characteristics attractive to Conservation Areas, the protection afforded prevents any inappropriate development resulting in an area appreciated by residents and visitors alike.
The Aspens and Asps Cottage	Houses appreciated from Banbury Road.

Chapter 2

2. Assessing whether, how and to what degree setting makes a contribution to the significance of the Heritage Asset/Assets.

This section should identify the contribution made by the setting to the Heritage Asset/Assets. Using the English Heritage check list these are as follows:

2.1 The Assets Physical Surroundings

2.1.1 Topography

The Asps Site contributes in a primarily topographical sense to the setting of Warwick Castle Park and secondarily to Warwick Castle and the Warwick Conservation Area and at a local level to the setting of the Aspen's grade II listed house.

The land at The Asps rises above the Gallows Hill Site. There could be distant views across and from within the site of the Warwick Conservation Area in particular Warwick Castle Park and St. Mary's Church (distant views). The tree belt can be clearly seen from within the site which borders Warwick Castle Park and to an extent hides some views which may be had of the Castle if the tree belt were not there. Currently the site is not publically accessible and therefore the public understanding of the assets is largely gained from Banbury Road. Banbury Road affords a view of the tree belt alongside Warwick Castle Park on the western side of the road. On the eastern side of the road there are views into the site albeit currently masked by high hedges and interspersed with trees. There are some views across the site of agricultural land to the horizon and towards Leamington Spa and the Heathcote Estate.

2.1.2 Other Heritage Assets including building structures, landscapes, areas of archaeological remains.

Adjacent to the site is The Aspens House (Grade II Listed) and Asps Cottage which are significant buildings in the Banbury Road set within their own grounds.

2.1.3 Definition, scale and grain of surrounding streetscape, landscape and spaces.

The Assets immediately adjacent to The Asps Site are Warwick Castle Park which is bounded by a dense tree belt with little inter-visibility between The Asps Site or Banbury Road and the Castle Park. The area to the north is agricultural (Gallows Hill Site) and to the north east is now occupied by the Technology Park. This was developed in the 1980s and is screened by planting. The grain of this area is not an urban grain and not residential. It is largely an open agricultural aspect that is a continuation from the open countryside either side of Banbury Road in a southerly direction after Barford Lane junction. The

urban grain is experienced further into the Conservation Area and is not evident in this part of the setting at all.

The nearest residential area is Bridge End, to the north west which is an historically important area originally the approach to the Old Castle Bridge, retaining a village quality rather than essentially urban.

2.1.4 Formal design

Clearly the Castle Park is a designed landscape Grade I Listed which bounds The Asps Site, being separated only by Banbury Road.

Castle Park, originally known as Temple Park, was first enclosed by Francis, Lord Brooke (later first Earl) in 1743 from agricultural land to the south of the Castle which had been associated with the Castle since the 14th Century. In the early 17th Century Fulke Greville had planted avenues across this land to Temple Hill, creating a vista from the Mount and Castle; the principal north/south avenue was 'broken' by Brown c 1755 as part of his improvements carried out for the first Earl. Other avenues were retained by Brown, but were subsequently removed or altered in the late 18th Century by the first or second Earls. The Leafield was incorporated into Temple Park c 1745 (VCH), and land associated with houses in Bridge End demolished in 1755-60 was also added to the park. Further expansion to the south took place at the enclosure of Barford parish in 1760; the incorporation of this land was Brown's last work at Warwick. The final expansion of the park took place in 1782-7 when the Banbury Road was diverted c 400m east of its previous course. The second Earl planted new boundary plantations along the road, replacing those planted along the former road boundary by Brown in the mid-18th Century. The final form of the park is shown on a plan of 1791 and a survey by William James of 1806. In the late 18th Century parts of the park were used for agricultural purposes.

In terms of formal design, the Castle Park was designed at various stages and extended to include the areas of land now bounding Banbury Road, Banbury Road having been moved to accommodate the expansion of the Park in the 18th Century, at which time land on either side of the Banbury Road belonged to the Castle of the then Earls of Warwick. The Castle Bridge was built at this time to accommodate the expansion of the designed landscape. The new Banbury Road was therefore part of the arrival to new Castle Bridge and ultimately the new Castle Lodge built in 1799.

2.1.5 Historic Materials and Surfaces

The surfaces in the immediate vicinity of the site are those related to agriculture and countryside use. The publically accessible areas are tarmacadam road with grass verges, and relatively high hedges bounding The Asps Site where interspersed with mature trees. The Castle Park is bounded by a fence with a heavy tree belt beyond which is part of the Castle Park now in agricultural use. At Bridge End there

is a semi-rural quality with limited footpaths edged with granite sets, small front gardens abutting the highway and areas of grass verge. Hedges and fences predominate as boundary treatments. Essentially, the experience of the Castle Park from the Asps is of a rural landscape.

2.1.6 Land Use

In terms of land uses forming the settings around the southern assets the current use of the land is largely agricultural. The Castle Park is a formal Park partly used for agriculture and formerly part of the setting to the Castle and Bridge End. The Technology Park to the far north east of the site is an employment site with some large buildings with now semi-mature landscaping. The land immediately to the south east of the Conservation Area is occupied by Warwick School which is set within large playing fields. Bridge End is the only residential area.

2.1.7 Green Spaces, Trees and Vegetation

Warwick Castle Park is currently largely surrounded by agricultural land with the exception of the residential developments adjacent to Foxes Study on the North West side of the Park. The urban areas of Warwick Conservation Area are abutted by the Castle Park itself to the south and by the Warwick School site and playing fields and residential development of Myton Road to the south east. Further south east is the Technology Park and agricultural land which includes the Gallows Hill and The Asps sites.

2.1.8 Functional relationships and communications.

Currently the site has no vehicular access as it is agricultural land. In terms of communication to the various assets the Banbury Road is a major route in from the south. Europa Way bounds the site to the north – this is a modern link road bounded by a tree belt.

The assets are currently interrelated, in particular the Castle and the Conservation Area of the Town, in a quite complex way. The Castle Park is not currently accessible by the public except that area immediately adjacent to the Castle. Historically there was a functional relationship between Castle and Town stemming from the original walled Town, which has changed historically with the creation of the Castle Park and the 'isolation' of Bridge End from the rest of the Town, after the creation of the Banbury Road in the 1970s.

2.1.9 History and degree of change over time.

Warwick Castle Park is a Grade I Historic Park, the section nearest to The Asps Site was an extension of the Park as planned landscape and although the site is not within the Park itself does form part of the agricultural land around the Park and was in the ownership of the castle at the time that the new Banbury Road was planned.

