

# Thickthorn (South-east Kenilworth) Strategic Allocations

## HISTORIC ENVIRONMENT APPRAISAL



*understanding heritage matters*

Archaeology Warwickshire Report No 1498  
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*Working for  
Warwickshire*

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<b>Team:</b>	
<b>Project Manager:</b>	Stuart C Palmer CMIfA
<b>Author:</b>	Jonathan Parkhouse MA FSA CMIfA
<b>Illustrations:</b>	Candy Stevens
<b>Report checked by:</b>	Dr Cathy Coutts
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## Archaeology Warwickshire

Unit 9

Montague Road

Warwick

CV34 5LW

01926 412278

[fieldarchaeology@warwickshire.gov.uk](mailto:fieldarchaeology@warwickshire.gov.uk)

[www.warwickshire.gov.uk/archaeology](http://www.warwickshire.gov.uk/archaeology)

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## SUMMARY

*An appraisal of the Thickthorn Strategic Allocation (Sites H06 and E2) was undertaken for Warwick District Council in order to support the Local Plan Submission Draft. The purpose of the appraisal is to demonstrate compliance with objectives for sustainable development, and to avoid and minimise conflict between conservation of significant heritage assets together with their settings and proposals for development. It has been prepared in accordance with methodologies in current use. Whilst primarily a desk-based project using a variety of sources, the appraisal also included field visits to assess present day conditions and to consider settings issues.*

*Legislation and policy context, national and local, is reviewed, and historic environment assets within and in the vicinity of the Strategic Allocation are described; the assets included sites and areas with formal designation as Listed Buildings, Scheduled Monuments and Registered Parks and Gardens, as well as other, non-designated, sites recorded in the Warwickshire Historic Environment Record. The possibility of previously unrecorded archaeological sites being present within the Strategic Allocations is noted.*

*Each historic environment asset or group of assets was assessed according to their Value and the Scale of Change that would result from development of the Strategic Allocation. Value and Scale of Change were then plotted as matrices to arrive at an evaluation of Significance of Effect, and recommendations made for mitigation. Given the nature of the available data insufficient evidence exists to ascribe either Value or Magnitude of Impact with certainty to all sites; where this is the case (principally in respect of those sites situated within the western portion of Glasshouse Wood) a precautionary principle has been applied.*

*The most significant implications are:*

- the potential damage to part of the Scheduled Monument at Glasshouse Wood, which would be directly impacted by development. Given the strong presumption in historic environment policy against development on Scheduled Monuments, it is recommended that consideration is given to removal of the affected part of the Scheduled Area from the Strategic Allocation, or incorporating the area as public open space. There may also be scope for addressing the causes of ongoing damage to the Scheduled Monument adjacent to the allocation.*

- *it is considered unlikely that development of the Strategic Allocation would have more than a slight Significance of Effect upon the setting of the Grade II\* Registered Park and Garden at Stoneleigh Abbey.*
- *It is recommended that consideration be given to retaining the belt of trees known as Glasshouse Spinney within the Strategic Allocation; this is the last surviving vestige of the early nineteenth century historic landscape associated with Stoneleigh Park west of the A46.*
- *It is recommended that archaeological evaluation is undertaken pre-determination within the Strategic Allocation, in order to ensure that any previously unknown areas and deposits of archaeological interest may be recorded in advance of development.*

## 1 INTRODUCTION

1.1 This document is an assessment of the significance of the potential impact of development upon the historic environment within a strategic land allocation at Thickthorn, south-east Kenilworth (Sites HO6 and E2) for housing and employment land within the Warwick District Local Plan. The strategic site would accommodate 760 new houses and eight hectares of employment land together with community facilities and shops/services.

1.2 A number of heritage assets (archaeological sites and historic buildings and landscapes) have been recorded within the allocation and adjacent areas. These include both designated and non-designated assets, including a Scheduled Monument, the extent of which overlaps in part the strategic allocation. In addition the possibility exists for discovery of further assets within the allocated area.

1.3 The assessment is required to demonstrate compliance with objectives for sustainable development, as set out in National Planning Policy (eg NPPF paras 129, 158, 169; see section 2.3 below) and to avoid and minimise conflict between conservation of significant heritage assets (including the setting of heritage assets which may lie beyond the strategic allocation area) and the development proposals. It also considers the likelihood of the existence of further heritage assets being discovered within the allocation areas and suggests measures for mitigation where appropriate.

1.4 The assessment has been compiled in response to a brief set by Warwick District. It consists of:

- a summary of the legislation and policy context, national and local
- a description of the known historic assets
- a discussion of the potential for the discovery of further historic assets within the strategic allocation
- an explanation of the methodology used for scoring the assets in terms of significance of effect of development
- assessment for individual assets/groups of assets of the significance of effect of development upon both physical form and setting
- recommendations for mitigation
- bibliography
- appendices containing descriptive text from statutory designations

1.5 Data used in this assessment has been drawn from various sources:

- National Heritage List for England
- Warwickshire Historic Environment Record
- Warwickshire Record Office
- Warwickshire Museum Excavation Archives
- Published sources (described in the bibliography)

1.6 In addition, site visits were undertaken during October 2014 to verify data in the field. This ‘walkover survey’ was not primarily intended to collect fresh data or to record known sites, but to gain an oversight of the present-day physical state of the sites and in particular as an aid to consideration of issues to do with the setting of individual sites.

1.7 The study area may be defined as the land bounded by the B4115 and the eastern edge of Thickthorn Wood to the south-east, the A452 to the south-west, the edge of existing housing along Jordan Close/Birches Lane/Glasshouse Lane to the north-west, and the far northern edge of the Glasshouse Wood Scheduled Monument to the north (Fig 1). The land slopes gently from the north-west down towards the River Avon as it flows through Stoneleigh. The underlying geology consists of Permian mudstones and sandstones (mapped here by the British Geological Survey as the Ashow Formation). The area is bisected by the A46 Kenilworth Bypass which runs south-west to north-east; the allocation areas are to the north-west of the A46 and are currently mainly pasture or sports grounds. A number of Historic Environment assets lie to the south-east of the A46 in an area of

woodland and farmland, much of which was formerly part of the designed landscape associated with Stoneleigh Abbey; these assets are potentially impacted by the proposed development in terms of effects upon their settings.

## 2 LEGISLATION AND POLICY CONTEXT

### 2.1 Ancient Monuments and Archaeological Areas Act 1979

2.1.1 AMAA 1979 concerns those sites which in the opinion of the Secretary of State are of national importance. Scheduling in England is undertaken on the basis of advice from English Heritage. Current Government policy on the identification, protection, conservation and investigation of Scheduled sites (and also non-designated sites of national significance) is set out in DCMS 2013.

2.1.2 Works to Scheduled Monuments are controlled through a formal Consent regime. It is a criminal offence to demolish, destroy, damage, remove, repair, alter or add to a Scheduled Monument, or to undertake flooding or tipping operations on land in, on or under which there is a Scheduled Monument, unless prior consent has been obtained from the Secretary of State in the form of Scheduled Monument Consent (SMC). It is also an offence to fail to comply with the terms of such consents.

2.1.3 Great weight is given to the conservation of Scheduled Monuments. In the case of works proposed for development-related purposes, the Secretary of State has particular regard to the following principles:

only in wholly exceptional cases will consent be granted for works that could result in substantial harm to, or loss of, the significance of a Scheduled Monument; and

in cases that would lead to less than substantial harm to the significance of a Scheduled Monument the harm will be weighed against the public benefits of the proposal.

Though relevant, the potential to record evidence of the past is not considered by the Secretary of State to be an important factor in determining if SMC should be granted in such circumstances. Consequently it will normally be given little weight.

2.1.4 If consent is granted for works that could result in harm to, or loss of, the significance of a Scheduled Monument the Secretary of State is likely to impose conditions to require this

to be captured and recorded in a manner proportionate to the likely harm or loss, thereby realising the monument's potential contribution to knowledge and understanding of our past.

## 2.2 **Planning (Listed Building and Conservation Areas) Act 1990**

2.2.1 This Act governs the consent regime relating to Listed Buildings. Listed Building Consent (LBC) is required for all works of demolition, alteration or extension to a Listed Building that affect its character as a building of special architectural or historic interest. Planning permission will be required for works affecting the external appearance of a Listed Building. LBC is determined by the Local Authority, who are required to consult with English Heritage and National Amenity Societies in certain cases, including works involving demolition, works in respect of a Grade I or II\* building and development which affects the setting of a grade I or II\* Listed Building (see Circular 01/2001 Arrangements for handling heritage applications). It is the significance of particular elements of a Listed Building that is key to its importance, rather than whether or not a feature is specifically noted in the List Entry Description; some older descriptions may contain little in the way of detail about the attributes which give the structure its significance. Structures ancillary to the principal building at the time of its listing which fall within its curtilage will also be subject to LBC.

2.2.2 Section 16 (2) states that 'In considering whether to grant Listed Building Consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

2.2.3 Section 66 (i) states that 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

2.2.4 'Preservation' in the context of the Act means not harming the interest in the building, as opposed to keeping it utterly unchanged. This obligation applies to all decisions concerning Listed Buildings. Decision-making policies in the NPPF (see below) and in the local development plan are also to be applied, but they cannot directly conflict with or avoid the obligatory consideration in these statutory provisions.

2.2.5 There are terminological differences between the 1990 Act and NPPF, the latter referring in particular to 'conservation of significance'. 'Significance' is the sum of the heritage interests and so the 'special architectural and historic interest' referred to in the 1990 Act is included within the term 'significance'.

### 2.3 National Planning Policy Framework

2.3.1 Current national planning policy (NPPF 2012) carries a presumption in favour of sustainable development. Amongst the core principles underpinning plan-making and decision-taking (NPPF para 17) is the requirement that planning should 'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations' (ibid para 17).

2.3.2 Policy in respect of conserving and enhancing the historic environment is articulated in paragraphs 126 - 141 of NPPF. These require, *inter alia*, local authorities to

set out in their local plan a positive strategy for conservation and enjoyment of the historic environment (para 126)

require applicants for planning consent to describe the significance of any heritage asset affected at a level of detail proportionate to its importance, including any contribution made by their setting; desk-based assessments and/or field evaluation should be required where there is the potential for development sites to include heritage assets with archaeological interest (para 128)

'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.' (para 129)

not take into account the deteriorated state of a heritage asset when taking a decision in respect of assets where there is evidence of deliberate neglect or damage. (para 130)

give 'great weight' to the conservation of a designated heritage asset when considering the impact of proposed development. '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.... grade I and II\* Listed Buildings, grade I and II\* Registered Parks and Gardens, and World Heritage Sites, should be wholly exceptional' (para 132)

refuse consent where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

the nature of the heritage asset prevents all reasonable uses of the site; and no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and the harm or loss is outweighed by the benefit of bringing the site back into use.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. (paras 133-4)

consider non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments as being subject to the policies for designated heritage assets (para 139)

2.3.3 Implementation of the National Planning Policy Framework in respect of the Historic Environment is supported by Planning Practice Guidance (<http://planningguidance.planningportal.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/>) which is periodically updated (most recently in March 2014).

2.3.4 A key concept in all recent national policy and practice guidance is that of the significance of historic assets, significance being defined (NPPF glossary) 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.* Being able to properly assess the nature, extent and importance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals' (Planning Practice Guidance: Conserving and enhancing the historic environment section 3).

## 2.4 Settings guidance

2.4.1 Guidance on the Setting of heritage assets has been set out by English Heritage (English Heritage 2011, as modified by English Heritage 2014).

2.4.2 Setting is not spatially fixed within physically definable boundaries; it is not a heritage asset in itself, nor is it a formal designation. Its importance lies in its contribution to the significance of a heritage asset, depending upon physical elements, as well as perceptual attributes, pertaining to the asset's surroundings. It does not depend upon public access or numbers of visitors; remoteness and tranquility may be aspects of setting.

2.4.3 Where an asset's significance has been compromised in the past by development unsympathetic to its setting, consideration still needs to be given as to the possibility of additional change detracting from the asset's significance further, or indeed enhancing it.

2.4.4 Even buried archaeological remains, which may not be readily visible to an observer, will retain a presence in the landscape (for example, in relation to topography or boundary features perpetuated in the landscape, or in continuity of land-use). 'While the form of survival of an asset may influence the degree to which its setting contributes to significance and the weight placed on it, it does not necessarily follow that the contribution is nullified if the asset is obscured or not readily visible' (English Heritage 2014, 4).

2.4.5 The English Heritage guidance on settings advocates a staged approach to decision-making, discussed further in a subsequent section (4.1.5 below).

## 2.5 Warwick District Local Plan

2.5.1 The Submission Draft contains policies in respect of the Historic Environment (Policies HE1-6; explanatory text paras 5.139-176). Of especial relevance to this assessment are

*Policy HE1 (Protection of Statutory Heritage Assets) Development will not be permitted where it will adversely affect the setting of a Listed Building*

*Policy HE4 (Protecting Historic Parks and Gardens) Development will not be permitted if it would result in substantial harm to the historic structure, character, principal components and setting of Parks and Gardens of Special Historic Interest included in the English Heritage Register, as defined on the Policies Map. Development that would cause less than substantial harm to the character, principal components and settings of Parks and Gardens of Special Historic Interest included in the English Heritage Register as defined on the Policies map, should be weighed against the public benefits of the proposal, including securing optimum viable use.*

*Policy HE6 (Archaeology) Development will not be permitted which results in substantial harm to Scheduled Ancient Monuments (as shown on the Policies map) or other archaeological remains of national importance, and their settings unless in wholly exceptional circumstances.*

*There will be a presumption in favour of the preservation of locally and regionally important sites, except where the applicant can demonstrate that the benefits of development will outweigh the harm to archaeological remains.*

*The Council will require that any remains of archaeological value are properly evaluated prior to the determination of the planning application.*

*Where planning permission is granted for development which will have an adverse effect on archaeological remains, the Council will require that an agreed programme of archaeological investigation and recording precedes development.*

### **3 HISTORIC ENVIRONMENT ASSETS IN THE ENVIRONS OF THE THICKTHORN STRATEGIC ALLOCATIONS (Fig 1)**

#### **3.1 Organisation of this section**

3.1.1 Numbers prefixed by MWA are the primary reference numbers by which individual assets are identified in the Warwickshire Historic Environment Record. The List Descriptions

for designated historic assets (Scheduled sites, Listed Buildings and Registered Parks and Gardens) are reproduced, where available digitally, in Appendix.

### 3.2 Prehistoric

3.2.1 MWA 3048 Around five items of flint, probably Neolithic or Bronze Age, were recovered in 1975-6 from an area in the vicinity of SP 3120 7200, close to the northern edge of the Scheduled area.

3.2.2 MWA 5867 A barbed and tanged arrowhead, possibly of early Bronze Age date, was discovered 'on the Rugby Field' in *circa* 1989; the HER shows the findspot at SP 3010 7100 but the precise find spot is unknown.

### 3.3 Romano-British

3.3.1 MWA 2594 Glasshouse Wood Romano-British Site, and MWA 5287 Romano-British Field System (also additional findspots MWA 2244, 6983 and 5668; Fig 2).

3.3.2 The site is designated as a Scheduled Monument (Warw 167; list entry 1005723; Appendix 1A). It was discovered *circa* 1971 by members of Coventry and District Archaeological Society (CADAS), who undertook investigative works in advance of construction of the A46 Kenilworth Bypass (Ford 1971; Willacy and Wallwork 1977). Glasshouse Wood had previously been identified as being of archaeological interest on the basis of the seventeenth-century glass works, the location of which is apparently shown on estate map of 1692 (Drew 1971) and 1766 (below, para 3.5.1). Initial survey discovered banks and earthwork features apparently associated with a building platform at, and extending just beyond, the northern edge of the wood.

3.3.3 The investigation was intended to assess the implications of the bypass construction and the decision was taken to limit investigation where possible to the final phase of occupation. A number of trenches were excavated, although the published report only describes five of these (trenches II and IV, VIII, IX and XXII), which were, presumably, the five trenches which yielded positive evidence. The numbering system used by the excavators implies that at least seventeen other trenches were excavated. The statement by Ford (1971) that 'trial trenching in the east triangle of the wood revealed stone walls and debris including much fused glass waste which probably mark the area of the XVII glass furnaces' demonstrates that more trenches were excavated than are accounted for in the published report; regrettably the trenches which yielded negative evidence appear not to

have been recorded at all. The only material in the archive from the 1971 work held by Warwick Museum, other than the finds, consists of the drawings on which the published plans are based; there are no photographs, notes, or context descriptions. Copies of aerial photographs taken by Jim Pickering in July 1971 held by the Warwickshire Historic Environment Record (SP 3171 B and C) show what appear to be linear trenches along the route of the soon-to-be-built A46 but it is not possible to tell with certainty whether these were archaeological trial trenches or contractor's trenches. The same photographs show apparent trenches in the vicinity of those shown on the published drawings in the area of Trench IX, but it is not possible to correlate these with certainty.

