



**HERITAGE IMPACT ASSESSMENTS
SOLIHULL METROPOLITAN BOROUGH COUNCIL
LOCAL PLAN REVIEW**

**REPORT No 6: SITE 19 – HS2 INTERCHANGE
MARCH 2019**

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Figure 1 Aerial view of site – map data Google Earth

6.1 Location and general description

- 6.1.1 This is a large site contained within a triangle of roads comprising the M42 to the west beyond which is the National Exhibition Centre and various industrial/business parks as well as Birmingham International Airport. To the south is the A45 linking Birmingham and Coventry city centres. To the east is the A452 linking Kenilworth and Brownhills beyond which lies the valley of the River Blythe and Packington Hall with its parkland. The River Blythe here forms the boundary between Solihull Metropolitan Borough and North Warwickshire District Councils. Site 19 is in Solihull, Packington Park is in North Warwickshire. North of this, towards the northern end of Site 19, is the former Packington waste disposal site which forms a major feature within the landscape. There are interchanges between the major roads at each corner of the triangle. A single minor road, Middle Bickenhill Lane, runs north south roughly central within the site and access to this road is principally from the A446 via a looped road running beneath the dual carriageway that also serves Little Packington to the east. Middle Bickenhill Lane provides access to Park Farm, a motor cycle scrambling track and a small cluster of houses at the southern end of the site close to the A45.
- 6.1.2 Land uses within the site are mixed with agriculture the predominant use. Two sand quarries formerly operated within the site, but extraction has now ceased.
- 6.1.3 The purpose of this report is to assess the impact that development of the site would have on three heritage assets, namely Park Farmhouse (Grade II*) and Packington Hall and Park together with several associated designated heritage assets as shown on Figure 1. Solihull MBC has confirmed that this statement does not need to assess the impact of the proposed site on any other heritage assets other than Park Farm and Packington Hall and Park and any heritage assets within the park.
- 6.1.4 By way of clarification, this report does not address the impact on Park Farmhouse of the proposed HS2 line and interchange which has already been considered during the planning and development of this project. The focus of this report is the emerging proposals for the UK Central Hub/Arden Cross Site proposed by the Urban Growth Company to deliver major infrastructure investment in the area. The boundary of Site 19 is shown on Figure 1 in red with the western boundary of Packington Park marked in green. Designated heritage assets are marked with a black triangle.