In terms of the degree of change to the area around the southern assets the relocation of Banbury Road, Castle Bridge, Castle Lodge and the 'isolation' of Bridge End are significant changes which have formed the assets as we read them today. Changes outside the assets to the south have included developments within the grounds of Warwick School and the development of the Technology Park. These changes have been fairly well managed in terms of the impact on the assets themselves. Currently the area of land known as The Asps is a series of large agricultural fields. From earlier Ordinance Survey Plans and of Historical Maps there appears to have been more field boundaries. The Castle Park does retain most of its integrity as a park and does remain largely intact although there have been agricultural uses and the tree planting introduced. Externally the park appears much as it was designed with the tree belt bordering the Banbury Road.

2.1.10 Issues such as soil, chemistry and hydrology.

These are not relevant at this stage to the setting of the historic assets.

2.2 Experience of the Assets

2.2.1 Surrounding Landscape or Townscape Character

The Conservation Area around Bridge End is a heavily treed area of a village character with buildings set at the back of pavement with more contemporary developments in the Archery Fields area of the early 1960s now well matured within the landscape. Beyond Bridge End is the tree belt of the Castle Park which is a part of the Conservation Area and also a Grade I Listed Park. From the Banbury Road the views of Warwick Conservation Area are of a tree-lined road which includes trees bordering Warwick Castle Park, trees associated with Bridge End and trees associated further in St. Nicholas Park. There is between the boundary of the Conservation Area on the east side of the Banbury Road the playing fields of Warwick School. These constitute a relatively large open area with some trees bounding the road which links with the open countryside which is then experienced beyond Tollgate Cottage through the Gallows Hill Site to The Asps.

2.2.2 Views from, towards, through, across and including the Assets

Taking firstly Warwick Castle Park, views within Warwick Castle Park are largely restricted to those within the park itself. There is however a possible view from Temple Hill out of the park across new water and the tree belt towards The Asps. Views immediately out of Warwick Castle Park may be possible through the tree belt to The Asps on the east side of the road. In terms of views from Warwick Castle from the ramp parts and towers in particular Caesar's Tower and Guy's Tower, there are very distant views to the south beyond Gallows Hill Site to The Asps. These views show the strong tree belt which defines the edge of Warwick Castle Park to the south and west and to the east views towards Tachbrook Park development, and in the centre views of

the Gallows Hill Site. In terms of views from the windows of the Castle there are none of The Asps. In terms of views from other assets, St. Nicholas Church and St. Mary's Church are views across the southern part of the Conservation Area and the rural area beyond from St Marys. .These views are more distant than those experienced from the Castle itself. In terms of views from the Warwick Town itself there would be no views of The Asps. Views from the edge of the Conservation Area do include long views to the south down Banbury Road where the tree belt to the west abutting the Castle Park which continues to The Asps. There is a significant view obtained particularly from Castle Bridge and moving south through the Conservation Area of the tree lined Banbury Road which is relatively straight continuing to the rising ground adjacent to Townsends Gardens and The Asps beyond. The most significant view of the Castle is from Castle Bridge. This was all part of the planned experience when arriving to Warwick from the south when the new Banbury Road was created in the 1740s. Firstly there was a long view of St Nicholas Spire from the road at temple hill with the park tree belt on one side of the road emphasised by the green countryside to the east - the element of surprise being created at the bridge with the full scale view of the castle's south front rising above the Avon.

2.2.3 Visual dominance, prominence or role as a focal point.

In terms of the assets defined, the dominance of the Warwick Castle Park is typified by the strong tree belt to the west side of Banbury Road which is read in contrast with the hedge and mature trees that define the boundary on the east side of the road which forms the boundary of The Asps Site.

In terms of the Castle itself this is a dominant element largely viewed from within the Warwick Conservation Area although there are views of Guys Tower from either Castle Bridge or within The Asps Site. In terms of the Conservation Area itself this is experienced as previously described from Warwick Castle Park and also experienced from the junction of Bridge End to the west side of Banbury Road which is a mature semi-urban area already described, interspersed with very mature trees . Opposite to this aspect of the Conservation Area is the open playing fields to Warwick School which is a visual continuation of the open aspect at the present time of the Gallows Hill Site and The Asps, which are agricultural land.

2.2.4 Inter-visibility with other historic and natural features.

There are various inter-visible assets seen together including views from Warwick Castle Park within the park, views from Castle Bridge and Warwick Castle, views of Warwick Town and St. Mary's Church and St. Nicholas Church from various aspects which do form part of the overall experience of Warwick Conservation Area. In terms of The Asps Site there is a distant inter-visibility between this and the Warwick Castle Park from the Towers of Warwick Castle where there is

a clear definition of the Castle Park by tree belt to the west which is offset by the continuous agricultural land to the eastern horizon.

2.2.5 Noise, vibration and other pollution or nuisance.

In terms of these impacts upon the Conservation Area, Banbury Road is a main road running into Warwick currently experiencing reasonably heavy traffic which also goes over Castle Bridge and disperses to an extent around the junction between Smith Street, Jury Street and The Butts.

2.2.6 Tranquillity, remoteness and wildness.

In terms of tranquillity the particular assets range from the tranquil areas of the Warwick Castle Park to the less tranquil semi-urban and urban areas of the Warwick Castle Conservation Area including Warwick Castle itself which is largely open to the public and therefore not a particularly tranquil area. In terms of the elements around the most tranquil areas, The Asps is adjacent to Warwick Castle Park which is one of the more tranquil parts of the assets although divided from The Asps Site by the Banbury Road which is not a tranquil area of itself.

2.2.7 Sense of enclosure, seclusion, intimacy or privacy.

The Warwick Castle Park has a strong sense of enclosure by the tree belt which surrounds most of the east side of the park. There is also the element of privacy within the park as it is not an asset which is open to the public.

2.2.8 Other senses of enclosure less relevant to the Gallows Hill Site.

The sense of enclosure around the Castle Park is particularly strong when entering the Warwick Conservation Area via the Banbury Road approach as opposed to the relative openness of The Asps Site on the east side. This is also noticeable when viewed from the Towers of Warwick Castle where the strong tree belt defines the sense of enclosure around the Castle Park as opposed to the elements of open countryside that are more evident towards The Asps. There is also a more recently created sense of enclosure around the Technology Park which is some way to the north east.

2.2.9 Dynamism and activity.

This is less relevant to the particular settings of the assets being considered at present.

2.2.10 Accessibility, permeability and patterns of movement.

The impermeability of Warwick Castle Park at present is a particularly defining element of the public experience of the Castle Park from Banbury Road and also from the Towers of Warwick Castle itself.