3.3.4 Trench II was excavated on the site of an extensive surface scatter of Romano-British pottery and tile, and revealed a first century cremation overlain by a spread of pottery and roof tile. Trench IV was dug to determine the extent of the scatter and exposed another platform on the edge of the earthworks, just north of the earthwork platform previously discovered.

3.3.5 Trench VIII, measuring 10m x 3m, was excavated across the main platform (Fig 3). Walls, both stone founded and timber (sleeper beam), were interpreted as representing two rooms of a building, dated by pottery incorporated within a compacted clay floor as being of late third/early fourth-century date. The collapsed tile roof which lay to the north of the building overlay the foundations of a further wall.

3.3.6 Trench IX, measuring 21m x 1m, was excavated across the earthworks just north of the wood (Fig 4). This revealed a 'road or yard' consisting of sandstone blocks in a sand and gravel matrix which extended at least 25m to the north of the building exposed by trench VIII. This feature overlay a ditch or pit containing late 1st/early 2nd-century material including sawn animal bone and other domestic waste. The yard/road had in turn been cut by a medieval hollow way, running along the northern edge of the wood, which had evidently still been in use during the eighteenth century, and which is shown on the 1597 Leigh Estate Map, but not the 1766 map (WRO Z142; Z139/1, cited in Willacy and Wallwork 1977, fn 8).

3.3.7 A further trench, XXII, around 7m x 4m, was dug to try to define the western edge of the building complex. A stone wall was revealed, cut by a relatively recent clay pit (still shown on OS mapping as a small pond) at its southern end, but traced by further trenching to extend north for around a further 20m; this was approximately at right angles to the axis of

the building in Trench VIII. The wall apparently cut two beam-slots of an earlier building, probably of late first-century date.

3.3.8 A number of earthworks (MWA 5287) were also recorded by CADAS in 1971, some potentially relating to a Romano-British field system. Most of these were south of the excavated area.

3.3.9 The western and southern sides of Glasshouse Wood are defined by a bank and ditch (MWA 5288; Fig 7), which corresponds to the former Ashow parish boundary (a similar section of earthwork, MWA 2599, is to be found along the north-eastern side of Thickthorn Wood). On the southern side of the wood a strip of land which was once part of Kenilworth parish intrudes into the wood, its limit being defined by a curving ditch, largely removed during construction of the A46 Kenilworth bypass. The parish boundary was not, however, defined by this ditch on the 1692 Kenilworth Estate Map, but rather by a bank shown immediately north of the supposed site of the glass kilns.

3.3.10 The north side of the wood is defined by the medieval road/hollow-way exposed in Trench IX, which appears to take a detour to avoid the building platform, although the medieval road was apparently cut through the road/yard surface associated with the building platform.

3.3.11 Within the wood a number of banks were noted and plotted by CADAS (to the extent that vegetation and the equipment available would allow). The majority appear to belong to a system of banks orientated approximately east-west which form strips 25m to 40m wide and 110m to 200m long. These appear to share the same alignment as the building exposed in Trench VIII, and are tentatively identified, with justifiable caveats, as being a possible field system contemporary with the Roman building. This evidence must be approached with caution. As the excavators admit, further evidence may well have been concealed by dense undergrowth within the wood, although inspection of available Lidar data as part of the present study did not yield any additional information; furthermore the published plans, which lack any national grid references, are not easy to reconcile to present day OS mapping with complete precision, given the changes in boundaries associated with the bypass construction (in Fig 2 the 1977 published plan has been amalgamated with area of the modern highway on a 'best fit' basis and should be viewed with due caution). The earthwork features in the part of Glasshouse Wood to the south-east of the A46 were not, for the most part, readily visible on the ground at the time of the site visit, given the extensive vegetation cover

including brambles and bracken (Fig 5); however, vestiges of those on the north-western side of the A46 were tentatively identified, consisting of low banks some 2m wide and a few centimetres high, sharing the same alignment as those shown on the published plan.

3.3.12 Nevertheless, if the earthwork features are contemporary with the Romano-British building they are likely to be unique in Warwickshire. Their survival, according to the excavators, may be due to Glasshouse Wood having reverted to woodland and remaining relatively undisturbed after the Roman period.

3.3.13 Despite the discovery of a potentially significant Roman site in the immediate vicinity of the Kenilworth bypass, no further investigative or recording work appears to have taken place during road construction (such a programme of work would have been unusual during the early 1970s).

3.3.14 Further finds of Romano-British material have been recovered from within the Scheduled area:

MWA 2244 A Roman *tegula* (rooftile) with incomplete stamp “TCM” was found at SP 3110 7180, in 1976.

MWA 6983 A single coin found at SP 3125 7190 was reported to Coventry Museum in 1993

MWA 5668 Various finds of Roman pottery and tile (including further examples with TCM stamps) have been recovered by fieldwalking during the 1970s and subsequently from an area in the order of 65m x 65m centered on SP 3127 7185 (West Midlands Archaeology 37 (1995), 85-87)

The distribution of this material may merely reflect the availability of areas suitable for fieldwalking, but suggests that the area of settlement extends to north and east of those areas investigated in 1981.

3.3.15 The site, encompassing both the areas excavated and the earthworks of the putative field system, was Scheduled as an Ancient Monument in 1973. The boundary of the western limit of the Scheduled area is concurrent with the Ashow parish boundary, which appears to have been selected in the absence of precise evidence for any actual limit of significant archaeological remains.

3.3.16 In September 1986 the entire south-western part of the Scheduled monument south of the wood on the western side of the A46, which had recently been acquired by Kenilworth

Wardens Cricket Club, was stripped of topsoil during creation of a cricket pitch. Those concerned had apparently been unaware of the site's Scheduled status and the work was undertaken without prior Scheduled Monument Consent having been sought. The then Warwickshire County Archaeologist, Helen Maclagan, visited the site. She examined the stripped area, and the mound of topsoil which had been scraped from it, at some length, but found no archaeological evidence, either finds or features, at all. In correspondence with the Inspector of Ancient Monuments at English Heritage Ms Maclagan concluded that 'Considering the archaeological evidence available at the time, it seems possible that the edge of the Scheduled area was drawn along the parish boundary as much for convenience as anything else. It now seems likely that this area did not in fact contain any archaeological evidence, and that therefore nothing of value has been lost' (Warwickshire HER: MWA 2594; SWA 22564/2).

3.3.17 Further evidence of damage was noted during preparation of this report. In the part of Glasshouse Wood west of the A46 a BMX/mountain bike track has been constructed, evidently relatively recently, adjacent to the public footpath, involving excavation of the substrate to create a series of ramps and shallow pits (Fig 6). cursory inspection of the exposed areas did not reveal any evidence for either Roman activity or industrial waste from glass manufacture. Small lenses of dark, possibly burnt, soil were seen in two areas of the excavation, but there was no indication as to the date or origin of these deposits.

3.3.18 The Glasshouse Wood site is included in English Heritage's register of Heritage at Risk (<http://risk.english-heritage.org.uk/register.aspx>), where its condition is described as 'Generally satisfactory but with significant localised problems', the principal vulnerability as 'Digging' and the trend as 'Stable'. This description presumably refers to the damage noted in the previous paragraph. Since the site has been registered as being 'at risk' since 2009, when Scheduled sites, other than those which were also Listed Buildings, were included on the register for the first time, it is likely that the damage had already occurred by 2009. Nevertheless notices pinned to trees by those responsible for the excavations, which ask passers-by to respect the environment around the 'jumps' and remove litter, refer to works still being in progress. The condition of the notices indicates that they have been placed there recently (probably within a few months of the site visit), whilst their content appears to indicate that the perpetrators of the damage were broadly supportive of enhancing the environment despite being ignorant of the site's Scheduled status and the constraints entailed by such a designation. It is not known whether any discussion between the bikers and the landowners have taken place.

3.3.19 On the eastern side of the A46, high pressure gas pipeline marker poles some 2.7m high are visible along an alignment approximately NE-SW which passes through the Scheduled area. These installations appear to be of relatively recent (<15 years) age; however, no obvious disturbance was visible on the ground surface, indicating that the marker poles may be replacements for older, less conspicuous markers.

### 3.4 Medieval

*Woodland areas MWA 9945, 9947, 9948*

3.4.1 It is difficult to demonstrate the continuity of woodland cover following the Roman period asserted by the excavators of the Glasshouse Wood site with any certainty. Landscape and land-use change during the Anglo-Saxon period in particular is difficult to demonstrate since there is a dearth of evidence. However, documentary evidence suggests that much, if not all, of the western margin of Ashow was woodland during the medieval period (Wager 1998).

3.4.2 The area immediately north-west of Glasshouse Wood within Kenilworth parish was an area of woodland known during the medieval period as the Frith, or Kings Wood (MWA 9945). Frith is an Old English word associated with woodland, although the precise meaning is uncertain; its use suggests that the origin of the wood is very early (possibly pre-conquest). In 1322 tenants of Stoneleigh, Ashow and Kenilworth petitioned Edward II about curtailment of their rights of common within the Frith which they had enjoyed since time immemorial and which had been curtailed by enclosure of over 800 acres of that wood by the Earl of Lancaster. The size and shape of the Frith suggest that it may at one time have been part of Stoneleigh parish. In the early thirteenth century William de Semilly and his wife gave part of the wood of Ashow to Stoneleigh Abbey. This wood lay between the Warwick-Coventry Road and the Monks Pool; another Semilly wood called Wydenhaye (MWA 9947) was between the Avon and the Frith, and is provisionally identified (Wager 1998, 36) as the area immediately north of Glasshouse Wood.

3.4.3 In 1316 the canons of Kenilworth secured surrender of common rights in Thickthorn (*Thyckethorne*) Wood (MWA 9948) and a (?wood) pasture called Litlenhaye which extended to *Wydenhai*, identified as the area immediately north of the present Thickthorn Wood. Glasshouse Wood is not specifically mentioned by name until the post-medieval period; on the 1597 Leigh estate plan it is called Coackes Grove (Cooks Grove on the 1692 estate map; Drew 1971), and groves are recorded in Ashow in 1375 and 1431, although their locations are not known. Cook's Grove/Glasshouse Wood may well have once been part of

Wydenhaye. There is therefore a strong likelihood that Glasshouse Wood formed part of an extensive area of woodland in the west part of Ashow which had been woodland since before the Norman conquest. However, as Sarah Wager points out (Wager 1998, *loc cit*) 'The suggestion that the whole area between the Warwick-Coventry road and the north-western boundary of Ashow was once woodland must be tempered by the fact that the course of that road has changed since the eighteenth century and may have undergone other changes at an earlier date'.

3.4.4 Other than the woodlands themselves, contemporary evidence survives for their boundaries in the form of sections of bank, one on the southern side of Glasshouse Wood (MWA 5288; vicinity of SP 3069 7170; Fig 7), the other along the north-eastern side of Thickthorn Wood (MWA 2599; vicinity of SP 3055 7113).

### 3.5 Post-medieval

#### *Post-medieval glassworks MWA 2593*

3.5.1 Glasshouse Coppice is mentioned in a parliamentary survey of 1650 (Gover Mawer and Stenton 1936, 174) and again in 1658 in the quarter sessions indictment book (Warwickshire County Records 6, 129, cited in Drew 1971, 186). The location of the glasshouse is indicated by a detached portion of the 1692 Kenilworth Castle Estate Map which shows 'John Timms's Glass-House Closes', due south of Cooks Grove. The area of the closes fits precisely an unnamed area south of 'Coackes Grove' on the 1597 Leigh Estate map by John Goodwine (SBTRO, DR671/3; reproduced in Drew 1971). A building is shown in the north-western corner of the closes on the 1692 map at a point approximately corresponding to SP30707169; this may well be the glass house although the evidence is not entirely conclusive. A building at SP 3033 7173 bears the name Glasshouse on the majority of 1:2500 OS maps between 1888 and 1971, but is probably situated too far to the west to be a convincing alternative candidate. The same closes and the building on the 1692 map are shown on the 1776-77 Matthias Baker map of Ashow (Shakespeare Birthplace Trust Record Office: DR671/30; copy in Warwickshire Record Office: CRO Z142; Fig 8) and the closes (but not the building) are shown on the 1813 Ordnance Survey surveyor's drafts (available online at <http://www.bl.uk/onlinegallery/onlineex/ordsurvdraw/w/002osd000000012u00215000.html>).

3.5.2 Glass manufacturing did not apparently meet with success in Warwickshire, as there was widespread disquiet over the destruction of woodland to fuel the furnaces (indeed the government had been attempting to regulate this since 1615). This particular enterprise, however, continued into the (early part of the) eighteenth century, as accounts survive for

repair works to the Chimney ('the old wooden one being dangerous'), floors ('very bad'), walls and roof (Drew 1971 *loc cit*). The document is apparently undated, but the tenant is named as Thomas Timms, evidently a relative of the John Timms recorded on the 1692 map. The contemporary description of the woodland as a coppice is indicative of deliberate management of the resource as a source of fuel for the manufacturing enterprise.

3.5.3 Some investigative work was undertaken in advance of the A46 bypass construction, concurrently with investigation of the nearby Romano-British site. The very brief published account (Ford 1971) records that 'In the E. triangle of the wood, trial trenching revealed stone walls and debris including much fused glass waste which probably mark the area of the XVII glass furnaces'; unfortunately no record appears to have been deposited with Warwick Museum of the trial trench locations.

3.5.4 The supposed glass house site was not directly on the line of the A46 bypass and no further work was undertaken. No traces of glass manufacture were recorded when the stripping of the cricket ground (corresponding in part with the closes shown on the 1692 map) was observed in 1986, and no glass waste was noted in the material exposed by the recent construction of the BMX/mountain bike track in Glasshouse Wood (see above); however the absence of evidence does not necessarily mean that structures and deposits associated with the glass works do not still survive below ground.

### 3.6 Historic Landscape

3.6.1 Historic Landscape Characterisation was completed by Warwickshire County Council in 2010 and incorporated into the Historic Environment Record (HER). The HER records the area of the strategic allocations for the most part as a somewhat nondescript mixture of sports fields, planned enclosure and large irregular fields, but no one character type predominates and there is no overall coherence of historic landscape character. (The Enclosure Act for the part of the study area within Kenilworth is dated 1755, but no accompanying map survives: WRO Qs75/63). The area north-west of the A46 and south-west of Rocky Lane has seen little reconfiguration of the fieldscape since the late nineteenth century other than the encroachment of housing along the edge of Birches Lane/ Glasshouse Lane and in the Jordan Close/Thickthorn Close area, together with some amalgamation of some of the smaller closes (Figs 10-15). The cricket and rugby pitches between Glasshouse Wood and Rocky Lane, north-west of the A46, were laid out in what had been the westernmost part of Stoneleigh Park.

3.6.2 South-east of the A46 the Historic Landscape Character is rather different. Thickthorn Wood, Glasshouse Wood and the land between them is designated as being within the Registered Park and Garden of Stoneleigh Abbey Park (MWA 2927; Appendix 1B), which originally extended into the area occupied by the rugby and cricket grounds.

3.6.3 At the dissolution in 1536 the Cistercian Abbey at Stoneleigh was initially purchased by Charles Brandon, Duke of Suffolk, before being sold to the London merchants Sir Rowland Hill and Sir Thomas Leigh. The Leigh family remained at Stoneleigh until the 1990s, by which time the Abbey buildings had been vested in a Trust. Various landscape designers became involved in the development of the grounds at Stoneleigh, most notably Humphrey Repton, who worked at Stoneleigh 1808-13, CS Smith, WA Nesfield, who laid out the terraced formal gardens, and Percy Cane, who carried out additional alterations before the second world war (English Heritage Register of Historic Parks and Gardens List Entry Description, <http://list.english-heritage.org.uk/resultsingle.aspx?uid=1000377&searchtype=mapsearch> accessed 8.10.2014; Appendix 1B).

3.6.4 The main entrance to the Abbey is marked by the neo-classical 'Grecian Lodges' of circa 1814 attributed to CS Smith of Warwick, listed Grade II, on the B4115 at SP 31138 71599, opposite the eastern side of Glasshouse Wood. The B4115 itself is the result of a diversion in 1814 of a former public road which crossed the park north-south some 600m west of the Abbey buildings, and this part of the Stoneleigh estate was extensively reorganised from 1806 during the ownership of the Reverend Thomas Leigh, who commissioned Humphrey Repton to produce designs, and in particular from 1813 by his heir James Henry Leigh (Fryer 2004, 248-258). The reconfiguration of this part of the estate actually seem to have been implemented at the behest of James Henry Leigh, as the fieldscape shown on the 2" to one mile Ordnance Surveyors' drawings of 1813 (<http://www.bl.uk/onlinegallery/onlineex/ordsurvdraw/w/002osd000000012u00215000.html>) show a fieldscape similar to that of the Matthias Baker map of 1776-77. The changes are thus likely to have begun circa 1814.