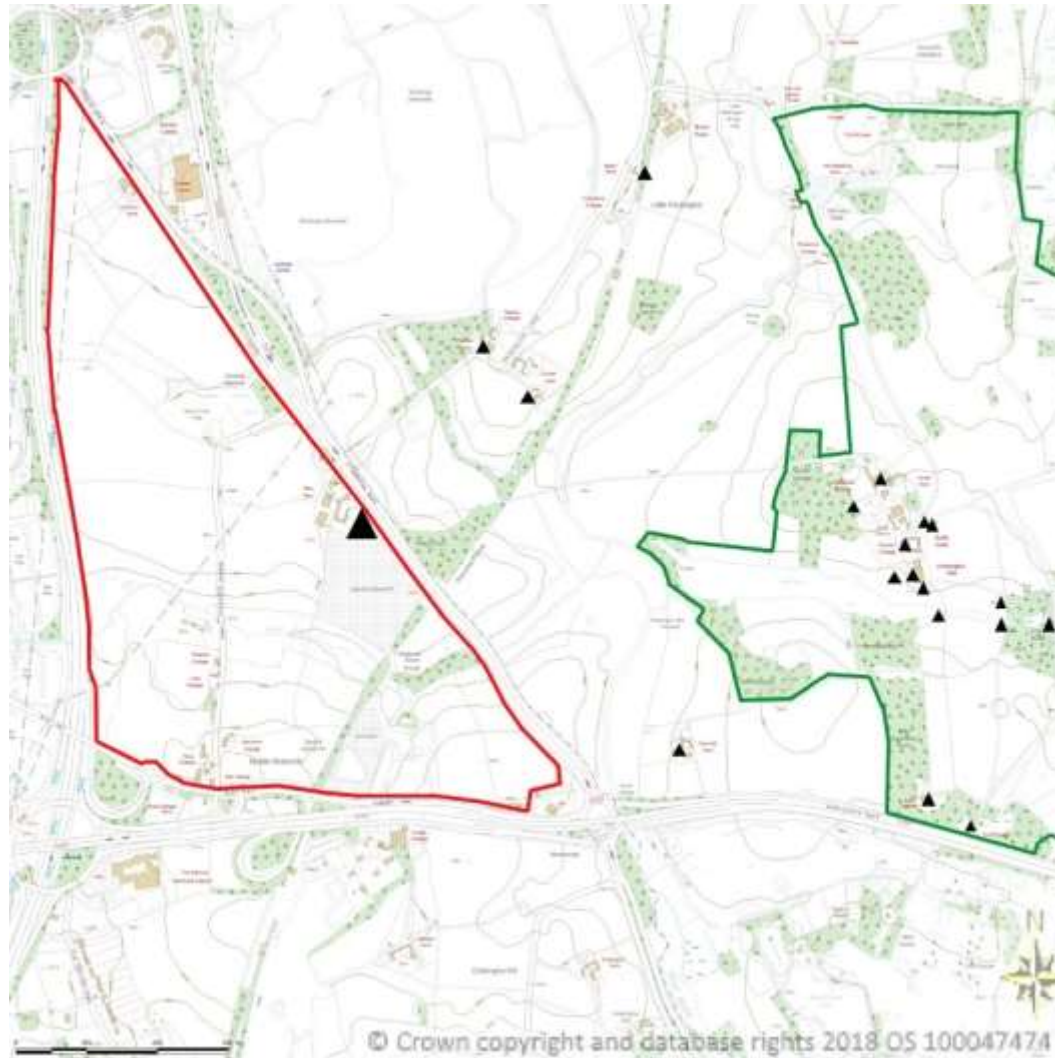


Figure 2 Site 19 (outlined red); Listed Buildings (black); Packington Park – part thereof (outlined green)

6.2 Evidence from Historic Environment Record and Other Sources

6.2.1 The following designated heritage assets are potentially impacted by the proposed development of Site 19.

NB of these buildings, only Park Farmhouse lies within Site 19

6.2.2 Park Farmhouse

Heritage Category: Listed Building

Grade: II* List Entry Number: 1367098

Date first listed: 11-Nov-1952

Statutory Address: PARK FARMHOUSE, CHESTER ROAD

BICKENHILL CHESTER ROAD 1. 5108 Park Farmhouse SP 28 SW 15/507 11.11.52. II*

2. Late C18 or early C19 house in Strawberry Hill Gothic style. 2 storeys and attics, stucco, tiled roof with finials to 2 crow-step gables and battlemented parapet to recessed centre with ground floor castellated porch. 1st floor band. Casement windows with glazing bars, pointed arched lights, 4 lights to ground floor windows, 3 to 1st, 2 to 2nd. Central box dormer.

Listing NGR: SP2065084038

6.2.3 Packington Hall

Heritage Category: Park and Garden

Grade: II* List Entry Number: 1001193

Date first listed: 01-Feb-1986

Details

An early C17 park remodelled in the mid C18 after a scheme by Lancelot Brown, with late C18 and early C19 picturesque elements.

HISTORIC DEVELOPMENT

The manor of Packington belonged to Kenilworth Priory in the medieval period. At the Dissolution in the mid C16 it was purchased by the Priory's tenant, John Fisher, Gentleman Pensioner to Henry VIII and Steward to Ambrose Dudley, Earl of Warwick. Fisher built a new house at Packington, probably on or near the site of the present mansion (Dugdale 1730; Tyack 1994). John Fisher was succeeded by his son, Clement, who was knighted in the early C17 and who enclosed the nucleus of the park. Sir Clement's son, Robert, who inherited Packington in 1619 and was created a baronet in 1622, improved the grounds by creating the Great Pool and 'other places of delight' (Dugdale 1730). The estate was plundered by Parliamentary troops in 1642, seven years before Sir Robert's death (1649). Sir Clement, second baronet, made further improvements to the property, including the laying out of formal gardens in the mid 1660s and the expansion of the park in 1674 (Tyack 1994). Sir Clement died in 1683 and was succeeded by his nephew, also Sir Clement, who rebuilt the C16 house in 1693 (inscription); this late C17 building forms the core of the present mansion. At the same time the grounds were laid out with 'Statues, Canals, Visto's and other suitable Ornaments' (Dugdale 1730). At Sir Clement's death in 1729, Packington passed through his only daughter to Heneage Finch, second Earl of Aylesford, who made the estate over to his eldest son, Lord Guernsey. In 1750 Lord Guernsey married the daughter of the Duke of Somerset, who brought a dowry of £50,000. Lord Guernsey was associated with the mid C18 Warwickshire