Views of Warwick Castle Park are to be had from the Castle grounds but these are to private areas of the Park itself.

2.2.11 Degree of interpretation or promotion to the public.

There are various levels of interpretation of all the assets already described with the exception of Warwick Castle Park which individually is interpreted in historic documentation.

2.2.12 The rarity of comparable survivals of setting.

In terms of the experience of the setting of Warwick Conservation Area at Warwick Castle Park and Warwick Castle the approach from the south is initially of a rural approach with the Castle Park to the west, and the semi-open aspect of the agricultural land on the east. At the Tollgate junction the experience changes to the semi-rural aspect of Bridge End and the open aspect of Warwick School grounds, with the buildings of Warwick School viewed at a distance. This approach then links with St. Nicholas Park which is again an open approach once over Castle Bridge. Comparing this with the other three major approaches into Warwick itself from the north there is a semi-urban/industrial feel to the approach before actually reaching the Conservation Area within the Historic core itself. From the east there is a continuous urban approach from Leamington Spa into the Historic core and from the west an approach from the M40 of some open land before interwar developments which occupy a large part of the approach to Warwick before reaching the Historic core of the Town in West Street. There is therefore no comparable approach through largely rural landscape into the Historic core of the Town as the experience from the south.

2.3 The Assets - Associative attributes

2.3.1 Associative relationships between Heritage Assets.

These to an extent have been largely described in terms of the association between the Castle Park and Conservation Area, the Castle and the Conservation Area and the Churches of St. Nicholas and St. Mary within the Conservation Area. There is a strong interrelationship between the assets.

Historically the Town developed with a Castle with a defensible wall around the Town, which defined its layout and the religious bodies within its walls. Later development of the Castle Park defined significant changes to approaches to the Town and the way in which Bridge End and Mill Street remained in their present form.

2.3.2 Cultural and Historical associations.

There are a variety of cultural and strong historical associations with Warwick Castle Park, Warwick Castle and the other assets of national importance particularly in terms of Architects and landscape Designers involved in Warwick Castle and Park which warrants it Grade I status.

2.3.3 Celebrated artistic representations.

There are representations of Warwick Castle by Canaletto which were painted from Warwick Castle Park. These however are views which are not visible from The Asps. There are also views of Church Street, Warwick painted by Canaletto but these would not be affected by the settings in question. Other local artists of note have painted views of various of the assets as views across countryside, including Thomas Baker in profile, Leamington artist of the 19th century.

2.3.4 Traditions.

There are various traditions associated with Warwick itself, including the Warwick Mop (Fair) and the existence of the Court Leet an early form of Local Government.

2.3.5 Conclusion – how and to what degree setting provided by The Asps makes a contribution to the significance of the Heritage Assets.

Drawing together the findings of Chapter 2 a conclusion as to the part played by The Asps Site on the setting of the variety of assets can be drawn.

In terms of physical location The Asps Site is partially adjacent to Warwick Castle Park (Grade I asset). Warwick Castle (Grade I asset) is located within Castle Park and Castle Bridge (Grade II* asset) and St. Mary's and St. Nicholas Churches (Grade I assets) are within the Conservation Area of which Castle Park forms part. Topographically The Asps Site rises to the south at a similar gradient to Castle Park itself.

In terms of the impact of the formal design of the assets, the growth and historical development of Castle Park are important factors when considering the setting of this asset. Castle Park is a Grade I Park significantly worked upon by Lancelot Brown in the mid-18th Century and further enlarged in the late 18th Century by the Earl of Warwick into land that was originally part of agricultural land of which the Gallows Hill Site is now the residue. The Earl planted a tree belt defining the formal park from the adjacent agricultural land which he also owned. Within the tree belt were walks and drives which would have given views both into and out of the park. The expansion of the park required the relocation of the Banbury Road to run parallel with the new tree belt and included the provision of a new bridge, a new and very significant view of the castle and a new lodge into the castle. Once inside the lodge a new driveway was cut through the rock and a new approach formed to the castle itself within the immediate grounds. This whole operation spanning the latter part of the 18th Century effectively created a new formalised approach to firstly Warwick Castle and secondly to the Town of Warwick and all the Historic Assets that it now contains. This approach effectively commences from the junction with Barford Lane with the tree belt continuing from the junction to the

junction of Banbury Road into Bridge End. After the junction with Barford Lane the tree belt is prominent on the west side of the road and there are views into open countryside on the east side (The Asps). From the high point of Banbury Road beyond Turnbolls Gardens is a distant view of St. Nicholas Spire framed at the end of the view. To the west is the tree belt of the park and to the east the open aspect of the Gallows Hill Site and nearer to the Castle Bridge by Warwick School grounds, Myton Fields and the Castle Bridge and the significant designed view of the Castle. This progression, however, commences at the junction of Banbury Road and Barford Lane where the Castle Park tree belt begins and The Aspens House marks the start of views into the open countryside on the east side of the road.

In order to understand the setting of the eastern part of Warwick Castle Park and its interrelationship to Warwick Castle itself, the approach as described is a significant element of the setting of both Castle and the part the park plays in that setting. Other assets are interrelated into that approach namely Castle Bridge, St. Nicholas Church and Castle Lodge, and clearly overall the Conservation Area itself. The Asps and Aspens House grounds form a significant part of the eastern boundary of Banbury Road and the Castle Park. The open aspect of The Asps Site is of particular importance to the way in which the approach to Warwick Castle and Warwick are appreciated. The open aspect of this area of land enables the tree belt defining the boundary of the planned park to be fully appreciated, and forms part of the eastern open aspect together with Gallows Hill, Warwick School and Myton Fields which are also important parts of the setting of Warwick Castle and the approach to it.

The topography of the site is such that there are views to the east of the open agricultural aspect as distinguished from the tree belt of the Castle Park on the west. This is all part of the unique approach to Warwick from the south as previously identified. The site together with Gallows Hill is also visible on leaving Warwick travelling south. The reverse or journey leaving a Historic Asset can be as equally important as that of the arrival. In the case of Warwick Castle and the Conservation Area on leaving Castle Bridge the journey is past relatively open aspect to the east with Myton Fields and Warwick School and the treed area of Bridge End to the west joining almost seamlessly with the tree belt of the Castle Park. At the Toll Cottage junction there is a clear view across the Gallows Hill Site to the horizon – after this junction the relationship of the Castle Park to the open countryside can be fully appreciated by the open aspect of the Gallows Hill Site until Turnbull Gardens, which is currently some way out into the countryside. Beyond Turnbolls Gardens an open aspect into agricultural land is again experienced across The Asps.