3.6.5 West of the Grecian Lodges, the West drive of circa 1814 continued along the southern edge of Glasshouse Wood before turning southwest and continuing through an area which had been a series of small closes in the eighteenth century (as shown on the 1776-77 Matthias Baker Ashow map) towards Thickthorn Wood. This drive, the course of which is largely obliterated by the A46, crossed Rocky Lane over a stone bridge (see below)

close to Rocky Lane Lodge (an unlisted building in a picturesque style comparable to some of the other early nineteenth century buildings on the Stoneleigh estate, which was known as Thickthorn Lodge until the early twentieth century) and continued through Thickthorn Wood before reaching what is now the A452 road from Leamington Spa into Kenilworth. A lodge is shown at approximately SP2984 7045 (now beneath the A46/A452 interchange) on the 1955 1:10560 OS map. The remnants of an avenue of trees which survives, south-east of and roughly parallel to the former drive between Glasshouse Wood to Rocky Lane Bridge (Fig 9) is the remnant of a former field boundary, the position of which corresponds approximately to one shown on the 1597 Stoneleigh Estate Map. The carriage Drive was extant until construction of the A46; an aerial photograph from 1967 held by Warwickshire Historic Environment Record (SP3071; Sortie OS 67-227 frame 051) shows newly planted trees along either verge. This outer sector of Stoneleigh Park was truncated by construction of the A46 bypass; only the area southeast of the A46 is included within the designated area, the outer part being divorced from the rest of the park and given over to new uses as sports grounds no longer retains its former character, with the exception of Glasshouse Spinney. This belt of trees along the Glasshouse Lane edge of the allocation area is first shown on the first edition (1834) one inch to one mile (1:63360) Ordnance Survey map (Fig 10), but is evidently part of the re-ordering of this part of Stoneleigh Park initiated circa 1814.

3.6.6 One other area of landscape interest, albeit more modest in scale than Stoneleigh Park, lies within the area of the Strategic Allocation. Thickthorn Gardens (MWA 12973) occupy an area at the south-western end of the allocation, centered on SP 2871 7069 (Figs 11-15). The 1888 and 1925 1:2500 OS maps show a lodge, grounds with mixed planting and an avenue of trees (not flanking a drive) to south-west of Thickthorn Manor; in 1938 there is no longer any sign of the avenue on OS mapping. By 1971 part of this area was in use as a cricket pitch. The house on the site of the lodge (not visited as part of this assessment) is not listed. In his review of the Register of Parks and Gardens in Warwickshire Jonathan Lovie recommended the site for inclusion on a Local List (Lovie 1997). Present day aerial photographs show no evidence surviving for these features, nor were any noted during the site visit conducted as part of this assessment.

### 3.7 Listed Buildings

3.7.1 Thickthorn Manor (MWA 3299; Appendix 1C; SP 29767 70816; Fig 16) is Listed Grade II. Originally a cottage, then a three-storey farmhouse, and in 1811 a 'country mansion' in mock-Tudor ('Mild mannered Tudor Gothic') style with medieval battlements and turrets. A building is shown at this location on the 1813 surveyors' draft, but there is no sign

at this date of the gardens around it. Remodelled and extended in 1987, it is now a nursing home (Pevsner and Wedgwood 1966, 326).

3.7.2 Thickthorn Stables (not allocated a separate MWA number; Appendix 1D; Fig 17), contemporary with Thickthorn mansion, and adjacent at SP 29819 70833, are also listed Grade II; they consist of a cement-rendered two-storey battlemented structure with two side wings, complementing the architectural style of the main house. The OS maps do not show the side wings on the 1888 or 1905 1:2500 editions, suggesting that these are more recent additions. The stables were converted into 'mews houses'/ apartments in the 1980s; the housing presently surrounding the stables also dates from this period.

3.7.3 Rocky Lane Bridge (MWA 2940; Appendix 1E; Fig 18) at SP 30567104, is a single span sandstone bridge. The date is not certainly known but it must be part of the same general period of landscaping as the Grecian Lodges and the carriage drive, ie *circa* 1814 or shortly thereafter. However, the 1597 Leigh Estate plan (SBTRO, DR 671/3) shows two roads crossing here, and as the roads were on different levels there must have been a bridge here.

### **3.8 Potential for discovery of previously unrecorded archaeological sites within the strategic allocation areas**

3.8.1 In addition to the heritage assets described in the previous sections, there is the potential for the discovery of further sites within the strategic allocation areas.

3.8.2 Other than the fieldwork undertaken along the line of the A46 prior to its construction in the early 1970s, there has been little in the way of systematic fieldwork undertaken within these areas. Present land-use (sports grounds and grazing) is not especially conducive to aerial survey or systematic artefact recovery from fieldwalking, and it is difficult therefore to assess potential. The prehistoric findspots, whilst individually of low intrinsic value, point to exploitation of the area and the existence of more substantial or extensive remains can not be ruled out. The discovery of a Roman settlement at Crewe Farm, a few hundred metres to the north (MWA 1887) of the study area, may indicate that the Glasshouse wood settlement was not isolated and that other farmsteads/settlements may have been present in the vicinity.

3.8.3 There is a likelihood that much of the study area was wooded during the medieval period (section 3.4 above), and quite possibly during much of the Anglo-Saxon period;

extensive settlement remains of this period are perhaps less likely than for earlier periods. Areas of woodland remained into the post-medieval period, and the types of site most likely to be encountered may well be those associated with woodland, including industries (such as glass-making) dependent upon the availability of timber for fuel. Later, much of the area was incorporated into the designed landscape of Stoneleigh Abbey.

3.8.4 One may therefore conclude that there is a moderate chance of deposits of Roman or earlier date being present within the strategic allocation, and a low to moderate chance of medieval or later features awaiting discovery.

## 4 ASSESSMENT OF THE SIGNIFICANCE OF EFFECTS

### 4.1 Methodology

4.1.1 The methodology adopted here is based on that in widespread use (eg Highways Agency 2007 and, *mutatis mutandis*, ICOMOS 2011), which involves plotting the value of an asset against the scale of change (whether beneficial or adverse) to reach a 'score' for the overall effect of proposed changes. Whilst such a methodology does allow for some level of consistency, the assessment is not solely formulaic and requires exercise of professional judgement, for example when deciding upon the scale and extent of effects.

4.1.2 **Value** of historic environment assets may be ascribed according to the following criteria (not all of which are applicable in the present instance):

**Very High:** Internationally important assets, eg World Heritage Sites

**High:** Nationally important heritage assets, generally recognised through designation as being of exceptional interest and value, eg Grade I and II\* Listed Buildings, Grade I and II\* Registered Parks and Gardens, Scheduled Monuments, and undesignated assets of equivalent significance

**Medium:** Nationally or regionally important heritage assets recognised as being of special interest, generally designated, eg Grade II Listed Buildings, Grade II Registered Parks and Gardens, undesignated assets of regional and national importance including archaeological remains which relate to regional research objectives or can otherwise provide important information relating to the region

**Low:** Assets of interest at a local level for their contribution to the local historic environment, eg undesignated heritage assets including locally listed buildings, undesignated archaeological sites, undesignated historic parks and gardens

**Negligible:** Elements of historic environment of insufficient significance or historic interest to merit consideration in planning decisions

**Unknown:** Importance of asset not ascertained

4.1.3 **Scale of Change** may be assessed according to the following criteria:

**Major Adverse:** Substantial harm to, or loss of, an asset's significance as a result of changes to its physical form or setting, eg demolition or removal of attributes critical to its significance, archaeological interest or setting in a way that fundamentally compromises its ability to be understood

**Moderate Adverse:** Less than substantial harm, eg alterations which remove some elements of significance or alterations to its setting that compromises understanding or appreciation

**Minor Adverse:** Limited harm to significance, eg physical changes to some elements of the asset or its setting which do not noticeably alter its overall significance

**Negligible:** Very minor changes to form or setting which are scarcely noticeable

**No change/neutral**

**Minor beneficial:** Slight improvement to an asset's significance, eg by revealing some elements of significance or small-scale alterations to its setting which enhance the ability to understand or appreciate it

**Moderate beneficial:** Notable enhancement of an asset's significance consequent upon changes to its physical form or setting, eg conservation/restoration of elements of significance, or enhancements to its setting which increase understanding or appreciation

**Major beneficial:** Substantial enhancement of an asset's significance consequent upon changes to its physical form or setting, eg conservation/restoration of elements of high significance, or enhancements to its setting which substantially increase understanding or appreciation

4.1.4 **Significance of effect** may be assessed by means of a matrix which plots **value** against **scale of change**. Significance of effect may be positive/beneficial, or negative/adverse.

Thus:

		Magnitude of Impact (-ve or +ve)				
		No change	Negligible	Minor	Moderate	Major
V a l u e	Very High	Neutral	Slight	Moderate/ large	Large/ Very Large	Very Large
	High	Neutral	Slight	Moderate/ slight	Moderate/ large	Large/ Very Large
	Medium	Neutral	Neutral/ slight	Slight	Moderate	Moderate/ large
	Low	Neutral	Neutral/ slight	Neutral/ slight	Slight	Moderate/ slight
	Negligible	Neutral	Neutral	Neutral/ slight	Neutral/ slight	Slight

#### 4.1.5 Additional considerations in respect of assessing significance of effects in respect of the setting of heritage assets

4.1.5.1 The sustainability of heritage assets may be compromised if changes which may have little or no effects upon physical form do not take account of the contribution made to an asset's significance by its setting. The capacity of settings to accommodate change depends on a number of factors. English Heritage (2014) propose a methodology for decision taking in respect of issues affecting settings of historic assets. In brief, this consists of:

- 1 Identifying heritage assets and their settings which may be affected - factors such as topography and the type of development envisaged will influence the definition of study areas.
- 2 Assessing whether, how and to what extent the settings contribute to the asset's significance - this may involve considering the relationship of an asset with other heritage assets, the way the asset is or was appreciated (especially relevant in the case of designed landscapes) and the integrity and coherence of Historic Landscape Character. This assessment stage will establish current baseline conditions against which change can be assessed.
- 3 Assessing the effects (whether adverse or beneficial) of development on that significance; these may be assessed singly or cumulatively. In the case of strategic allocations, details of some of the specific attributes of development may not have been formulated; design briefs will therefore need to take issues of settings into account, but there is nevertheless scope for consideration of factors such as the proximity and extent of development, its relation to views and general visibility, dimensions (including height), scale and massing,

materials, design, noise, light spill, and changes to land use, vegetation cover and general cover.

- 4 Exploring means of maximising enhancement and avoiding/minimising harm, through respecting setting by sensitive design, modifying designs to reduce harm or enhancing public appreciation of historic assets.
- 5 Documenting decisions and monitoring outcomes, so as to be able to review the success of the development and any mitigation adopted.

## 4.2 Assessment of Historic Environment Assets

### 4.2.1 PREHISTORIC SITES (SECTION 3.2 ABOVE)

4.2.1.1 MWA 3048 consists of a small assemblage of flint items recovered from the northern part of the Scheduled area. Whilst technically the value of Scheduled sites is high, the prehistoric component of the material appears not to have been a criterion of the site's selection for scheduling and the intrinsic value of the assemblage is low. The site is east of the A46 at a considerable distance from the strategic allocation areas, there is no settings issue here and thus Magnitude of Impact is No Change and Significance of Effect Neutral

4.2.1.2 MWA 5867 is the approximate findspot of a single flint arrowhead; the value of such a find is negligible. Since the find spot appears to be within the allocation area the Magnitude of Impact is Moderate; the resultant Significance of Effect is Neutral/Slight Adverse

Prehistoric findspots (MWA 3048, 5867)		Magnitude of Impact (-ve or +ve)				
		No change	Negligible	Minor	Moderate	Major
V a l u e	Very High	Neutral	Slight	Moderate/ large	Large/Very Large	Very Large
	High	Neutral	Slight	Moderate/ slight	Moderate large	Large/Very Large
	Medium	Neutral	Neutral/slig ht	Slight	Moderate	Moderate/ large
	Low	Neutral	Neutral/slig ht	Neutral/slig ht	Slight	Moderate slight
	Negligible	Neutral	Neutral	Neutral/slig ht	Neutral/slig ht ✓	Slight

#### 4.3 ROMANO-BRITISH SITES (SECTION 3.3 ABOVE)

4.3.1 The A46 Kenilworth Bypass is the single most important geographical feature affecting the Roman sites, effectively splitting the area of interest in two. The division is reflected in the extent of Scheduling in 1973, with the very recently constructed A46 being excluded. Since the archaeological evidence and the potential impacts are very different either side of the A46, the site will be assessed in two parts, East and West.

4.3.2 The main evidence for the existence of the Roman site is on the eastern side of the A46. The earthworks investigated in 1971 can still be seen, although some are obscured by vegetation, and the site's Scheduled status denotes a High Value. The possible association of the settlement site (MWA 2594) with a field system (MWA 5287), although not proven conclusively, makes the site unique within Warwickshire on the basis of our present knowledge. The site is not directly physically affected by the local plan allocation and the Magnitude of Impact upon its physical form is No Change.

Romano-British sites East of A46 (MWA 2594, 5287, 2244,6983,5668): Scheduled Monument: Physical form and Setting		Magnitude of Impact (-ve or +ve)				
		No change	Negligible	Minor	Moderate	Major
V a l u e	Very High	Neutral	Slight	Moderate/ large	Large/ Very Large	Very Large
	High	Neutral	Slight ✓	Moderate/ slight	Moderate/ large	Large/ Very Large
	Medium	Neutral	Neutral/ slight	Slight	Moderate	Moderate /large
	Low	Neutral	Neutral/ slight	Neutral/ slight	Slight	Moderate/ slight
	Negligible	Neutral	Neutral	Neutral/ slight	Neutral/ slight	Slight

4.3.3 The setting of the site has changed considerably since the Roman period. If the field system has been correctly identified, it points to the settlement having existed within a much more open landscape, although arguably the current position of the settlement site within and adjacent to woodland is significant since the woodland has evidently preserved the earthwork features. The setting of these assets has already been significantly compromised by the A46; whilst much of the scheduled area is screened from the carriageway by tree plantings along the edges of the A46, the noise of traffic, even within the woodland, is hard to ignore.

However, the density of tree planting is such that intervisibility between the eastern part of Scheduled area and the proposed allocation will be negligible. Current baseline conditions (relatively dense woodland with more open views across fields to the north, together with a noticeable level of noise from the trunk road) will not be affected to any noticeable degree. Magnitude of Impact upon the setting is therefore assessed as Negligible and Significance of Effect as Slight Adverse.

4.3.4 West of the A46 the situation is rather different. Most of the evidence for Romano-British buildings and settlement lies on the eastern side of the A46. The field system, if a Romano-British date is accepted, was identified as having extended this far east in 1971, and vestiges of these earthworks were tentatively identified at the time of the site visits undertaken in connection with this appraisal. There was, however, no sign of Romano-British finds or structures being observed either at the time of extensive unauthorised stripping of the area of the cricket ground in 1986, or during inspection of the recent damage due to construction of a BMX track within Glasshouse Wood. It should however be noted that in neither of these cases were conditions ideal for detailed archaeological examination of the areas exposed, and neither observation should be taken as definitive proof that there were no archaeological deposits within these areas; the adage that absence of evidence is not evidence of absence must carry some weight here. The inclusion of the site on English Heritage's register of Heritage at Risk also underlines the site's vulnerability. Nevertheless, there is a distinct possibility that these areas may be of less intrinsic archaeological value than their scheduled status would indicate.

4.3.5 Disrepair and damage can be a consideration in decision-making, although where damage or neglect is deliberate in the hope of making consent easier to obtain the deteriorated state of an asset should be disregarded (NPPF para 130). However, much of the damage to the scheduled area took place in the 1980s and was evidently not undertaken with deliberate intent to damage the site (the owners apparently being unaware of its designated status).

4.3.6 In view of the site's designated status as a Scheduled Monument, the presumption must remain until proven otherwise that the site is nationally important and of High Value. Whilst there are indications that the part of the Scheduled area west of the A46 would have Low Value if considered solely on the basis of the damage known to have taken place and the relative lack of empirical evidence for the existence of extensive archaeological deposits, it would be appropriate to apply a precautionary principle and ascribe a High Value, with the

caveat that detailed field assessment (which would necessarily require some degree of physical intervention) might result in the measure of Value being re-assessed.

Romano-British sites West of A46 (MWA 2594, 5287): Scheduled Monument : Physical Form and Setting		Magnitude of Impact (-ve or +ve)				
		No change	Negligible	Minor	Moderate	Major
V a l u e	Very High	Neutral	Slight	Moderate/ large	Large/ Very Large	Very Large
	High	Neutral	Slight	Moderate/ slight	Moderate/ large ✓	Large/ Very Large
	Medium	Neutral	Neutral/ slight	Slight	Moderate	Moderate/ large
	Low	Neutral	Neutral/ slight	Neutral/ slight	Slight	Moderate/ slight
	Negligible	Neutral	Neutral	Neutral/ slight	Neutral/ slight	Slight

4.3.7 Magnitude of Impact (physical) is assessed as Moderate, based on the proportion of the site falling within the allocation. The impact on the setting of the monument is also assessed as Moderate, taking into consideration the relatively low impact on those parts of the site within woodland and the higher (major) impact in the area of the cricket pitch. Clearly any re-appraisal of the site's Value in the light of further assessment could reduce the assessment of Scale of Impact upon setting. On the basis of present evidence Scale of Effect is assessed as Moderate/Large Adverse.

#### 4.4 MEDIEVAL (SECTION 3.4 ABOVE)

4.4.1 The medieval assets considered here are all associated with the extensive areas of woodland which are believed to have existed at this period. Some areas such as Glasshouse Wood and Thickthorn Wood are still wooded, and classified as Ancient Woodland, whilst others (Kings Wood, Wydenhaye) are areas of former woodland. Traces of woodland boundary banks also survive (MWA 5288 along the edge of Glasshouse Wood, north-west of the A46, and MWA 2599, on the northern edge of Thickthorn Wood, south east of the A46). Of the surviving woodland and associated banks, only a small part of Thickthorn Wood is directly physically affected, and that is a part already divorced from the main part of the wood by the intrusion of the A46. In terms of setting, those sites south-east of the A46 have already been significantly compromised in terms of noise and tranquility, whilst existing screening and vegetation will keep visual impacts at a negligible level.

4.4.2 The Value of these assets is therefore assessed as Low, the Magnitude of Impact as Minor, and the resultant Significance of Effect as Neutral/Slight Adverse. (it should be noted that ecological significance of these features as areas of Ancient Woodland falls outside the remit of this assessment)

Medieval woodland areas and related features (MWA 9945, 9947, 9948, 5288, 2599): Physical Form and setting		Magnitude of Impact (-ve or +ve)				
		No change	Negligible	Minor	Moderate	Major
V a l u e	Very High	Neutral	Slight	Moderate /large	Large/Very Large	Very Large
	High	Neutral	Slight	Moderate/slight	Moderate/large	Large/Very Large
	Medium	Neutral	Neutral/slight	Slight	Moderate	Moderate/large
	Low	Neutral	Neutral/slight	Neutral/slight ✓	Slight	Moderate/slight
	Negligible	Neutral	Neutral	Neutral/slight	Neutral/slight	Slight

4.5 POST-MEDIEVAL (GLASSWORKS: MWA 2593; SECTION 3.5 ABOVE)

4.5.1 The glassworks site is subject to problems of assessment similar to those noted above for the north-western part of the Romano-British site. The precise limits of the site cannot be determined with confidence, as the building shown on the 1692 and 1766 maps at approximately SP30707169 (i.e. just within the limit of the Scheduled area) cannot be identified as the glass house with complete certainty, whilst the records from the 1971 investigations do not include data showing where glass-making debris was found. Observations of exposures within the Scheduled area occasioned by unauthorised works did not yield any positive evidence, but there may well be survival of deposits along the edge of the woodland. English Heritage’s scheduling records do not state whether the presence of the glasshouse influenced the extent of the area scheduled, although it is pertinent to note that the list entry description is specifically for a ‘**Roman** settlement at Glasshouse Wood’ (our emphasis), but irrespective of the list description any remains within the Scheduled Monument would be subject to statutory protection.

Glasshouse Wood Post-medieval glassworks (MWA 2593): Physical Form		Magnitude of Impact (-ve or +ve)				
		No change	Negligible	Minor	Moderate	Major
V a l u e	Very High	Neutral	Slight	Moderate/ large	Large/Very Large	Very Large
	High	Neutral	Slight	Moderate/ slight	Moderate/ large	Large/Very Large ✓
	Medium	Neutral	Neutral/sligh t	Slight	Moderate	Moderate/ large
	Low	Neutral	Neutral/sligh t	Neutral/sligh t	Slight	Moderate/ slight
	Negligible	Neutral	Neutral	Neutral/sligh t	Neutral/sligh t	Slight

4.5.2 Evidence - archaeological and documentary - for glass-making at this period within Warwickshire is meagre; masonry and glass waste were discovered close to the line of the A46 south of Leek Wootton at Blacklow Hill in 1971 (MWA 5279) whilst there are documentary references to glass works in Coventry in 1696 and there is reference to another on the Packwood estate near Lapworth (where there is today a Glasshouse Lane) (Drew 1971, 186). The Glasshouse Wood manufactory therefore appears to be the only site of the period in Warwickshire for which there is evidence of activity over an extended period of time, from some time prior to AD1650 when the placename Glasshouse Coppice was first recorded, to at least some point in the early eighteenth century when repairs to the glasshouse are recorded. The intrinsic value of the site is thus potentially High, and whilst it is difficult to be certain about the position and extent of surviving remains, the Magnitude of Impact could be Moderate or even Major. Applying the precautionary principle, the significance of Effect upon the site's physical form must therefore be Large Adverse.

4.5.3 The setting of the glass house at the time of its operation can be judged by the extant map evidence, which shows the building identified as the glass house positioned between Glasshouse Wood (whence doubtless fuel was obtained, particularly as the map refers to Glasshouse Coppice, indicating deliberate management of the resource) and a series of closes to the south. This is not entirely dissimilar to the current situation, although the closes have been replaced by the rather more open expanse of the cricket pitch. Given these changes, and the fact that no trace of the building exists above ground, the Value in respect of setting may be assessed as Low. However, the Impact of Development would be Major. The Significance of Effect upon setting is thus Moderate/Slight Adverse.

Glasshouse Wood Post-medieval glassworks (MWA 2593): Setting		Magnitude of Impact (-ve or +ve)				
		No change	Negligible	Minor	Moderate	Major
V a l u e	Very High	Neutral	Slight	Moderate/ large	Large/Very Large	Very Large
	High	Neutral	Slight	Moderate/ slight	Moderate/ large	Large/Very Large
	Medium	Neutral	Neutral/slig ht	Slight	Moderate	Moderate/ large
	Low	Neutral	Neutral/slig ht	Neutral/slig ht	Slight	Moderate/ slight ✓
	Negligible	Neutral	Neutral	Neutral/slig ht	Neutral/slig ht	Slight

#### 4.6 DESIGNATED HISTORIC LANDSCAPE (PARAS 3.6.2-5 ABOVE; MWA 2927: STONELEIGH PARK)

4.6.1 The area designated as the Grade II\* Registered Park and Garden does not extend north-west of the A46. Whilst its intrinsic High value is underlined by its designated status, its physical form is not affected by the proposed development. There are, however, settings issues to be considered. Noise and tranquility have been compromised by the A46 to the extent that the additional impact of housing and employment land on the opposite side of the A46 will make no change to initial baseline conditions. The site visits undertaken as part of this assessment indicated that the width of the A46 and the tree screening either side of it, even allowing for seasonal variation in foliage density, indicated a low or negligible degree of intervisibility between the designated area and the allocation area. Depending on their heights, buildings within the allocation area may be visible from within the Designated Historic Landscape, although the degree of intrusiveness may be minor. Magnitude of impact upon Physical Form may therefore be assessed at No Change, and consequently Significance of Effect as Neutral, whilst for Setting the Magnitude of Impact may be Minor and the Significance of Effect Moderate/Slight Adverse.

Stoneleigh Park Designated Landscape (MWA 2927): Physical Form		Magnitude of Impact (-ve or +ve)				
		No change	Negligible	Minor	Moderate	Major
V a l u e	Very High	Neutral	Slight	Moderate/large	Large/Very Large	Very Large
	High	Neutral ✓	Slight	Moderate/slight	Moderate/large	Large/Very Large
	Medium	Neutral	Neutral/slight	Slight	Moderate	Moderate/large
	Low	Neutral	Neutral/slight	Neutral/slight	Slight	Moderate/slight
	Negligible	Neutral	Neutral	Neutral/slight	Neutral/slight	Slight

Stoneleigh Park Designated Landscape (MWA 2927): Setting		Magnitude of Impact (-ve or +ve)				
		No change	Negligible	Minor	Moderate	Major
V a l u e	Very High	Neutral	Slight	Moderate/large	Large/Very Large	Very Large
	High	Neutral	Slight	Moderate/slight ✓	Moderate/large	Large/Very Large
	Medium	Neutral	Neutral/slight	Slight	Moderate	Moderate/large
	Low	Neutral	Neutral/slight	Neutral/slight	Slight	Moderate/slight
	Negligible	Neutral	Neutral	Neutral/slight	Neutral/slight	Slight

#### 4.7 NON-DESIGNATED HISTORIC LANDSCAPE (PARAS 3.6.1, 3.6.5-6 ABOVE)

4.7.1 The present landscape north-west of the A46 within the allocation areas is of Negligible historic value, with the exception of Glasshouse Spinney (see below para 4.7.2). Although much of the area was once part of the Stoneleigh estate, since construction of the A46 a significant part has been given over to sports pitches, whilst the gardens of Thickthorn Manor (MWA 12973) are now given over to grazing, with no trace of the nineteenth-century landscaping beyond the immediate grounds of Thickthorn Manor. On the other hand the Magnitude of Impact is Major, thus the Significance of Effect is Slight Adverse.

Non-designated historic landscape, excluding Glasshouse Coppice: Physical Form		Magnitude of Impact (-ve or +ve)				
		No change	Negligible	Minor	Moderate	Major
V a l u e	Very High	Neutral	Slight	Moderate/large	Large/Very Large	Very Large
	High	Neutral	Slight	Moderate/slight	Moderate/large	Large/Very Large
	Medium	Neutral	Neutral/slight	Slight	Moderate	Moderate/large
	Low	Neutral	Neutral/slight	Neutral/slight	Slight	Moderate/slight
	Negligible	Neutral	Neutral	Neutral/slight	Neutral/slight	Slight ✓

Glasshouse Spinney: Physical Form and setting		Magnitude of Impact (-ve or +ve)				
		No change	Negligible	Minor	Moderate	Major
V a l u e	Very High	Neutral	Slight	Moderate/large	Large/Very Large	Very Large
	High	Neutral	Slight	Moderate/slight	Moderate/large	Large/Very Large
	Medium	Neutral	Neutral/slight	Slight	Moderate	Moderate/large ✓
	Low	Neutral	Neutral/slight	Neutral/slight	Slight	Moderate/slight
	Negligible	Neutral	Neutral	Neutral/slight	Neutral/slight	Slight

4.7.2 The exception to this is Glasshouse Spinney, along the edge of Glasshouse Lane, which is the sole surviving vestige of the Stoneleigh Park landscaping of circa 1814 north-west of the A46. Given its association with a Grade II\* asset the value of this feature should reflect this importance. However, in view of the isolation of this element from the rest of the surviving Stoneleigh historic landscape, some modification of the High value normally ascribed to Grade II\* assets may be in order so as to reflect the degradation of this feature's immediate context in terms of historic significance; the Value of Glasshouse Spinney is therefore assessed as Medium, whilst the Magnitude of Impact upon both its physical form and its setting will be Major. The Significance of Effect is thus Moderate/Large Adverse.

#### 4.8 BUILT HISTORIC ENVIRONMENT

4.8.1 Rocky Lane Bridge (MWA 2940: para 3.7.3 above). As a Grade II Listed structure a value of Medium is appropriate. There will be no change to its physical form. The bridge is at some distance from the Strategic Allocation areas, and sited as it is over a hollow-way the magnitude of impact on setting, in terms of visibility, noise and tranquility is one of No Change. Significance of Effect is thus Neutral.

Rocky Lane Bridge, MWA 2940: Physical Form and Setting		Magnitude of Impact (-ve or +ve)				
		No change	Negligible	Minor	Moderate	Major
V a l u e	Very High	Neutral	Slight	Moderate/ large	Large/Very Large	Very Large
	High	Neutral	Slight	Moderate/sli ght	Moderate/ large	Large/Very Large
	Medium	Neutral ✓	Neutral/ slight	Slight	Moderate	Moderate/la rge
	Low	Neutral	Neutral/ slight	Neutral/ slight	Slight	Moderate/sli ght
	Negligible	Neutral	Neutral	Neutral/ slight	Neutral/ slight	Slight

4.8.2 Thickthorn Manor (MWA 3299; para 3.7.1 above). As a Grade II Listed structure a value of Medium is appropriate. Magnitude of Physical Impact is No Change. However, the proximity of the building to the Strategic Allocations means that Setting is an issue here, principally in terms of visibility. Mature trees planted at the limits of the gardens in the immediate vicinity of the building to its north-west, south-west and south-east (where a screen of *Leylandii* was planted following construction of the A46) ensure that there is very little intervisibility between Listed structure and Allocated areas (Fig 19). The upper storeys are partly visible at a distance from certain parts of the allocated area to the north-east (Fig 20), but the visual intrusion is not great. Visual impact upon setting is therefore assessed as being Minor, whilst impact in respect of noise and tranquility will also be Minor, given the present baseline conditions of a trunk road in the proximity. The changes will not noticeably alter the overall significance of the asset or its understanding and appreciation. The Significance of Effect is therefore Slight Adverse.

4.8.3 Thickthorn Stables (para 3.7.2 above). Much of what is stated above in respect of Thickthorn Manor is applicable to the adjacent stables, also Listed Grade II, and change to

the physical form of the asset is, again, not an issue. However, rather than being surrounded by gardens, the stables are surrounded by houses constructed during the 1980s, which to some extent screen the stables from the proposed development. Whilst there is some intervisibility between the Allocation area to the south-east of the building and the upper part of the stables (Fig 21) the overall magnitude of impact upon setting is, again, Minor Adverse.

Thickthorn Manor (MWA 3299) and Stables: Setting		Magnitude of Impact (-ve or +ve)				
		No change	Negligible	Minor	Moderate	Major
V a l u e	Very High	Neutral	Slight	Moderate/ large	Large/Very Large	Very Large
	High	Neutral	Slight	Moderate/ slight	Moderate/ large	Large/Very Large
	Medium	Neutral	Neutral/ slight	Slight ✓	Moderate	Moderate/ large
	Low	Neutral	Neutral/ slight	Neutral/ slight	Slight	Moderate/ slight
	Negligible	Neutral	Neutral	Neutral/ slight	Neutral/ slight	Slight

## 5 RECOMMENDATIONS FOR MITIGATION

### General

5.1 Given the possibility for previously unknown archaeological deposits to be discovered within the area of the Strategic Allocation (see section 3.8 above), and the size of the area under consideration, pre-determination evaluation should be undertaken in advance of development. The nature and scope of this should be determined on an area by area basis within the overall Allocation by the District's archaeological advisor. The results of such evaluation can then be used to modify design or otherwise mitigate the effects of development in the event of further significant remains being discovered.

### Scheduled area east of A46

5.2 This is the area of a Roman site and related field system. The significance of Impact has been assessed above as Slight. This can be mitigated by careful design so that the height and massing of buildings along the western edge of the A46 are sensitive to the

proximity of the Scheduled area; such requirements should be incorporated within the design brief.

### **Scheduled area west of A46**

5.3 There is a general presumption against development on Scheduled sites; Government policy is that in cases that would lead to less than substantial harm to the significance of a Scheduled Monument the harm will be weighed against the public benefits of the proposal (DCMS 2013). This area incorporates both potential Roman interest and the site of a post-medieval glass house. The problems of assessing Value for both these sites, given the documented damage and the relative paucity of firm archaeological evidence has been noted above (paras 4.3.4-7); nevertheless a precautionary approach has been adopted with the consequence that Significance of Effect has been assessed as Moderate/Large, with a caveat that further, more detailed, appraisal including field evaluation might result in modification of this assessment, with a case to be made that harm would be less than substantial.

5.4 Nevertheless, any development here would require Scheduled Monument Consent, and in any case it is recommended that dialogue with English Heritage in respect of this issue be initiated at the earliest opportunity. Options for mitigation are:

Removal of Scheduled area from the Strategic Allocation. The Scheduled area forms a small percentage of the area of the Strategic Allocation and its removal would be unlikely to change the overall suitability and viability of the Allocation. The onus must be on the Local Authority to demonstrate that the intended public benefits could only be met by development of the Scheduled area.

Incorporation of the Scheduled area as some form of Public Open Space. This might involve no, or only minimal, ground disturbance; however the impact upon the setting of the adjacent part of the Scheduled area would need to be taken into consideration.