To conclude The Asps is a significant element in the setting of both Warwick Castle Park which is a Grade I asset and subsequently is part of the whole experience of Castle Bridge, Warwick Castle, St. Nicholas Church and finally the Warwick Conservation Area.

Chapter 3

3. Assessing the effect of the proposed development, using the English Heritage check list.

3.1 Location of Siting and Development

3.1.1 Proximity to assets.

The development is proposed at The Asps, Banbury Road. In terms of proximity to assets the site is immediately adjacent to Warwick Castle Park which is Grade I Listed and part of the Warwick Conservation Area separated by the Banbury Road from that asset. The other asset which abuts the site is The Aspens House. The remaining part of Warwick Conservation Area the Grade I Listed Castle and other assets are not attached and further from the site itself. The other significant parts of the Warwick Conservation Area which are relatively close to the site are the Bridge End area, Tollgate Cottage and Warwick Castle Bridge which is further from the site. Beyond that is Warwick Castle itself and the Town of Warwick.

3.1.2 Extent.

Development would occupy the site known as The Asps which is located between Banbury Road and Europa Way. For the purposes of this study it is assumed that development could be anywhere within the site.

3.1.3 The position in relation to land form.

The site is partly rising ground from the Turnbolls Gardens. The main part of the site forms a plateau with views partly towards Warwick.

3.1.4 Degree to which location will physically or visually isolate asset.

The proposal will not as such isolate individual assets however in terms of Warwick Castle Park it will isolate a section of the boundary of the park from open countryside. Currently the majority of the boundaries of Castle Park are to open countryside, with the exception of the area abutting Bridge End and Temple Grove to the north west. The greater boundary of the park however does abut open countryside. Such development will therefore isolate a section of the park bounded by tree belt from the open countryside. In terms of views out of the asset, particularly from Warwick Castle Towers there would be a changed view towards the southern horizon, particularly in winter, of development where there is now agricultural land.

3.1.5 Position in relation to key views.

Key views into the assets are the southerly approach to Warwick Conservation Area which is currently bounded on the west side by the

tree belt of Warwick Castle Park and on the east side by open countryside with some views across The Asps and beyond to Heathcote. The treed nature of the approach to Warwick Conservation Area is continuous from the junction of Barford Lane with the Banbury Road (opposite The Asps) to Castle Bridge, due to the nature of the Bridge End section of this view, and the treed nature of the Warwick School playing fields and St. Nicholas Park on the east side of the road.

Other key views are those from the Castle itself which have been described in the bullet points above. There are key public views from the Castle over the Castle Park, particularly from Caesar's Tower and Guy's Tower.

3.2 Forms and appearance of the development.

This bullet point as shown in the English Heritage Guidance is not relevant at this stage as the application would be an outline proposal for a housing development on this site and therefore could be anywhere on the site. There is only an indicative architectural layout at this stage to comment upon. It must therefore be assumed that the site could be fully developed for residential use, probably two storey houses. The main impact would be the introduction of development into what is essentially open countryside and the extension of urbanisation further south along the Banbury Road. In terms of impact on views essentially the development could fill the area of land on rising ground with an urban development.

3.3 Other effects of the development.

3.3.1 Change to built surroundings and spaces.

There would be a change to the built surroundings of the Heritage Assets in particular Warwick Castle Park which would be bounded in part with housing development on the eastern side. There would be a change to the spaces experienced when approaching Warwick from the south as currently there is the strong tree belt of Warwick Castle Park to the west and a semi-open aspect of the agricultural land of The Asps and Gallows Hill Site to the east. This is mirrored further down the road by the semi-rural area of Bridge End and on the opposite side of the road the playing fields of Warwick School and the Myton Fields and St. Nicholas Park.

3.3.2 Changes to skyline.

There could be some changes to the skyline approaching Warwick Conservation Area and Castle Park from the south in that there would be developments on the east side of Banbury Road. In terms of views from the Castle these have already been recognised and there would be a change to the longer views, takes in The Asps site. There would be changes to the skyline on leaving the Conservation Area and travelling south beyond Turnbolls Garden. Domestic roofs would most likely have an impact of small scale tiled roofs.

3.3.3 Noise, odour, vibration, dust, etc.

The site is currently bounded by two roads, the Banbury Road and Europa Way. There is therefore an element of pollution and noise already existing. It is most likely that the access will be on to Europa Way or the roundabout at the top of Gallows Hill avoiding access points onto Banbury Road. There would however be an increase of traffic flow on Gallows Hill Road which would consequently increase traffic going over Castle Bridge and to the Castle Hill roundabout and interchange at the junction of Jury Street, Castle Hill, Smith Street and The Butts.

3.3.4 The lighting effects and lights spill.

As The Asps Site is currently agricultural land any change in terms of built development will require the need for street lighting and other residual lighting from buildings. There therefore will be an effect upon the view of the identified Heritage assets increasing light spillage from a wider area particularly when the assets are viewed from the south, in particular approaching from Banbury Road. Whilst there will be an increase in the light spillage to a wider area the impact is likely to be marginal upon the assets as this is largely an effect only appreciated at night-time. Clearly the nearest asset to the site is Warwick Castle Park which at night-time could be affected by light spillage from the site. Warwick Castle itself is floodlit. Light spillage from The Asps is unlikely to impact on this. There would also clearly be an increase in the urban lit area as viewed from the Castle and St. Nicholas Church and St. Mary's Church although again there is limited public access to any of these assets during the night-time.

3.3.5 Change to general character (e.g. suburbanising or industrialising).

Although an application would be for outline residential clearly there is a change from agricultural land and therefore a significant change in the character of the land and the land use. The closest part of any of the historic assets to be affected in this way is Warwick Castle Park where the urbanisation will be only separated from the asset by Banbury Road itself. At present this asset is separated from urbanisation for the whole of its length along Banbury Road. Other assets will be affected in different ways by the urbanisation. Clearly the approach as previously described from the south down Banbury Road will be impacted upon by urbanisation and will change the current appreciation of the assets when approached from this direction. The unique character of the southern approach has already been identified in a previous section, given that the other three directional approaches into Warwick are very different and particularly urbanised, whereas the southern approach is not. There are also wider implications on the other assets particularly the Conservation Area itself upon further urbanisation and the routing of traffic from the development, particularly residential traffic, through the historic asset.

3.3.6 Changes to public access use or amenity.

There is currently no impact upon the direct access to any of the identified assets by the proposed development. There are however residual implications in terms of the increase in traffic flows which could impact upon the access to various assets in terms of the Conservation Area, Warwick Castle and other assets within the Conservation Area. Clearly there will be new access points into the proposed development; however these do not directly impact upon access into the assets themselves. In terms of the nearest asset being Warwick Castle Park there is currently no access from Banbury Road or adjacent to The Asps into the Park.

3.3.7 Changes to land use, land cover, tree cover.

There will be clearly a change to the land use from agricultural to residential should The Asps Site be developed the land cover would then be residential cover. In terms of tree cover it is possible that most of the boundary trees to the site could be maintained. There are some trees identified within the site itself. There could clearly be an increase in trees within the site once urbanised by either landscaping around the site or landscaping within the site. In the event of a tree belt being used to mask the site from Banbury Road and the Castle Park there would clearly be a change in the character of Banbury Road in that one side is clearly defined by the tree belt of Warwick Castle Park the other side if defined again by a tree belt masking development would be a change of character.

3.3.8 Changes to archaeological context, soil, chemistry, or hydrology.

There will be a separate archaeological investigation carried out on the site and a separate report will be provided. Soil, chemistry or hydrology are outside the scope of this study in terms of impact upon the identified Heritage assets.

3.3.9 Changes to communication/accessibility/permeability.

In the event of The Asps Site being developed there would not be a direct impact on the communications or accessibility of the other identified Heritage assets. There would however be a residual impact in terms of the increasing traffic numbers using the Banbury Road into Warwick and the implications this would have on the highway system. This would most likely result in additional traffic measures and controls being required which would impact directly upon the Conservation Area, would impact upon access to it and to an extent permeability in terms of the current permeability of the Conservation Area.

3.4 Permanence of the development

3.4.1 Anticipated life time.

Any proposed development would be permanent on this site.

3.4.2 Recurrence and reversibility.

It is unlikely there would be any form of reversibility on the site. In terms of recurrence there may be some implication for the Gallows Hill Site if The Asps Site were permitted then there may be a greater pressure to take the development north towards Warwick which could involve the Gallows Hill Site.

In terms of reversibility it is most unlikely that land once given over to use would ever be reversed to agricultural.

3.5 Longer term or consequential effects of the development.

3.5.1 Changes to ownership arrangements.

Currently the land is owned as agricultural land. Changes in ownership have little relevance in the event of a Planning Permission being granted for residential use and just to the ownership of this particular piece of land would not really impact upon the identified assets. There is a longer term implication of ownerships in that the Castle Park is privately owned. There may be some pressure upon that for development in the future because similar private land has been developed adjacent to it.

3.5.2 Economic and social viability.

In terms of the economic and social viability of the identified assets, increasing housing numbers within Warwick may have effects in terms of the viability of the Town Centre of Warwick. In terms of the other assets such as Warwick Castle and St. Mary's Church the increase in visitors is likely to be marginal from new residencies in the town. St. Nicholas Church in Warwick and St. Chad's, Bishops Tachbrook being the nearest Parish Churches may increase the size of congregations from the new development.

3.5.3 Communal use and social viability.

The impacts upon the identified assets are likely to be similar to those under the economic and social described previously. In the event of Warwick Castle Park ever becoming a publicly accessible park the new development would be adjacent to it and would most likely be the most readily accessible by the residents of The Asps Development. In a wider context, the urbanisation of the setting of the park could eventually lead to an urban park being created in the event of it being a public park. Whilst this has favourable implications in terms of public access it can also lead to a complete loss of understanding of the park

as a private landscape associated with Warwick Castle Park, as has happened in some parks which have become completely urbanised for example, Abington Abbey Park in Northampton and the Abbey Park in Leicester.

The other impact which would affect the communal and social viability is the increase in traffic from the proposed site which will impact upon the Conservation Area of Warwick and the access to the identified assets within the Conservation Area. This may diminish the public's wishes to travel through the assets particularly if more traffic controls are necessary and the access to the assets and parking facilities are more limited.

Chapter 4

4. Maximising enhancement and minimising harm.

The English Heritage Guidance gives a list of measures which could be taken in terms of how enhancement may be achieved. These are as follows with comments:-

4.1 Removing or remodelling an intrusive building or feature.

This would not apply on the proposed development site.

4.2 Replacement of detrimental features by new and more harmonious one.

This again would not apply on the development site as there is currently no significant development with the site itself.

4.3 Restoring or revealing lost historic features.

There are no obvious missing historic features on the development site with the exception of the hedges which probably formed the boundaries of smaller fields which made up the development site historically. The Aspens House and Cottage could be suitably screened from any development. Tree belts could be used to screen the development from Banbury Road – currently there is a dense hedge and trees along most of the site abutting that section of Castle Park abutting The Asps. Beyond The Asps the site is more open and the introduction of a tree belt would be more noticeable. An alternative would be to screen the development within the site leaving a belt of open land abutting Banbury Road – it is however questionable whether this would be suitable to be retained in agricultural use or would be semi urban parkland.

4.4 Introducing a wholly new feature that adds to the public appreciation of the asset.

In this instance it is possible that new distant views from within The Asps could be devised to give views of St. Mary's Tower, possibly Guys Tower at Warwick Castle, possibly views through an arrangement of buildings or new landscaping to frame such views. Clearly this would only be appreciated by those visiting a housing area or living in it. Historically it is unlikely that there would have been any planned development within The Asps or buildings planned that could be introduced into such a scheme to recreate any form of historical setting. If a tree belt were introduced to reduce the impact of new dwellings from the Banbury Road this would clearly be a new introduction. It would not be introducing anything that was historically correct as the land was agricultural land and never intended to be enclosed in anyway by tree belts in the same way that the Castle Park is enclosed. There is a sense in which a managed tree belt would correspond with the tree belt around Castle Park on Banbury Road however this is not introducing anything that is historically correct and would effectively detract from the tree belt forming the boundary of the

park. An alternative would be to maintain a significant belt of open land abutting particularly Banbury Road and managing the hedge row and existing tree line to Banbury Road thus creating something of the open element that originally existed but providing some form of tree belt beyond. Any alternative to this would clearly show development visible from the road.

4.5 Introducing new views (including glimpses or better framed views) that add to the public experience of the asset.

This aspect has largely been covered in 6.4 as improved views would only be had from within The Asps Site itself.

4.6 Improving public access to or interpretation of the asset including the setting.

This relates in some ways to the previous paragraphs. There is a sense in which providing residential development on The Asps site would allow public access to that site which is currently not available. Any framed or purposely contrived views into any of the assets would therefore be more publicly accessible. There are however no historic precedents for such views or access at this point. There is no way in which the development could link with public access to Warwick Castle Park or restoration of the Castle Park.