Raising of ground levels (it is believed that the levelling operations in 1986 involved a general levelling up of the area, so if any archaeological deposits do survive in this area they may now be at greater depth than was the case prior to 1986; however geotechnical investigations would be required to assess this). Again, the impact upon the setting of the adjacent part of the Scheduled area would need to be taken into consideration.

5.5 There may also be scope for addressing the issues which have resulted in the site being placed on English Heritage's register of Heritage at Risk (para 3.3.18 above). The proximate cause of the recent damage is the digging of the site to create a bike track; the ultimate cause is ignorance of the site's designated status and, more generally, of the susceptibility of the historic environment to ill-considered activity. Whilst the area of recent damage lies outside the boundary of the housing allocation, it would nevertheless be consistent with the aims of both NPPF (eg para 126) and the local plan (eg para 5.142 with the commitment to protect and enhance the historic environment) to endeavour to address the causes of the damage to the site. Options to consider include:

- provision of recreational bmx/mountain biking facilities, either within the allocated area or nearby, preferably in consultation with the local biking 'community' to assess their aspirations and whether these can be reasonably and adequately met
- restoration (following consultation with the landowners, upon the advice of English Heritage, and with appropriate archaeological monitoring) of the damaged area
- provision of suitable interpretation within the development to explain the history and significance of the site (cf 5.7 below)

#### **Area to south of Scheduled area, west of A46**

5.6 The available evidence indicates the probability that the post-medieval glass house was situated within or close to the southern edge of the Scheduled area. Given the potential importance of the post-medieval glass house and the potential large/very large Significance of Effect, the area immediately adjacent to the supposed glass house site which lies immediately outside of the Scheduled area, at the north-eastern end of the Strategic Allocation, should be evaluated by trial-trenching to ascertain the nature, extent, state of preservation and significance of any surviving deposits and a suitable programme of further mitigation (in accordance with NPPF) should be developed.

5.7 There may also be scope for offsetting the moderate/slight significance of impact to the setting of the glasshouse site by provision of suitable interpretation within the development.

#### **Stoneleigh Park**

5.7 Whilst physical impact is neutral, the Significance of Effect upon setting is Moderate/slight. It is recommended that the impact be mitigated by introducing within the design brief requirements to ensure that the height and massing of buildings within the part of the allocation opposite the open ground between Thickthorn Wood and Glasshouse Wood, where the effects may be most apparent, should take the intervisibility with the Designated

landscape into a consideration. Street lighting should be selected which minimises light spill. There may also be scope for enhancing/thickening the existing screening vegetation along the western side of the A46; the former existence of extensive woodland here suggests that additional tree planting would not be out of character.

### **Glasshouse Spinney**

5.8 The Significance of Effect upon this belt of trees, which represents vestiges of the western limit of Stoneleigh Park has been assessed as Moderate/Large. It is recommended that this feature is retained within the design masterplan.

### **Thickthorn Manor and Stables**

5.9 The Significance of Effect upon setting here is identified as Slight. It is recommended that the design and height of buildings around Thickthorn Close is sensitive to the present visual context of these Listed Buildings.

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#### MAPS CONSULTED:

##### Historic

1597 John Goodwine Map of the Stoneleigh Estate (SBTRO, DR 671/3)

1776-7 Matthias Baker A Map of the Manor and Parish of Ashow (Leigh Estate maps (WRO ref CRO Z142; SBTRO ref DR671/30))

1843 [Tithe Map] Skeleton Map of the Parish of Ashow in the County of Warwick (WRO, CR 569/13) John Moore

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Ordnance Survey 1813 Surveyors Drawings 1: 31680 (Henry Stevens)  
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Ordnance Survey 1834 One Inch to One Mile map, 1:63360, Sheet 52, Daventry.

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Ordnance Survey 1905 Second Edition 1:2500, Warwickshire Sheets 26.10, 11, 14 and 15

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Ordnance Survey 1971	1:10000 mapping, Grid squares SP2970, 3070, 3170, 3170, 3171.
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Ordnance Survey 1993	1:10000 mapping, Grid squares SP2970, 3070, 3170, 3170, 3171.
Aerial photographs held in Warwickshire HER for grid squares SP2970, SP3070, SP3071, SP3171	

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## APPENDIX: LIST ENTRY DESCRIPTIONS OF DESIGNATED ASSETS (FROM NATIONAL HERITAGE LIST FOR ENGLAND)

### **A Roman settlement at Glasshouse Wood**

Scheduled Monument

Date of first scheduling not available online [25 June 1973: *information kindly supplied by Ian George, Inspector of Ancient Monument, English Heritage West Midlands*]

The digital record available online from the National Heritage List for England has been generated from 'old county number' scheduling records, and no List entry description is currently available.

### **B Stoneleigh Abbey (Registered Park and garden)**

Grade II\*

First registered 1 Feb 1986

Details

Early C19 gardens and park for which Humphry Repton produced a Red Book in 1809, together with a C17 detached deer park which was also landscaped in the early C19.

#### HISTORIC DEVELOPMENT

Stoneleigh Abbey, a Cistercian foundation, was founded in 1154. At the Dissolution it was purchased by Charles Brandon, Duke of Suffolk. In the mid C16 it was let to a farmer, Thomas Dadley, who lived in a house on the site of the present east range, which incorporates remains of the monastic buildings. In 1561 the estate was sold to two London merchants, Sir Rowland Hill and Sir Thomas Leigh, who was married to Hill's daughter and heiress. At Sir Thomas' death in 1571 Stoneleigh passed to his middle son, Thomas, who was created a baronet in 1611. Sir Thomas rebuilt the north and east ranges of the house c 1603 and this work was completed by his grandson, another Sir Thomas Leigh, who inherited in 1626 and was created Baron Leigh in 1643. The third Lord Leigh, who inherited in 1710, visited Italy in 1711, and on his return in 1714, commissioned alterations to the house. Work continued under the fourth Lord Leigh who died in 1749, leaving a son who was still a minor. Edward, fifth Lord Leigh, came of age in 1763, and began an ambitious programme of improvements which are shown on a plan (1766-7) by Matthias Baker. Lord Leigh lapsed into insanity in 1767, and was confined at Stoneleigh until his death in 1786. He was succeeded by his spinster sister, the Hon Mary Leigh, a reclusive lady who made only

modest changes to the park. At her death in 1806, Mary Leigh left Stoneleigh to her relative, James Henry Leigh of Adlestrop, Gloucestershire (qv), direct descendent of the eldest son of the first Sir Thomas Leigh (d 1571), with a life interest to his uncle, the Rev Thomas Leigh, also of Adlestrop. When the Rev Thomas heard of his inheritance, his cousin Cassandra Austen and her daughter, the novelist Jane Austen, were staying with him; together they visited Stoneleigh. Mrs Austen described the grounds with 'the Avon near the house amidst green meadows bounded by large and beautiful woods full of delightful walks' (quoted in Batey and Lambert 1990). In 1808, the Rev Thomas Leigh invited Humphry Repton (1752-1818), who had previously worked for him at Adlestrop, to visit Stoneleigh and make recommendations for the improvement of the estate. These were presented in 1809 in a large-format Red Book, with proposals laid out in the manner of several artists including Claude, Watteau and Ruysdael. The architectural elements of Repton's scheme have been attributed to his son, John Adey Repton (1775-1860) (Parklands 1997). Repton's work at Stoneleigh was known to Jane Austen, and informed her novel Mansfield Park (1814) (Batey and Lambert 1990; Batey 1996). Repton continued to work at Stoneleigh until the death of the Rev Thomas Leigh in 1813, but his commission was not continued under James Henry Leigh. Instead, improvements in a picturesque style continued into the 1830s, with advice from the Leamington architect C S Smith.

James Henry Leigh died in 1823, and was succeeded by his son, Chandos, created Baron Leigh of Stoneleigh in 1839; his widowed mother remained actively involved in the management of the estate until her death in 1843. Chandos Leigh died in 1850, and was succeeded as second Lord Leigh by his son, William Henry. In the mid C19 formal terraced gardens were laid out to the design of W A Nesfield (1793-1881) which provided the setting for a visit by Queen Victoria and Prince Albert in 1858. In the late C19 and early C20 the park and gardens were widely described (CL 1899, 1901, 1906). The third Lord Leigh succeeded in 1905, and died childless in 1938, when the estate passed to his nephew, the fifth Lord Leigh. In the 1930s Percy Cane (1881-1976) was commissioned to alter the formal terraced gardens. During the Second World War a temporary hospital was established in the Deer Park, and agricultural experiments were carried out. After the war the Deer Park was sold to Massey Ferguson Ltd, and in the late C20 part of the Deer Park was developed as a golf course. In 1963 an area of the New Park north of the Abbey was leased to the Royal Agricultural Society of England for use as a permanent show ground. Fire damaged the west range of the Abbey in 1960, but following repair the house continued to be occupied by the Leigh family until 1992. Stoneleigh Abbey was vested in the Stoneleigh Abbey Preservation Trust by the sixth Lord Leigh in 1988, while in 1993 the Abbey and immediate grounds were

transferred to the Stoneleigh Abbey Trust. A major programme of restoration has been undertaken in the house and grounds from 1997.

## DESCRIPTION

**LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING** Stoneleigh Abbey is situated c 5.5km north of Royal Leamington Spa and c 2.5km east of Kenilworth. The A444 road passes from south to north through the site separating the Deer Park from the Abbey and New Park to the west. The c 365ha site comprises some 7ha of gardens and pleasure grounds adjacent to the Abbey, c 213ha of parkland and ornamental plantations, and c 145ha in the Deer Park to the north-east of the A444 road. The New Park to the west of the A444 road is bounded to the north by the National Agricultural Centre and to the north-west by the B4115 road. The west boundary is formed by the late C20 A46 road, while to the south the New Park adjoins agricultural land and to the south-east the boundary is formed by the A444 road. The ornamental landscape formerly extended west to Glasshouse Spinney c 350m west of the mid C20 A46 road but this land (outside the site here registered) has been developed with late C20 playing fields. The Deer Park is bounded to the south by a minor road, Stareton Lane, and by domestic properties in the hamlet of Stareton, while to the east and north the boundary is formed by Coventry Road. This road is carried across the River Avon on the early C19 Cloud Bridge (listed grade II), which features in views from within the park. The west boundary is formed by the A444 Stoneleigh Road. The east, north and north-west boundaries of the Deer Park are marked by late C20 timber pales which replace earlier park paling and traces of boundary ditches also survive. The River Avon flows in an S-shaped course from east to south through the New Park, while the River Sowe enters the site from the north, joining the River Avon c 1.3km north-east of the Abbey. The New Park is generally level adjoining the Avon, but to the south of the river the ground rises steeply within woodland known as The Grove. There are significant views north from The Grove across the park to the Abbey, the bridge and the west or Grecian lodges which were refined by Repton in the early C19. There are also views to the south-east and south from a shrubbery at the south-east end of The Grove, which encompass agricultural land south of The Grove and ornamental woodland, Bericote Wood, to the south-east of the site. The River Avon flows from north-east to south-west through the Deer Park, with areas of level ground to the east and south-east, and wooded slopes to the north and south-west.

**ENTRANCES AND APPROACHES** Stoneleigh Abbey is approached from the B4115 road to the west. The entrance is marked by a pair of single-storey, stone, neo-classical lodges, known as the Grecian Lodges (listed grade II), which each comprise a square block

surmounted by a shallow pitched roof, with an inner canted bay facing the drive. The architect of the lodges is unknown: Repton's plan (1809) which included a range of half-timbered cottages on the west side of the road opposite the entrance, was not implemented, and neo-classical designs by William Porden produced in 1813 do not correspond to the lodges as built. The entrance leads to an avenue of limes which lines a tarmac drive extending c 320m south-east across the park to cross the River Avon on a bridge (listed grade II\*) comprising a wide central arch crossing the river, flanked by a pair of smaller arches which are in turn flanked by pairs of arched niches set in rusticated stonework. The bridge, known as the 'Grecian' or 'Rennie' Bridge, was designed in 1812 by John Rennie, and was completed c 1814. Repton's proposal for a triple-arched stone bridge modelled on that at Llanwrst (Red Book) was not implemented. Beyond the bridge, the drive continues south-east through an avenue of limes for c 350m to approach the Abbey from the north-west. The drive passes beneath the mid C14 Abbey Gatehouse (listed grade I) which comprises a gabled entrance arch to the west and a two-storey wing to the east, and sweeps c 80m south-east to the north-west corner of the west range. A late C20 drive leads north parallel to the north range, giving access to parking areas and garages c 50m north of the house. To the west of the Gatehouse late C20 car parks enclosed by hedges give access to a further late C20 drive which leads to the west facade of the house. East of the Gatehouse, the drive gives access to the Tudor-gothic stables and riding school (all listed grade II\*) c 100m north-east of the Abbey which were built in 1815(20 to the design of C S Smith. The stables and riding school are now (2000) being converted to commercial use. The west approach was developed in the early C19, following Repton's advice in 1809. As implemented, the west drive follows a more direct route to the north of the serpentine course advocated by Repton. The drive assumed its final form in 1814 when a public road crossing the park from north to south c 600m west of the Abbey was diverted to the line of the B4115 road.

The west drive continues west of the B4115 road, formerly leading c 1km south-west through Thickthorn Wood, a C19 ornamental plantation, to join the A452 road south-east of Kenilworth. The drive is today truncated by the late C20 A46 road which passes within the western boundary of the plantation, and survives in part as a track and in part as a footpath leading to Kenilworth. Some 1.3km south-west of the Abbey the drive is carried over a minor road, Rocky Lane, on an early C19 single-arched, rusticated stone bridge (listed grade II). To the north of the bridge and on a level with the drive stands an early C19 single-storey lodge. This drive was developed by James Henry Leigh after 1813.

A further drive approaches the Abbey from the A444 road to the south-east, the entrance being marked by a single-storey early C19 stone lodge known as Mary Lodge (listed grade II). The tarmac drive extends c 800m north-west through an irregularly spaced avenue of mature oaks, and is separated by hedges from the National Agricultural Centre to the north, and meadows, some of which are used as occasional car parks, to the south. The C18 Kennels and associated cottage (all listed grade II) immediately south of Mary Lodge and the drive have been converted in the late C20 to residential use, and substantial detached late C20 houses have been constructed in the adjoining spinney. Planning permission for further residential development has been granted (2000) for The Cunnery, a meadow adjoining the south-east drive c 300m south-east of the Abbey. Some 250m south-east of the Abbey the drive passes north of the Home Farm, the buildings of which have recently been converted to residential use. The drive sweeps north and north-west round the north side of the stables, to reach the entrance to the stable court and the Abbey Gatehouse. Before the early C19, the south-east approach was the principal access to Stoneleigh Abbey.

The east or London Drive which formerly approached the Abbey through the Deer Park is now disused. The entrance to the Deer Park is marked by Tantara Lodge, also known as Bubbenhall or London Lodge (listed grade II), an early C19, stone, gabled, gothic structure built to the design of C S Smith in 1818. The lodge is today set in late C20 domestic gardens separated from the park by conifer hedges and fences. The drive, surviving partly as a track marked by the remains of an avenue of mature oaks, extends c 400m west-south-west through the park on a ridge of high ground, with views north across the River Avon to the Deer Keeper's Lodge. The course of the drive is interrupted by the buildings of the late C20 business centre. The drive formerly continued for c 1km south-west through the park before crossing the A444 road adjacent to East Lodge (listed grade II), a single-storey, early C19 stone lodge constructed in a Tudor-gothic style designed by C S Smith. From East Lodge the drive swept west for c 950m across New Park to reach the stables and Abbey. This latter section of drive, with the exception of a final c 80m, is today used as one of the principal avenues in the National Agricultural Centre show ground (outside the site here registered). The east drive was improved and extended from an existing route by James Henry Leigh in the early C19.

Two further early C19 lodges mark points of access to the Deer Park. North Lodge (listed grade II) stands adjacent to an entrance from Coventry Road to the north, opposite a minor road leading to Baginton. The stone lodge, designed c 1820 by C S Smith, comprises a single storey and attic and is built in a picturesque Tudor-gothic style with ornamental

bargeboards and gabled facades. To the south, Stareton Lodge, also known as Park Lodge and The Beehive, stands immediately to the west of a gate which today leads into the grounds of the late C20 business centre, but which formerly led to a footpath (OS 1886). Stareton Lodge comprises a single storey and attic with a half-octagon bay to the south incorporating the front door and a small Diocletian window set in the roof; the lodge is constructed in brick which was originally limewashed (Parklands 1997). A lithograph of 1825 shows the lodge with a thatched roof and a rustic verandah supported on tree-trunk pillars; these do not survive, and the house has been re-roofed with C20 shingles. The design of Stareton Lodge has been attributed to Repton (Parklands 1997).

**PRINCIPAL BUILDING** Stoneleigh Abbey (listed grade I) stands on a terrace to the north and east of the River Avon. The mansion incorporates remains of a Cistercian abbey founded in 1154. The house comprises four ranges built around a central court, roughly corresponding to the monastic cloister; the north range of the house is built on the site of the south aisle of the abbey church. The north range, containing the long gallery, and the east range, formerly containing offices, were rebuilt in the early C17 and today (2000) retain gables and mullion and transom windows. The north range was originally entered by a double staircase leading to a door on the first floor. The staircase protected a small grotto which was praised by Repton (1809). The staircase was removed and replaced by the 'Gothic Porch' by C S Smith in 1836. The west range was rebuilt between 1714 and 1726 in a monumental Classical style by Francis Smith of Warwick. The west range returns to the north and south for four bays, which are of plainer construction. The west range contains early C18 state apartments with significant rococo interiors created between 1726 and c 1765. In 1809 Repton proposed the construction of a central portico but this was not adopted. The south range comprises the four-bay return of the west range, a recessed central section, and to the east a hip-roofed late C17 kitchen. Repton proposed (1809) the addition of a loggia, conservatory and first-floor colonnade but again these were not implemented. The west range was damaged by fire in 1960, but was subsequently restored. The house is currently the subject of a major programme of works which includes the vertical division of the house into apartments, and the restoration of the state apartments.

**GARDENS AND PLEASURE GROUNDS** The formal terraces and informal pleasure grounds lie principally to the north, west and south of the Abbey. The central court of the Abbey is laid out with a late C20 knot garden. To the north of the house an approximately rectangular area is laid out with lawns planted with specimen trees. This area is bounded to the north by a stone wall screened by mature evergreen shrubbery; late C20 garages have been built

adjacent to this wall. The garden is separated from the drive to the west by young yew hedges, while a drive, approximately following the course of a C19 drive (OS 1886), sweeps from south-west to north-east through the garden. The north garden was described by Repton as the Bowling Green Garden (1809), and corresponds to a walled enclosure shown on plans of 1749 and 1766, the garden occupying the site of the monastic church. To the north-east of the Bowling Green Garden a pair of elaborate early C18 wrought-iron gates surmounted by an overthrow containing a coronet and monogram (all listed grade II) lead to the drive west of the stables. The gates are supported on rebuilt square brick piers surmounted by C18 lead urns (all listed grade II). A drive leads south from the gates to the service quarters south-east of the Abbey. Some 50m south of the gates the drive passes through an early C19, stone, Tudor-gothic archway designed by C S Smith. To the east the arch connects with the Garden Lodge, while an arched opening to the west leads to gardens below the east facade comprising an area of lawn planted with mature specimen trees. The lawn has been divided into two unequal areas by a late C20 yew hedge running from west to east.

A partly stone-flagged and tarmac terrace and areas of lawn below the west facade extend c 30m to the remains of a mid C19 stone balustrade which separates the terrace from an area of level mown grass used in the C20 as a cricket ground. A mid C20 timber pavilion stands to the south. Repton advised the construction of a terrace below the west front in 1809, but the terrace as constructed in 1814 does not correspond to his proposal. The terrace was developed as a formal garden with geometric parterre beds designed by W A Nesfield in the mid C19; these were simplified by Percy Cane in the 1930s and do not visibly survive. The terrace replaced an early C18 walled bowling green which is shown in a view from the south-west (1749), and on surveys of 1749 and 1766. Farm buildings to the north-west and west of the Abbey were removed by the early C19 when the Home Lawn, an area for sheep grazing roughly corresponding to the cricket ground, was created (Red Book).

The slope descending from the south facade to the River Avon is terraced to provide a wide lawn and a riverside walk. Stone steps aligned on the axis of the west terrace descend to a gravelled upper walk. At the east and west ends of this walk further steps descend a grass slope to reach the wide central terrace, which is today (2000) laid to grass with the remains of late C19 pedestals standing adjacent to gravel walks to the west and east of the lawn. The west walk continues the axis of the west terrace to the riverside walk which is reached by further east and west flights of stone steps which descend a grass bank. The riverside walk is retained by a stone balustrade (restored 1999, listed grade II) which breaks forward to east

and west in square bastions. A central flight of stone steps descends to the water. The south terraces were developed by W A Nesfield in the mid C19 with a scheme comprising geometric beds for seasonal planting and Irish yews which does not survive. To the south-east, a mid C19 conservatory (listed grade II\*) overlooks a similar lawn, where again the mid C19 formal scheme does not survive. The conservatory was built to the designs of William Burn in 1851 (Tyack 1994).

A gravel walk south of the conservatory sweeps south-east below a curved brick wall which screens the service yard, and continues east, parallel to the south wall of the kitchen garden (listed grade II) for c 80m, to reach the Rose Garden. Some 50m south-east of the orangery, a flight of stone steps ascends from the walk to a pair of ornate C18 wrought-iron gates with an armorial overthrow which are supported by a pair of square-section stone piers set in the kitchen garden wall (all listed grade II). A further pair of gates and piers (listed grade II) is set in the garden wall c 80m south-east of the orangery, at the north-west corner of the Rose Garden. The Rose Garden comprises a level rectangular terrace which is laid to lawn and planted with mid C20 specimen conifers. At the centre of the lawn an elaborate, early C19, four-tier Coade stone fountain is supported on a pedestal cast to resemble entwined branches. The fountain stands in a circular pool, the raised edge of which is also constructed in Coade stone cast to resemble rocks with planting pockets and images of a variety of animals. The Rose Garden is enclosed to the north and east by brick kitchen garden walls, near the angle of which stands an early C19 circular, thatched rustic summerhouse (listed grade II) supported by tree trunks.

From the Rose Garden a walk descends south-east through an area of informal shrubbery for c 30m to reach a timber footbridge with lattice balustrades which crosses a stone-lined water channel to reach an early C19 timber summerhouse (restored early C20). This is situated at the west end of a long narrow island, facing along an artificially widened stretch of the River Avon to the south of the Abbey. The summerhouse has arched openings to the north, south and west, and a panelled interior with a simple bench seat. The opening to the south leads to a further riverside shrubbery walk extending c 100m south-east along the island; the stone-lined water channel extends along the north side of the island and was formerly crossed by a footbridge at the north-east end of the island. The River Avon was widened in 1809 as part of Repton's improvements by laying together the river and an adjacent mill stream. Repton's lake was retained by a stone weir c 300m south-east of the house; this dam was raised during the C19 to obscure silting and was breached by floods in the mid C20. The lake to the south of the Abbey was partially reinstated in 1999(2000). The

shrubby walk continues to the south-east of the summerhouse on the north side of the stone-lined channel, leading c 160m to an approximately circular area enclosed to the north by a bank retained by rockwork and planted with evergreen shrubbery. A semicircular drystone-lined alcove is set into this bank, while a stone-kerbed octagonal shallow fountain basin occupies the centre of the level ground to the south. Above the alcove, among mature evergreen shrubs, a stone pedestal with a low pyramid cap dated 1839 commemorates three family dogs, while to the east a further group of late C19 and early C20 dogs' headstones stand within a low, green-painted timber pale fence. The early C19 sunken garden and dogs' cemetery terminate the pleasure grounds to the south-east; a gate c 30m east of the dogs' cemetery leads to the park, while a walk returns north-west to the Rose Garden. The pleasure grounds are separated from the Cunnery to the north by a mixed hedge and timber fence.

A walk leads south-west from the south terraces through an area of shrubbery and mature trees. Some 80m south-west of the house a C19 water engine is housed in an early C19, single-storey, Tudor-gothic stone pavilion attributed to C S Smith (Parklands 1997). The walk continues c 50m south-west to a two-arched stone bridge dated 1704 (datestone) which crosses a cascade. Beyond the bridge, the walk passes through a late C20 timber gate to enter the park. The cascade is associated with the site of a medieval mill which was demolished in 1812 as part of Repton's improvements. An early C19 stone weir in the park c 500m west-north-west of the Abbey allows water to flow into the lower river, while the former mill race is retained at a higher level by the mill island to the south. Repton used the mill cascade as a feature at the west end of the lake created to the south of the house in 1809.

**PARK** The park comprises two distinct areas: the New Park to the west and south of the Abbey, and the Deer Park to the north-east of the A444 road. The New Park remains pasture with scattered mature trees and significant areas of woodland on the north-facing slope to the south of the River Avon. The river and the watercourses associated with the medieval mill and the early C19 lake to the south of the Abbey flow in an S-shaped course from north-west to south-east through the New Park. An area of mid C20 plantation adjoins the river to the north-east of the Rennie Bridge, while to the south of the river, The Grove is an extensive area of mixed woodland which is shown on a survey of 1597. The Grove is approached by a walk which leads south-west from the mill bridge across the mill island to cross the River Avon on an early C19 footbridge with classically inspired cast-iron balustrades and hand rails (rails removed, 2000). The bridge is supported on a rectangular stone pier set in the centre of the river and has stone abutments to the north and south. In 1809 Repton proposed a bridge

on a site to the east of the present footbridge, but the scheme was not implemented and the footbridge was built after 1813 to replace an earlier bridge serving a road to Ashow. Some 10m north-west of the bridge a culvert conveying water from the mill race discharges from a rusticated stone arch in a small cascade; these features formed part of Repton's early C19 alterations to the watercourses. South of the footbridge a series of walks extends north-west and south-east through The Grove. An early C19 icehouse of domed brick construction (dome partly collapsed, 2000) is built into the steep, north-facing hillside c 20m south of the bridge. Ascending the slope in a series of sweeping curves, the south-east walk passes a deep cutting c 450m south-west of the Abbey which survives from a road which formerly crossed the park from north to south, leading to the village of Ashow c 550m south of The Grove. Some 300m south-east of the footbridge the south-east walk passes through an open, north-facing glade, known as The View, which allows a panoramic vista from north-west to north-east encompassing the park, Grecian Lodges, Rennie Bridge, Abbey and the pleasure grounds, with a water meadow, How Meadow, in the foreground. The south-east walk continues for c 450m to reach the eastern boundary of the woodland; further walks pass through the woodland to reach a walk which follows its southern boundary. At the south-east corner an area of mature ornamental shrubbery adjoins a gate leading to adjacent meadows, from where there are views south-east across the River Avon to Bericote Wood, and west along the southern boundary of The Grove. The south-east walk passes across the south-east end of How Meadow before crossing the river on a bridge of C20 timber construction but which stands on older stone abutments (Parklands 1997). Some 80m north of the bridge, two pools and a water channel to the east separate a triangular area of meadow from the park to the north. Known as Home Grange Green, this was the site of a medieval monastic grange and a fulling mill which ceased to operate in the early C17 (ibid).

A further area of the New Park lies to the north-east of the National Agricultural Centre c 1km north-east of the Abbey. This area, which remains pasture with scattered mature trees, is bounded to the west by the River Avon, and to the north by the River Sowe. It is separated from the Deer Park to the east by the A444 road. The road was diverted to the east at the southern end of the park in the mid C20, leaving the late C15 Stare Bridge (scheduled ancient monument; listed grade II\*) isolated in the park. The park rises to the north of Stare Bridge with a group of earthworks at Motslow Hill, an ancient Hundred meeting place overlooking the River Sowe and Stoneleigh village. This area was taken into the park in the 1820s.

The Deer Park is today in divided use, with land to the south-west, adjacent to the A444

road, remaining as pasture with scattered mature trees and groups of trees on high ground. To the north and north-east the park has been developed in the late C20 as a golf course with a clubhouse and car park c 130m north-west of Cloud Bridge. Mature parkland oaks and other specimen trees remain on the mown grass fairways, together with areas of mixed woodland on the north- and south-facing slopes above the River Avon which flows in an S-shaped course from north-east to south-west through the park. To the south, a late C20 business park in part using mid C20, single-storey, pre-fabricated former hospital buildings occupies the south-east-facing slope above Stareton Lane. Mature parkland trees remain within the business park, together with mid and late C20 ornamental trees and shrubs. Mature trees, including picturesque early C19 groups of pines, remain adjacent to the boundaries of the Deer Park. Within the park remnants of a circuit of carriage drives survive; further, late C20 hard-surfaced paths have been created to serve the golf course and business park. Some 700m north-west of Tantara Lodge a two-arched stone bridge, known as the Coach Bridge (listed grade II), crosses the River Avon to allow access from the former London Drive to the area of the park on the north side of the river. The bridge was constructed in 1679 (datestone) and was subsequently altered in the C18 (listed building description). The early C19 Deer Keeper's Lodge (listed grade II) stands in an area of mixed woodland on a south-east-facing slope above the river c 220m north-west of the Coach Bridge. The Deer Keeper's Lodge comprises a two-storey rendered brick cottage constructed in a Tudor style with a single-storey gabled porch, ornamental bargeboards and leaded windows. Sir Thomas Leigh (d 1626) was granted a license to impark 700 acres (c 291ha) at Fletchamstead and Stoneleigh but the exact location of this park is unknown. In 1640 Thomas, first Baron Leigh, was licensed to impark 800 acres (c 333ha) at Stoneleigh; the creation of this park required the closure of Clowde Lane (on the line of the early C19 London Drive) and Connigray Lane which led from the River Avon to Stoneleigh village. The mid C17 park comprised some 320 acres (c 133ha), and was extended to its present area in the 1820s. Repton (1809) praised the landscape of the Deer Park, but made no recommendations for its improvement. Improvements in a picturesque style were made between 1813 and c 1839 by James Henry Leigh, Julia Leigh and Chandos Leigh with the advice of the local architect C S Smith who, in addition to designing the landscape structures, may have advised on the landscape itself (Parklands 1997).

**KITCHEN GARDEN** Three walled gardens and orchards are situated to the east of the Abbey beyond a service drive which leads south from the stables to the kitchens south-east of the Abbey. The gardens are enclosed by early C18 brick walls c 3.5m high and surmounted by stone copings (listed grade II). The west garden is entered from the west by a

simple timber door, and is today laid to lawn separated from mixed perimeter borders by wide gravel walks. At the south-west corner tall stone piers support a pair of ornamental early C18 wrought-iron gates (all listed grade II) leading to the pleasure grounds. Some 15m east of the gates, an arched stone structure incorporated into the south wall is of uncertain origin, but in the late C19 was used as an aviary (OS 1886). At the north-west corner an C18 single-storey brick gardener's cottage has been extended and is set in late C20 domestic gardens separated from the body of the west garden by a beech hedge. A pair of tall rusticated stone piers surmounted by ball finials (listed grade II) is set in the east wall aligned with the west door. This leads to the east garden which is today planted as an orchard with late C20 standard fruit trees set in grass. A further entrance at the south-east corner of the west garden connects the gardens. At the south-west corner of the east garden stone piers support a further pair of early C18 wrought-iron gates with an armorial overthrow (listed grade II) which lead to the Rose Garden. To the north, and separated by a further late C20 hedge, late C20 domestic gardens surround the octagonal, early C19 single-storey brick bothy which has been extended and converted to domestic use. The bothy was formerly surrounded by the frame yard and several ranges of C19 glasshouses (OS). The west end of a further early C20 glasshouse abuts the south-east corner of the east garden, a gap in the wall leading to the south garden having been filled with late C20 timber fencing. The irregularly shaped south garden lies to the south of Home Farm and is the site of a substantial detached late C20 house.

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Description written: June 2000 Amended: July 2000 Register Inspector: JML Edited: January 2001

National Grid Reference: SP 31474 70826, SP 33456 72128

## **C Thickthorn Manor (list entry no 1035282)**

Grade II

First Listed 10 Nov 1971

Mansion, now nursing home, c.1820; restored 1987. Built of ashlar stone with cement-rendered south porch. Rectangular double-depth plan. Castellated neo-Tudor style. 2 storeys; symmetrical 5-window range with slightly-projecting 3-storey central tower over castellated porch which has label mould over Tudor-arched doorway with carved spandrels flanked by polygonal angle turrets with domed and crocketed finials. Label moulds over stone-mullioned and transomed cross windows. Castellated polygonal angle turrets and castellated parapet. Similar side elevations, each of 2-window range with full-height canted

bay windows and castellated porch with angle turrets and Tudor-arched doorway to south. Three-storey extension to rear, in similar style, built 1987. Interior: restored and remodelled in 1987. Early C19 Gothic-style pilasters with crocketed finials to ceilings of 1987 in entrance lobby and stairhall. Early C19 open-well staircase with Georgian-style balustrade to main flight, Elizabethan-style obelisk finials to newels and Elizabethan-style balcony balustrade. Early C19 panelled doors flanked by columns to castellated cornices; one Tudor-arched fireplace with castellated turrets to ground floor.

LEAMINGTON ROAD 1. 1270 Thickthorn SF 27 SE 1/115 II 2. Earlier C19 Neo-Tudor castellated mansion. Cement rendered south porch, otherwise ashlar. Angle turrets, west front central tower and porch with pinnacles. Casements with mullions and transoms.