Within the guidance given on maximising enhancement and minimising harm English Heritage do give some guidance regarding screening, which is worth quoting. "Where attributes of a development affecting setting may cause some harm to significance and cannot be adjusted, screening may have to play a part in reducing harm. As screening can only mitigate negative impact; rather than removing impacts or providing enhancement, it ought never to be regarded as a substitute for well-designed development within the setting of the Heritage Asset. Screening may have an intrusive effect on the setting of a development it seeks to mitigate so where it is necessary it too merits careful design. It should take account of local landscape character and season and diurnal effects such as change of foliage and lighting. Endurance or longevity of screening in relation to the effects of a setting also requires consideration".

In the particular instance of The Asps Site, screening would be used to mitigate the impact particularly on the immediate assets such as the Warwick Castle Park tree belt and also the generally un-urbanised southern approach to Warwick Conservation Area and the other Historic Assets. As described previously this could be either in the form of dense tree belt to correspond with the tree belt around Warwick Castle Park which would change the arrival characteristics but reduce any views into urbanised settings; alternatively an area of open space could be provided at the perimeter thus maintaining the traditional hedge and tree line to Banbury Road with a tree belt further in, this again could hide most of the urbanisation from the immediate views from the southern approaches,

however the existence of urbanisation within the site would be visible from the sections of Banbury Road.

Chapter 5

5. Making and documenting the decision and monitoring outcomes.

- 5.1** This section deals with the weighing up of the degree of harm to the significance of Heritage Assets against the benefits of change including development affecting setting (the publication from English Heritage refers to PPS5. Clearly this is now overtaken by the NPPF). The relevant sections of the NPPF to be considered are 132 to 134 Section 132 states substantial harm or loss to a Grade II Listed Park or Garden should be exceptional. Substantial harm to or loss of designated Heritage Assets of high significance notably.....Grade I and Grade II* Listed Buildings, Grade I and Grade II* Registered Parks...., should be wholly exceptional.
- 5.2** In this context we are dealing with Grade II, Grade II* and Grade I Heritage Assets as listed in the NPPF and harm to their settings in particular harm to the setting of Warwick Castle Park which is a Grade I asset. Mitigation largely by provision of tree belts either adjacent to Banbury Road or set within the site will harm the setting of the Park as historically The Asps Site was open agricultural land. In terms of Section 132 it must be determined whether this is substantial or where it is less than substantial harm. Although it is not development within the Park itself the setting of the public appreciation is to be compromised.
- 5.3** In terms of the consideration of Section 134 of the NPPF, this deals with development proposals which are considered to lead to less than substantial harm to the significance of a designated asset. This states "where a development proposal will lead to less than substantial harm to the significance of a designated asset, this harm should be outweighed against the public benefit of the proposal, including securing its optimum viable use". The issue of viable use does not come in to this consideration as the land could remain as agricultural land as it does still link with other agricultural fields. In both considerations of 133 and 134 it is the public benefit that has to be outweighed against the harm to the Heritage Assets.
- 5.4 In the context of substantial harm or less than substantial harm, the harm to the setting of the assets from the analysis of the settings can be quantified as follows:**
- 5.4.1** The unique approach to the assets of Warwick Castle, the Castle Park and the town of Warwick will be compromised by the development of The Asps site. Currently the approach is through open countryside on both sides of Banbury Road and from the Barford Lane junction, the tree belt of the Castle Park with some dense hedging around The Asps – this will be changed whatever type of mitigation is proposed.
- 5.4.2** The unique approach to the Warwick assets as a former defensible town and castle will be changed. Currently the urbanisation of the town and spread of the original medieval town is contained beyond the river crossing. The development of The Asps site will spread urbanisation significantly further south.

- 5.4.3** The unique approach to the assets through open countryside, designed landscape, the semi-rural area of Bridge End and the open aspect of Warwick School grounds will be changed by the presence of urbanisation much further to the south.
- 5.4.4** The setting of Warwick Castle Park will be compromised by the change in the landscaping and topography caused by the presence of development to the east of the designed western boundary of the Castle Park.
- 5.4.5** The views of Warwick Castle Park in particular from the Castle Towers (Guys and Caesar's) and St Marys Church Tower will be compromised by the presence of development due south almost on the horizon.
- 5.4.6** The agricultural land alongside the park will be changed irreversibly. Although this area of land was never intended to be part of Warwick Castle Park itself it is very much part of how the park is appreciated and was originally appreciated by those arriving at Warwick, when the park was originally extended and the current tree belt planted. Much as a wall defied the extent of the medieval castle the tree belt defined the extent of the newly created park – the clarity of this could be lost by changes to the immediate environment.
- 5.4.7** The unique approach will be degraded to that similar to the western approach to the medieval core by urbanisation to the south, which will detract from the original emphasis of the aligned Banbury Road with the park, bridge, lodge and castle as the main focus.
- 5.4.8** Although PPS5 has now been superseded, the guidance document is still relevant. In section 78 which is part of the section weighing up the proposals it states:

“Local authorities are advised to take into account the likely longevity of any public benefits claimed for a proposed scheme. Speculative, ill-conceived or short term projects will not compare so favourably when considering irreversible harm to the significance of a heritage asset”.

The relevance of this section of guidance is to whether public benefit is outweighed by the harm to the historic assets. Although housing provision is not short term, the overall benefit may be limited in the larger picture of housing provision set against the irreversible harm of development abutting the Grade I Listed Park.

Chapter 6

6. Conclusion

6.1 Defining level of harm

- 6.1.1** In terms of defining the harm after carrying out the settings exercise it is necessary to determine whether development on the proposed site would be either substantial or non-substantial harm as defined in the NPPF.
- 6.1.2** In Chapter 5 of this document from 5.4 harm has been set out in seven bullet points; these can be condensed into the following:
- The unique approach to all the Historic Assets will be changed.
 - The unique approach to the defensible Town will be changed south beyond the river crossing.
 - The unique approach to the Assets to include open countryside as part of the designed landscape will be changed.
 - The setting of Warwick Castle Park will be compromised.
 - The horizon view from the Castle Towers and St. Mary's (to a lesser extent) will become urbanised.
 - Agricultural setting of the Park will be changed.
 - The unique approach to the Town will be degraded to that of the other three approaches to the Town.
- 6.1.3** These bullet points simplify the various forms of harm to the settings of the Historic Assets as defined from this exercise. In terms of the level of harm it is important to understand alongside the harm the significance of the Assets. In this context the settings exercise has set out the significance in the following way: Warwick Castle is a Grade I Listed Building; Warwick Castle Park is a Grade I Registered Landscape; the Town of Warwick itself is a Conservation Area which contains Grade I Listed, St. Mary's and St. Nicholas Churches and other Grade II* Listed Assets together with a significant number of Grade II Assets within the Town itself.
- 6.1.4** In terms of considering these Assets under the NPPF Section 132 must be considered, it states "the more important the Asset the greater the weight it should be given. Significance can be harmed or lost through alteration or destruction of the Heritage Asset or development within the **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 or loss to designated Heritage Assets of the highest importance notably Scheduled Ancient Monuments, Protected Rec Sites, Battlefields, **Grade I and Grade II* Listed Buildings, Grade I and Grade II* Registered Parks and Gardens**, and world Heritage Sites should be wholly exceptional."
- 6.1.5** In terms of this guidance there are clearly assets of the highest significance within the scope of consideration notably Warwick Castle

Park which is a Grade I Registered Park and Garden and Warwick Castle itself which is Grade I together with heritages of St. Nicholas and St. Mary's which make up part of the Warwick Conservation Area together with other Grade II* Assets within the Conservation Area itself.

6.1.6 Further guidance is then given in Paragraph 133 relating to substantial harm to Assets and in 134 to less than substantial harm. In terms of defining the substance of the harm it is necessary to refer back to the seven concluding points from the settings exercise. Taking firstly the harm to the highest Graded Assets being the Castle Park and Castle itself, harm is combined under a number of the bullet points in that the unique approach to both the Castle Park and the Castle will be irreversibly changed. Development within The Asps Site would remove part of the agricultural land to the east of Banbury Road which currently and historically forms part of the setting of the Castle Park when extended in the 1780s creating the new approach to both the Castle and the Town of Warwick itself. At that time the original formal approach to the Castle was abandoned with the expansion of the Park and extension of New Waters to form a lake which originally extended to the other side of Banbury Road to include Turnbull's Gardens.

6.1.7 As a designed approach to both the Castle and the Town it relied upon a heavy tree belt being developed on the west side of the road set off by open countryside on the east side of the road which would be lost in part if The Asps Site were to be developed. Linked with the setting of the Park itself is the designed arrival route to the Castle which also laid out as part of the expansion of the Park in the 1780s to include the new bridge crossing the Avon leading to Castle Lodge and the Castle itself. The designed approach starts from the junction with Barford Lane progressing to Temple Hill itself on the Banbury Road with a glimpsed view of St. Nicholas Spire at the end of the road with the heavy tree belt to the west and the open countryside to the east. This unique approach remains today with the important surprise element of the Castle itself being viewed for the first time from the newly built Castle Bridge before arriving at the Castle Lodge itself. This approach to Warwick has been retained almost in its entirety with the passage of time, including developments such as Warwick School where large areas of playing field have maintained the open aspect to the east side of the road beyond Tollgate Cottage. On the west side the treed area around Bridge End has maintained again the heavily treed approach to Castle Bridge itself where the unique view of the Castle is gained for the first time. Although the Technology Park has been developed to the east this does not impact directly upon the approach to Warwick in the same way the development within the Gallows Hill or any adjacent site to Banbury Road would do. The Gallows Hill site currently offers a significant area of agricultural land between the Castle Park and the Technology Park.

6.1.8 Taking into account the other designations being the Conservation Area and buildings within it, the unique approach is of a similar type to that outlined for both Castle Park and the Castle itself. The picture of

Warwick as a walled Town historically facing the river has to a large extent been maintained by the lack of any form of significant development to the south of the river. Bridge End itself originally an approach to the medieval bridge has been historically fossilised by the new late 18th Century approach to the Town and is of itself a historic element of the Town's development. By extending development further south this unique approach to the Historic Town Centre and medieval Town will be diluted and to an extent lost.

6.1.9 Finally the southern approach to Warwick has remained undeveloped largely due to the ownerships of land being the Castle Park and until the last Century land on the east side of the road also belonging to the Castle Estate and therefore not being developed, is a unique semi-rural approach to such a major Historic Town and is the only approach of its type to the Town of Warwick. The northern and eastern approaches have been compromised by both 19th Century industrial and later 20th Century residential developments and to the east developments of the 19th Century have linked Warwick with Royal Leamington Spa. There is therefore only one approach of this type to this unique Historic Asset.

6.1.10 Taking account of these areas of harm to the assets themselves it can be concluded that the harm would be less than substantial in terms of development to the east side of Banbury Road on the site known as The Asps. However the harm is of the highest rating within this bracket of consideration as there would be significant destruction to the settings of the assets. Also if all the sites available for development effecting the setting of the assets to the south of Warwick where considered together harm could be substantial.

6.1.11 Having defined the harm as less than substantial the NPPF Paragraph 134 sets out the following:

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

6.1.12 In the case of the proposed development at The Asps Site the public benefit aspect is that which needs to be assessed.

6.2 Mitigation

6.2.1 If there is to be less than substantial harm to a Heritage Asset, the level of mitigation that can be achieved must be taken into consideration in weighing up whether by a level of mitigation the substance of the harm can be reduced. In the settings exercise Chapter 4 deals with the maximising enhancement and minimising harm in regards to the settings of the Heritage Assets. In this section the numbers of areas of investigation are set out which include the following:

- Removing or remodelling an intrusive building or feature.
- Replacement of detrimental features by new and more harmonious ones.
- Restoring or revealing lost Historic features.
- Introducing a wholly new feature that adds to the public appreciation of the Asset.
- Introducing new views that add to the public experience of the Asset.
- Improving public access or interpretation of the Asset including the setting.

6.2.2 In terms of the first two bullet points there is nothing that would be achieved by development within The Asps in terms of remodelling or removing intrusive features or revealing any loss fabric, or in terms of bullet point four introducing any new features that would help to appreciate the assets better. In terms of point three, public access would be gained to the probable medieval settlement site but it would be surrounded by development. In terms of bullet points five and six some additional views may be gained by the public from within the Asps Site, if developed in certain ways, of the Castle and St. Mary's, Church and there would be an element of public access to this site. The public gain in terms of additional views or access within The Asps Site is minimal. These were not areas intended to be viewed publicly and therefore any such views cannot be counted in the wider context to this being any form of enhancement, it would, in many respects, only be an enhancement to development within the site in terms of use for those people living or working within the site.

6.2.3 The historical reconstruction that may be possible would be some form of interpretation of the medieval settlement.