Listing NGR: SP2976770816

#### **D Stables at Thickthorn (List entry no 1364890)**

Grade II

First listed 10 Nov 1971

LEAMINGTON ROAD 1. 1270 Stables at Thickthorn SF 27 SE 1/115A II 2. Earlier c19. Cement rendering on red brick, rectangular plan with tall castellated walls, turrets to angles and flanking north and south archways. Small outer windows, segmental headed under drip moulds.

Listing NGR: SP2981970833

#### **E Bridge over Rocky Lane (List entry no 1364885)**

Grade II

First listed 23 Jan 1987

Circa 1811-1814 sandstone ashlar bridge with rough hewn face along private carriage drive between Stoneleigh Abbey, in Stoneleigh parish q.v. and Warwick. Semi-circular arch with large voussoirs, on massive three-stepped plinth.

Listing NGR: SP3057171038



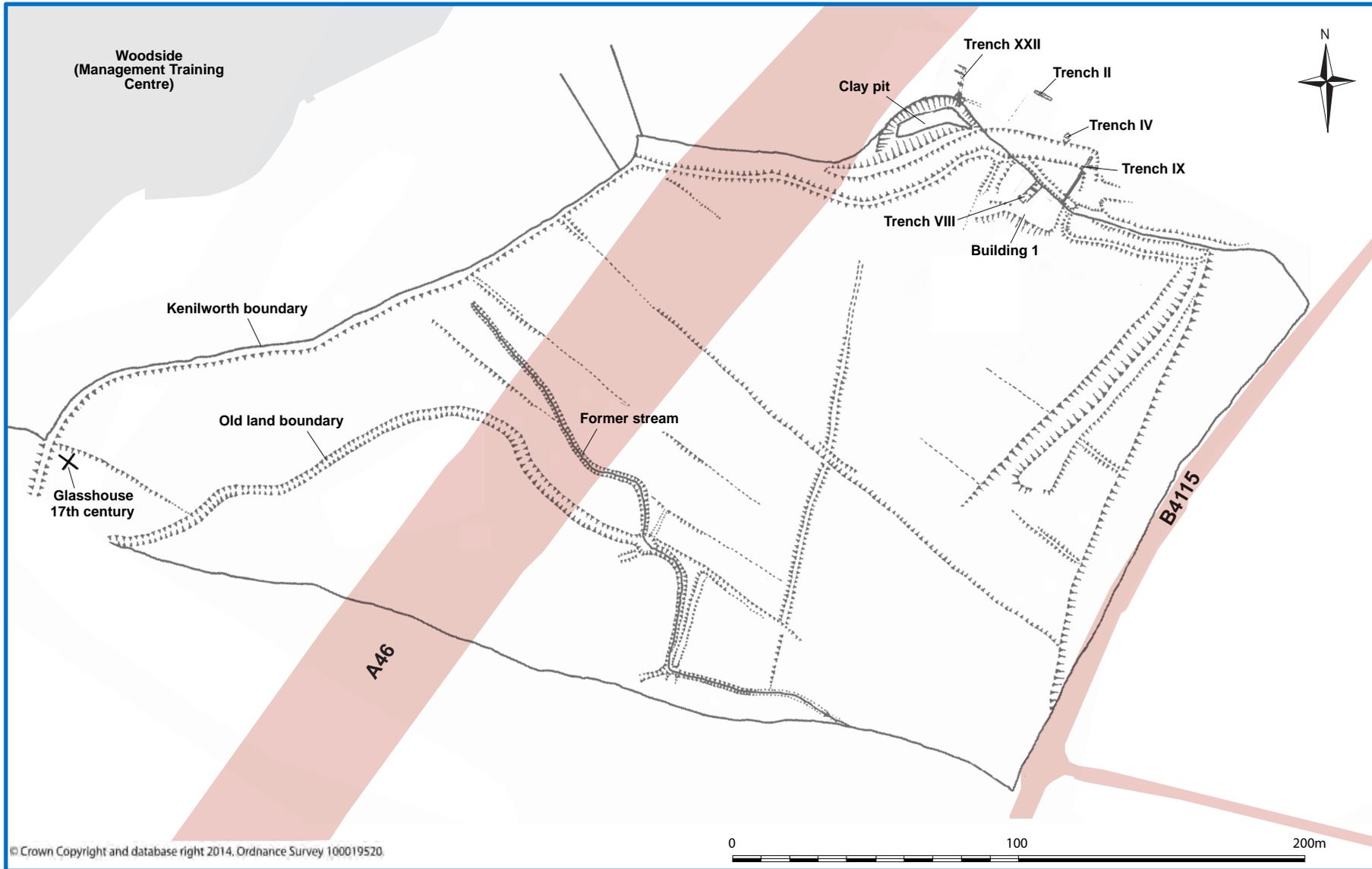


Fig 2: Areas investigated in 1971 (after Willacy and Wallwork 1977) with present day roads superimposed on 'best fit' basis



Fig 3: Site of Romano-British building platform investigated 1971



Fig 4: Northern edge of Glasshouse Wood; area investigated 1971



Fig 5: Field boundary bank (red line) in Glasshouse Wood, of putative Romano-British date



Fig 6: Damage within Scheduled area west of A46 due to construction of bike track. A lens of darker deposit is visible in the exposed profile (lower left)



Fig 7: Medieval woodland bank and ditch (indicated by red line) on Ashow/Kenilworth parish boundary, south side of Glasshouse Wood, north-west of A46 (MWA 5288)

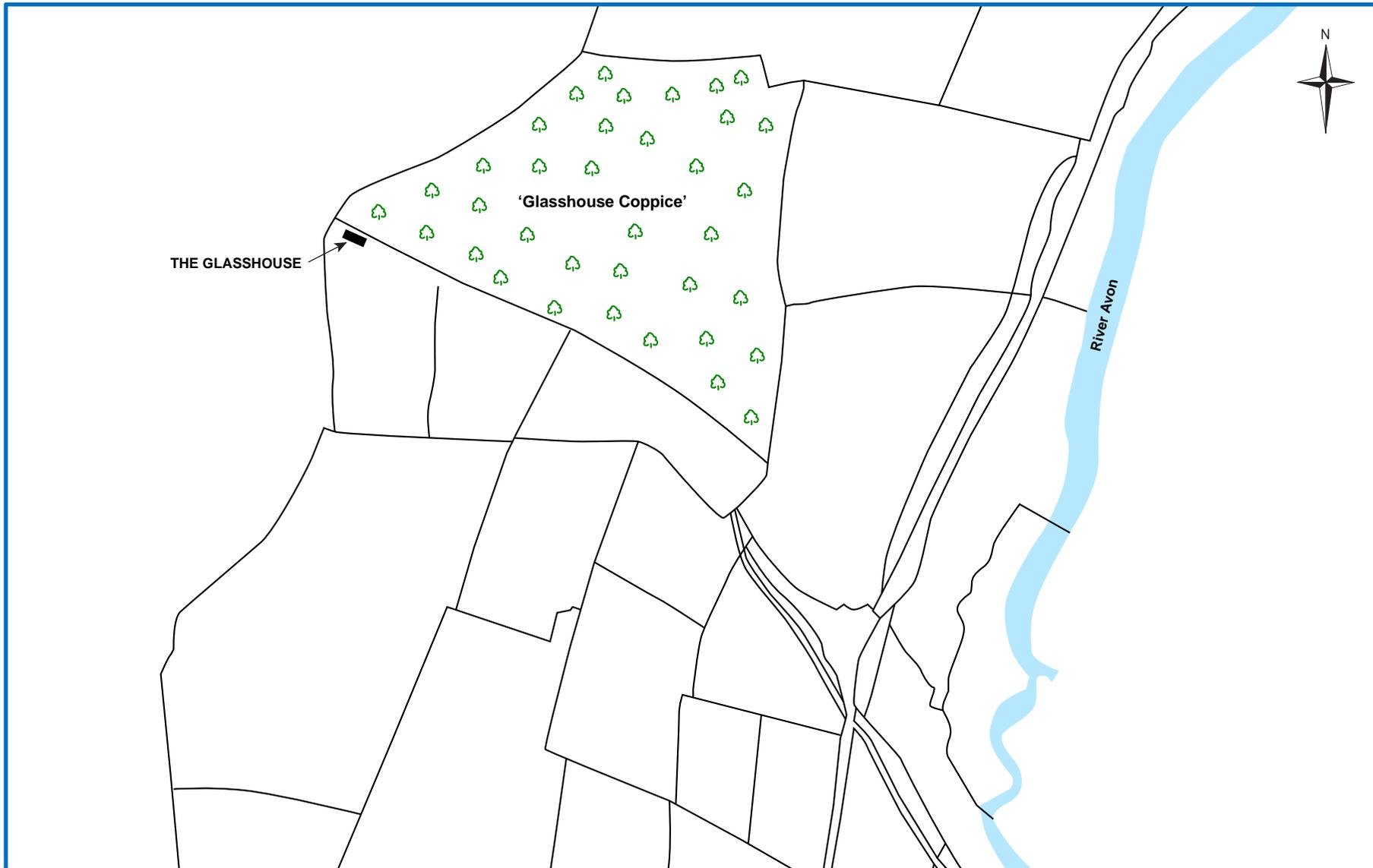


Fig 8: 'Glasshouse Coppice', after Matthias Baker's 1766 Map and Survey of the Estate of Edward Lord Leigh (Ashow) (SBTRO DR631/30) (Reproduced by Permission of the Birthplace Trust)



Fig 9: Stoneleigh Park north of Thickthorn wood. The large trees in the centre of the photograph lie along a field boundary which was probably extant in 1597. The west drive extended roughly along the line of the distant trees in the left hand side of the photograph, but the line of the drive is partly obliterated by the A46

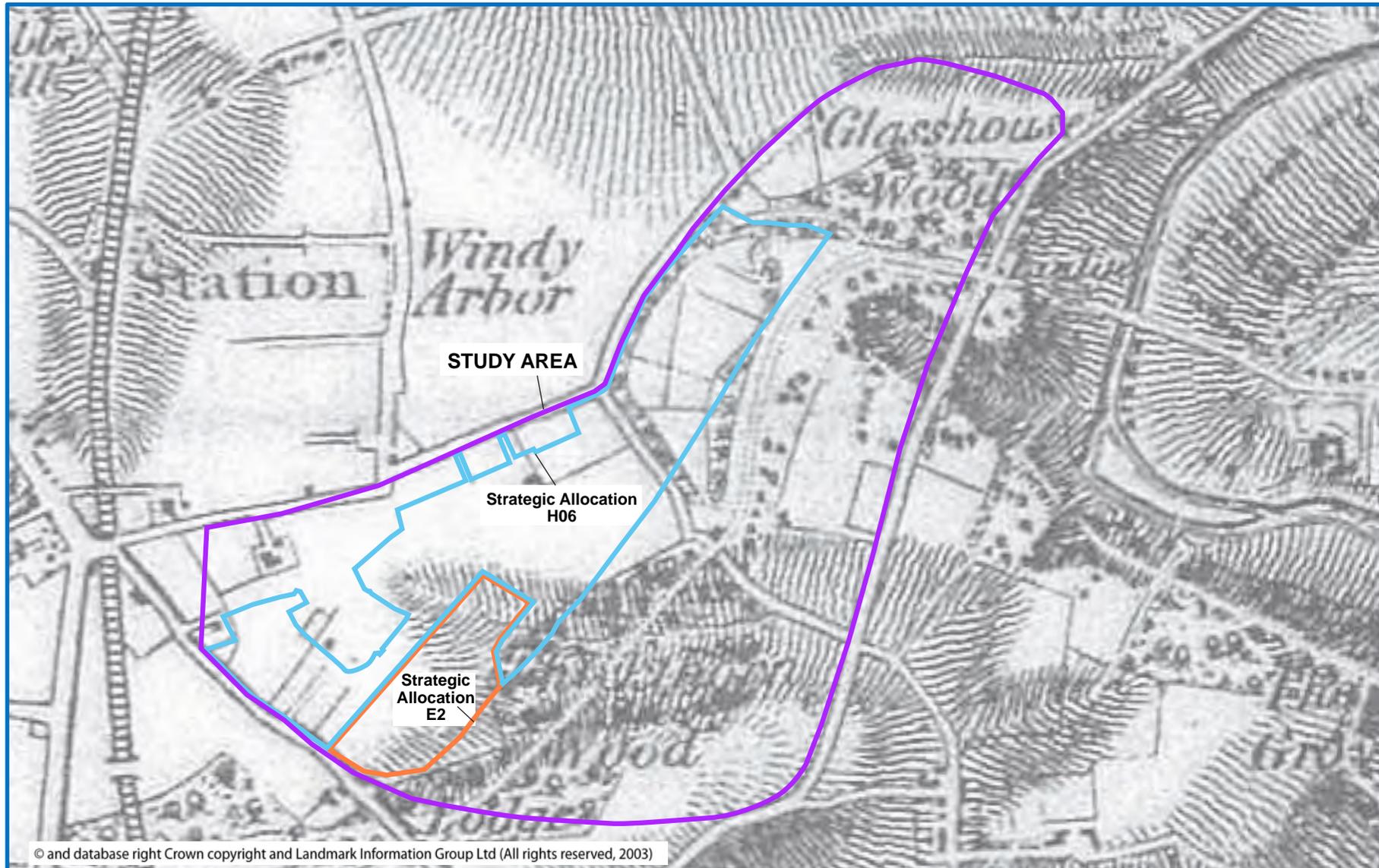


Fig 10: 1834 1:63360 OS map, showing Glasshouse Spinney and the West Drive

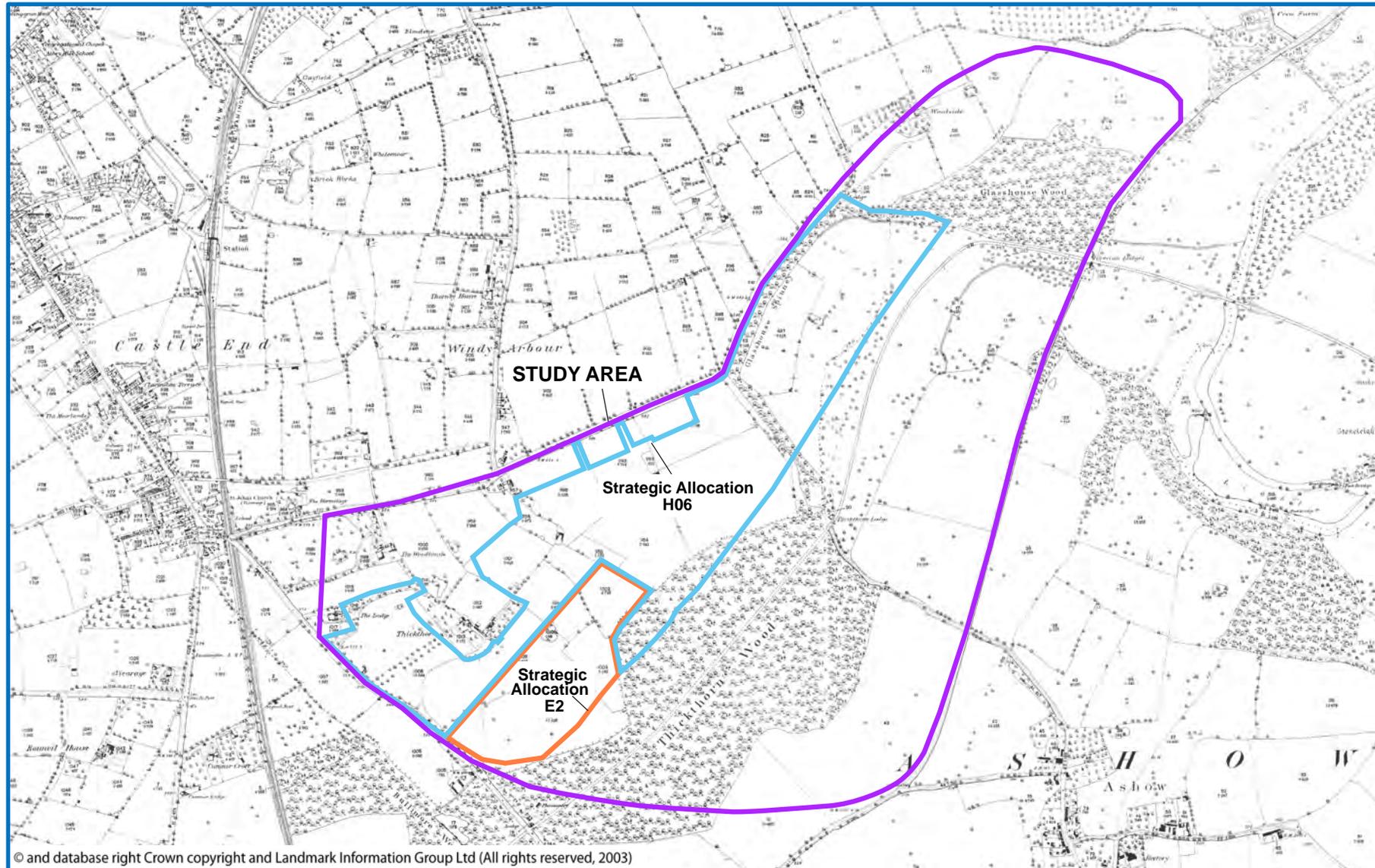


Fig 11: The study area as mapped in 1888 (OS 1:2500)