6.2.4 In terms of actual mitigation by modelling or tree planting and location of development within the site these are all possibilities to be investigated. Taking firstly tree planting, it would be possible to create a tree belt similar to that on the west side of the Banbury Road to give some form of dense tree screening to any development within The Asps Site itself. The benefits of this would be to substantially hide any development, clearly for this to work properly the tree belt would need to be managed separately and not form part of separate gardens which would lead to all forms of alternative boundary treatments, removal of trees, and the like.

6.2.5 In assessing this form of mitigation it could give, with the passage of years, a fairly dense tree screen of the development beyond. There would clearly be an interim period where development would be visible through the tree planting and it would be many years before the maturity of trees had been reached similar to that within Castle Park itself. This would create a masking feature but would also introduce a wholly new feature in terms of a tree belt on the east side of the road which was never intended. At the present time there are trees and sections of high hedge and low hedge, interspersed, giving views across the site. With a properly managed hedge there would be much

clearer views across the site and the presence of the agricultural land would be evident in contrast to that of the strong tree belt of the Castle Park. Therefore it is important to assess whether or not a completely new feature should be introduced into the setting of the Grade I Listed Park and Grade I Listed Castle in order to mitigate the views across housing or other types of development.

- 6.2.6** Another form of mitigation would be to retain an area of open land from the hedge line to the east side of Banbury Road and then, much as described in the previous paragraph, have a tree belt within the site to mask any development beyond. This would clearly maintain something of the open context of the intended approach to the Town on the east side but would again introduce a new feature in terms of a tree belt within the site. Many of the same issues arise in considering this element of mitigation as to that of having a tree belt along the edge of the road, as clearly it would take some years to be established and would in the long term be a new feature introduced into the landscape. Although set back from the road it would clearly be a changed view with a narrow strip of open land. The viability as agricultural land is questionable and therefore may be used as public open space as part of a development; the character would be changed from that of open agricultural land. This part of Warwickshire is not defined by tree belts running through fields or clumps of trees that are dotted around the fields, had this been part of the design of the setting of the Castle Park then it would have been possible for the Earl of Warwick at the time to plant further parkland trees and tree belts within The Asps area itself, this was clearly not the context that was to be created and therefore a very changed context would be created by tree belts set within the area of open land.
- 6.2.7** In both of the foregoing suggestions the views on leaving Warwick would be changed particularly with either a tree belt abutting the road or significantly reduced agricultural land – with housing beyond it.
- 6.2.8** In terms of considering screening of negative elements it is important to consider the guidance given within the English Heritage Settings Document which is set out in Paragraph 4.5 of this exercise. This states that “as screening can only mitigate negative impacts; rather than removing impacts or providing enhancement, it ought never to be regarded as a substitute for well-designed development within the setting of the Heritage Asset. Screening may have an intrusive effect on the setting of a development it seeks to mitigate, so where it is necessary it too merits careful design. It should take account of local landscape character and seasons and diurnal effects such as change of foliage and lighting etc.....”
- 6.2.9** In the light of this guidance tree planting must therefore be considered in terms of the impact on the existing landscape and whether this is an unnatural addition which would further detract from the setting of the Historic Assets. In this context The Asps Site is currently an open agricultural area which would traditionally have been interspersed by hedging but not tree belts. Had the Earl of

Warwick in the 18th Century wished the Park to be experienced with tree belts or clumps of trees beyond, then it would have been within his remit to do that within The Asps Site and beyond. This was not the case and clearly the impact of the Castle Park tree belt would be compromised by the introduction of further tree belts across the development site. Clearly, therefore, the introduction of tree belts as a form of mitigation is questionable and could not be seen as in any ways enhancing the setting of the Heritage Assets but detracting from their setting and not fully mitigating the impact of the development. Tree belts cannot therefore fully mitigate the impact of development on The Asps Site.

- 6.2.10** In conclusion, mitigation would be possible by largely tree planting but would significantly change the unique approach to Warwick by taking elements of urbanisation beyond the junction of Banbury Road with Barford Lane. It can be therefore concluded that the harm which would be caused by the development of this site in particular the Grade I Heritage Asset and it would not be fully mitigatable. The proposal must therefore be assessed in terms of the level of public benefit that would be gained by developing this site given that it cannot be fully mitigated against in terms of its impact upon the setting significant Heritage Assets.

6.3 Level of public benefit assessment

- 6.3.1** In terms of assessing the level of public benefit this must be considered in the widest possible context. Public benefit may be assessed in a very narrow sense in terms of the immediate benefits to an area or to a community. Concluding on this basis does not take into consideration the national significance of the Assets that are being affected by the non-mitigatable development proposed upon the site.
- 6.3.2** In the context of The Asps Site the proposal is for housing development on a green field site. Clearly construction of either form of development would be easier on a green field site than a brown field site. In terms of the public benefit of the provision of either housing or industrial development both are in line with national policy to expand and provide houses and places of employment. The meeting of such need however, must be considered against the options to meet the need elsewhere either within the Town of Warwick itself, the district or nationally. In the context of this study as the provision of housing numbers is at a District level this must be considered in that context.
- 6.3.3** In terms of the significance of the setting of the Grade I Assets clearly within the district there are but a few other similar settings of such high significance, in this context Kenilworth Castle, Stoneleigh Abbey are primarily where there are both Grade I Listed Building, Scheduled Ancient Monuments and Grade I Listed Parks and Gardens combined. Nationally there are 1,600 Grade I Nationally Listed Parks and Gardens which in the context of these Assets nationally, is a limited and non-replaceable list.

6.3.4 In terms of developable land there are clearly other areas within the District which could be considered in particular for the provision of housing land. This may involve consideration of other designations such as green belt, the setting of areas of special scientific interest and other designations. It is, however, relevant to this discussion that there are probably only two other similar areas of such high significance combining both the Grade I Listed Buildings and either Scheduled Ancient Monuments or Nationally Listed Parks and Gardens of Grade I or Grade II* status within the administrative district of Warwick District, these being Kenilworth Castle and Stoneleigh Abbey Park. It is therefore possible to conclude that development which would affect less than substantial harm upon one of these three groups of Assets within the District which is not fully mitigatable should not be permitted and that the same public benefit could be provided elsewhere within the District where the impact upon Assets which are of such limited supply within the District are not affected. The conclusion is, therefore, the site should not be developed either for housing as the impact upon the setting of the highly significant Assets although less than substantial harm, could not be fully mitigated such that harm would still be apparent to these historic assets of which only two other comparable groups exist within the District.