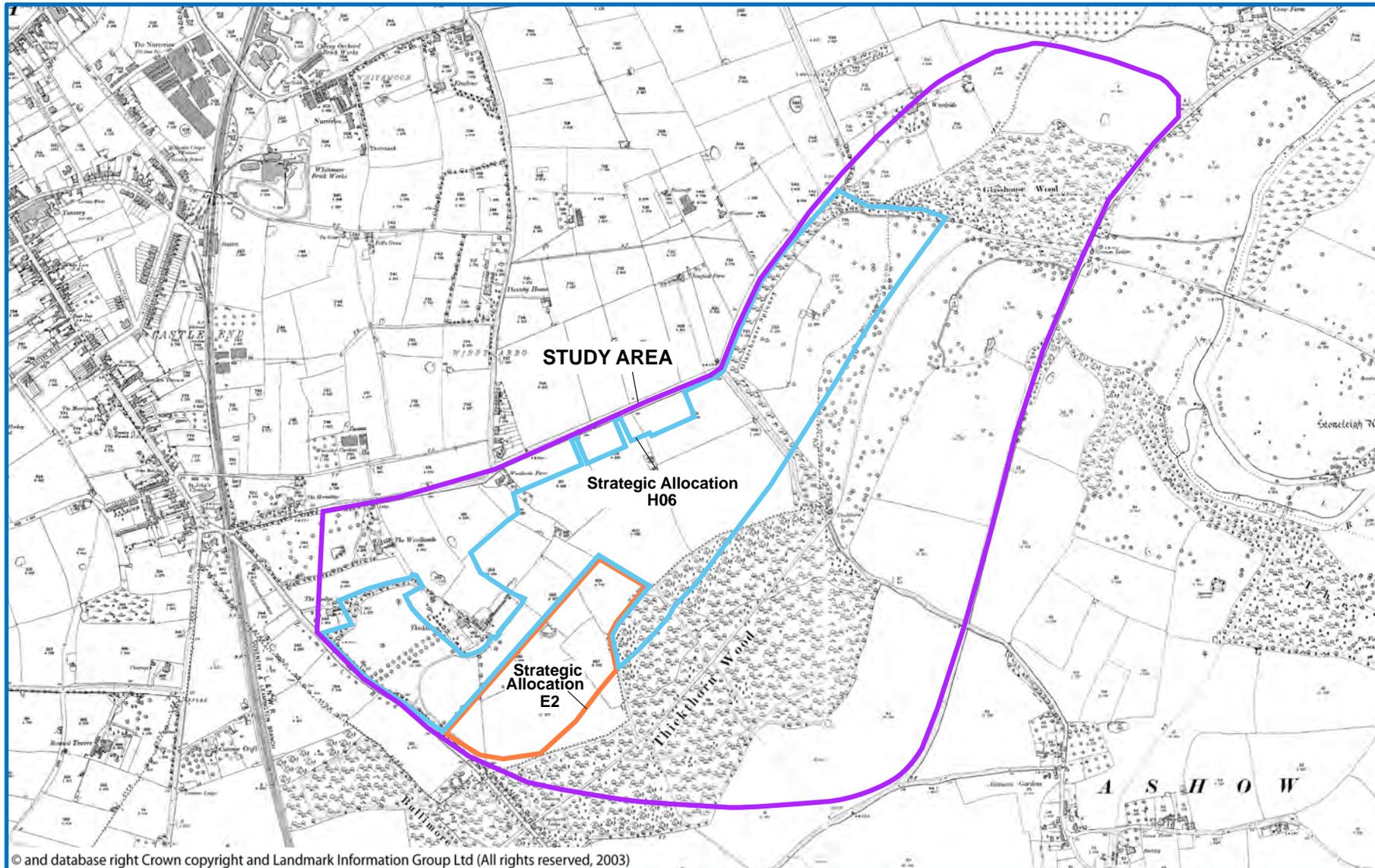


Fig 12: The study area as mapped in 1905 (OS 1:2500)

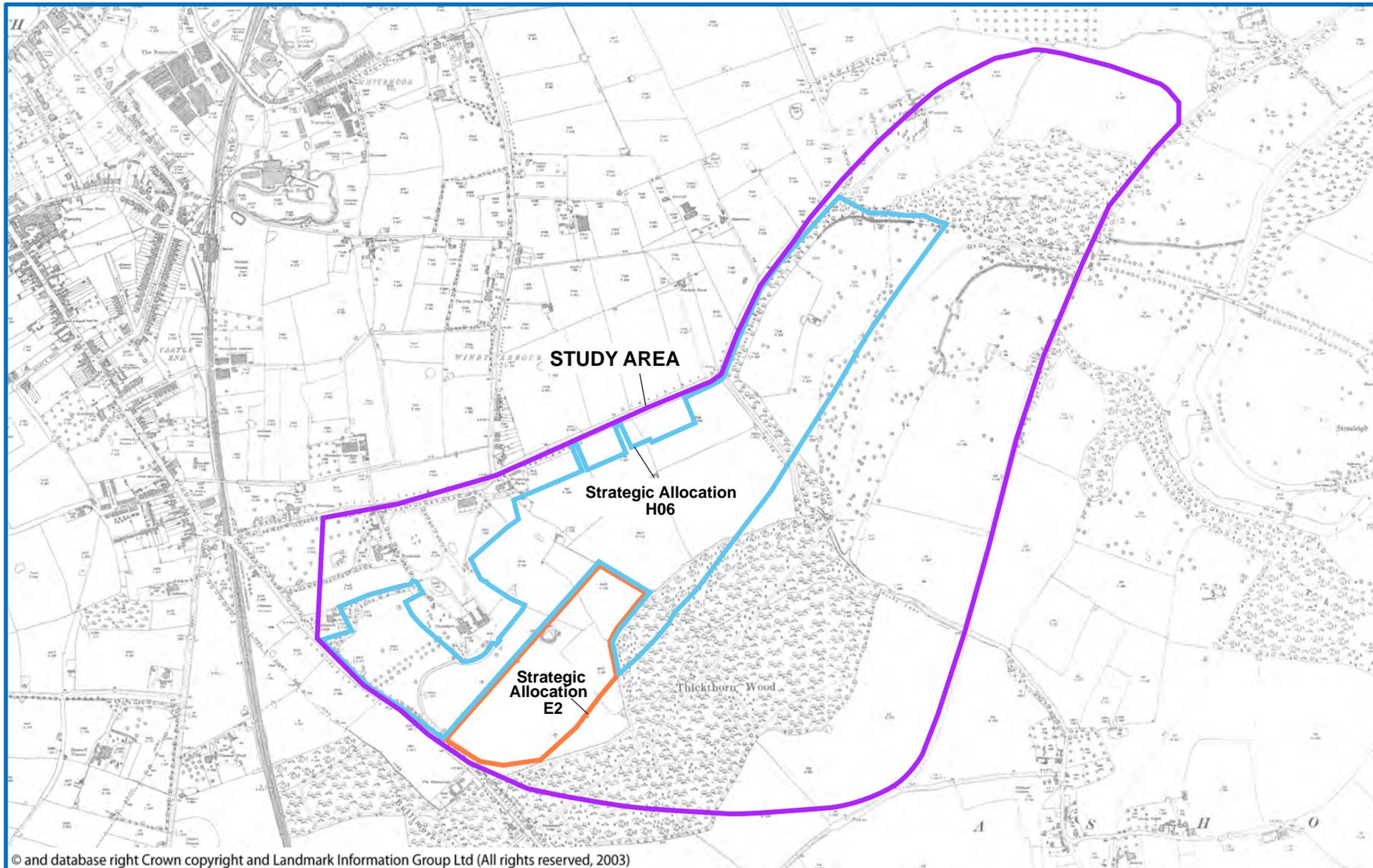


Fig 13: The study area as mapped in 1925 (OS 1:2500)

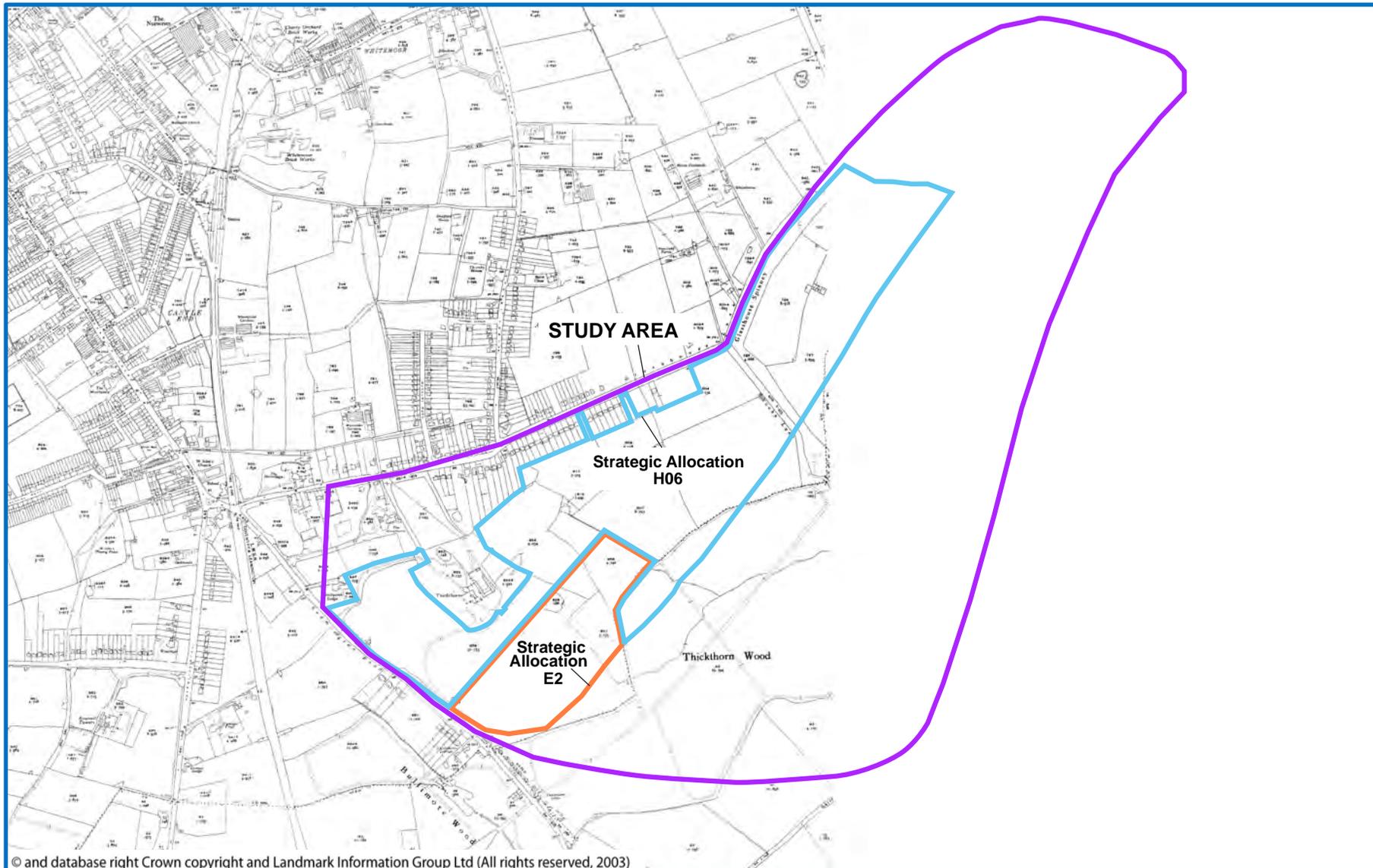


Fig 14: The study area as mapped in 1938 (OS 1:2500)

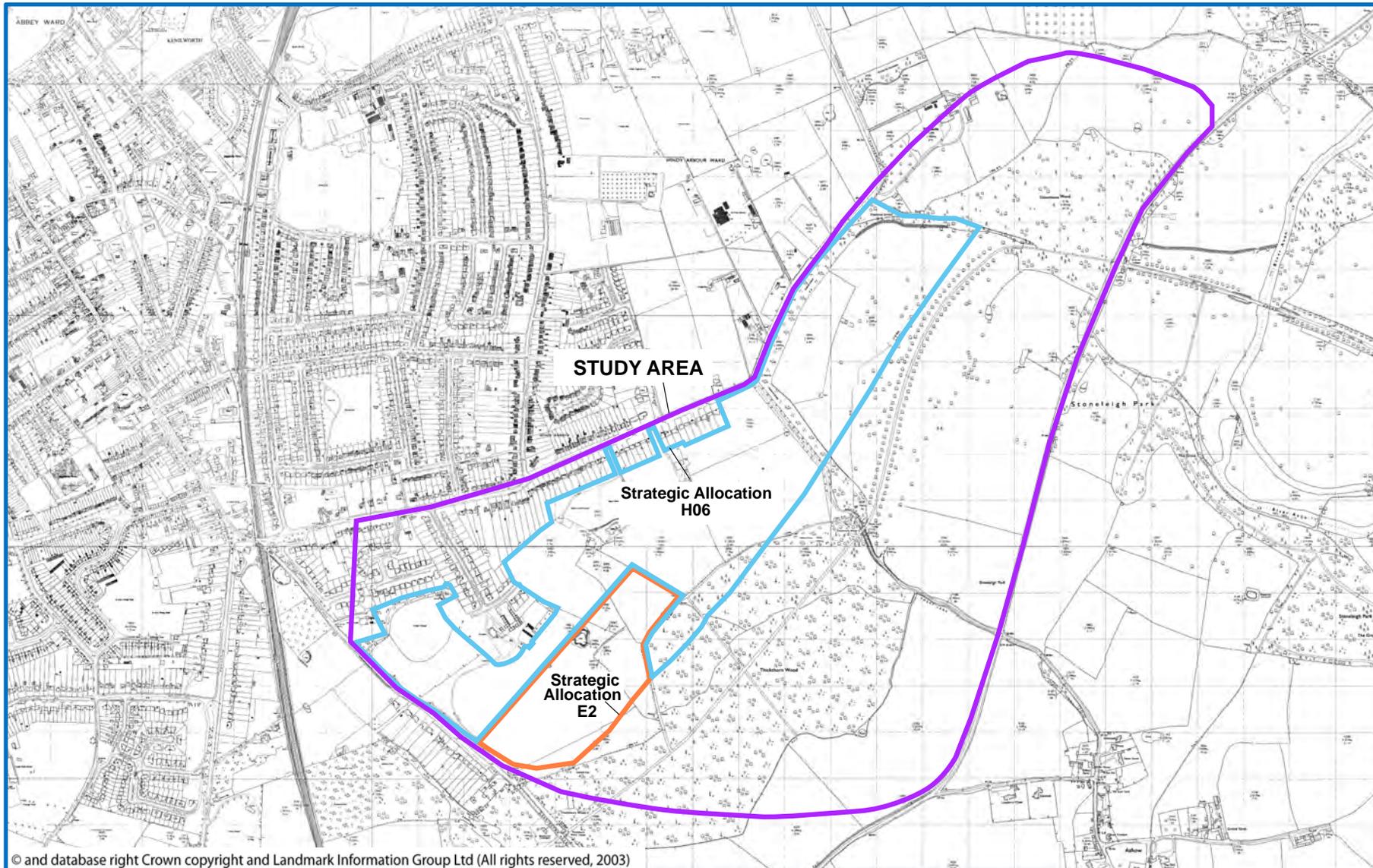


Fig 15: The study area as mapped in 1971 (OS 1:2500)



Fig 16: Thickthorn Manor from the south-east



Fig 17: Thickthorn Stables from the south-east



Fig 18: Rocky Lane Bridge from the south-east



Fig 19: Thickthorn Manor from SP 2978 7068, approximately 80m south of present garden boundary. The Listed building is completely obscured by vegetation. *Leylandii* screen to right



Fig 20: Thickthorn Manor from SP 3018 7113, approximately 450m to the north-east. The upper parts of the buildings are just visible



Fig 21: Thickthorn Manor and Stables from SP 2992 7075, approximately 80m to south-east. The upper parts of the buildings are intermittently visible