virtuosi including Sanderson Miller of Radway Grange (qv) and Sir Roger Newdigate of Arbury Hall (qv). In 1746 Lord Guernsey consulted Miller over a proposed gothic building at Packington, and again in 1748-50 sought advice from both Miller and Sir Roger Newdigate on alterations to the Pool and the construction of a cascade. Packington is one of a group of sites in Warwickshire at which Miller advised on the development of the landscape, including Alscot Park (qv), Arbury Hall (qv), Farnborough Hall (qv), and Honington Hall (qv). In 1748 Lord Guernsey wrote to Lancelot Brown (1716-83) who was already working at neighbouring Newnham Paddox (qv) and Warwick Castle (qv), and a sketch plan (private collection) for Packington was produced c 1750 (Warwicks Hist 1997; Stroud 1975). A second plan of 1751 (private collection) shows the formation of a new lake, Hall Pool, from earlier fish and mill ponds, the remodelling of the Great Pool, and elevations for proposed gates, a lodge in the park, a triple-arched bridge, and a grotto. The plan was implemented piecemeal over a period of years, and many of the proposed buildings remained unbuilt (Warwicks Hist 1997). Following the death of the second Earl in 1757, Lord Guernsey, now the third Earl of Aylesford, rebuilt and enlarged the late C17 house, using Matthew Brettingham as his architect. The landscape was completed and expanded in the 1760s and 1770s under the supervision of the third Earl's agent, John Wedge (plans, private collection), and the old London to Holyhead road which ran to the east of the Hall was diverted outside the park c 1760 (plan, WCRO). The third Earl's improvements were noted by Richard Jago in his poem Edge Hill (1767). The third Earl died in 1777 and was succeeded as fourth Earl by his son, a noted amateur artist, connoisseur, and patron of the arts, who commissioned Joseph Bonomi to make alterations to the Hall, and in 1789, to rebuild the parish church in the park.

A friend of Sir Uvedale Price, the fourth Earl developed the park and pleasure grounds in a picturesque style with 'an air of wildness' (Britton 1814); late C18 and early C19 plans for the pleasure grounds and other features survive (private collection). The fourth Earl died in 1812 and his son, the fifth Earl, retained Henry Hakewill, who also worked at Farnborough Hall (qv), to construct the south and west terraces; further changes were made by William Burn in the mid C19. The estate has descended in the Aylesford family in the C19 and C20, and today (2000) remains in private ownership.

Packington Hall is one of a group of sites in Warwickshire at which Lancelot Brown advised in the mid and late C18. These include Charlecote Park (qv), Compton Verney (qv), Combe Abbey (qv), Newnham Paddox (qv), and Warwick Castle (qv).

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING
Packington Hall is situated c 10km west of Coventry and c 2km north-west of the village of Meriden, on the north side of the A45 Birmingham Road. The c 275ha site comprises some 12ha of pleasure grounds and walled gardens, and c 263ha of parkland. The site is bounded to the south by the A45 Birmingham Road, and to the east by a minor road, Maxstoke Lane. To the north the site adjoins agricultural land, some of which has been reclaimed from mid C20 mineral workings. To the south-east it adjoins agricultural land associated with the late C18 or early C19 Dairy Farm. To the north-west the site is bounded by Long Meadow, an area of agricultural land which was developed in the C19 as parkland adjoining a drive leading to Little Packington; Long Meadow has been in agricultural use throughout the C20. To the south-west

the boundary is formed by agricultural land associated with Mill Farm. The site is generally level with a shallow valley running from east to west to the south of the Hall. A stream running through this valley has been dammed to form the Great Pool to the east, and Hall Pool to the west. Hall Pool discharges into the River Blythe which flows from south to north through a wide shallow valley immediately to the west of the site. The River Blythe here forms the boundary between Warwickshire and the Metropolitan District of Solihull. The site has significant internal vistas, but due to the predominantly level surroundings, there are few views beyond the site. From the pleasure grounds and Hall Pool there are views west across Long Meadow towards Little Packington, and there are further views south-east across the Monument Field towards the A45 road and Packington Lane; to the east there are views from the park to surrounding agricultural land and woodland, Close Wood, on high ground c 3km to the east.

ENTRANCES AND APPROACHES

Packington Hall is approached from the A45 Birmingham Road to the south. The entrance is set back from the road, and is flanked by quadrant plantings of evergreen shrubs set behind simple fences. A pair of rendered, rusticated, rectangular-section piers support a pair of wrought-iron gates dated 1935, and are flanked by a pair of late C18 single-storey, square-plan stuccoed pavilions (listed grade II) surmounted by pyramid roofs, the design of which is attributed to Matthew Brettingham. Immediately to the north-east of the entrance and within the park stands a mid C20 two-storey lodge of rendered brick construction. The tarmac drive extends c 650m north through the park, dropping gently to cross the eastern end of Hall Pool on a mid C18 sandstone two-arched bridge (listed grade II) possibly designed by

Lancelot Brown c 1750. Some 50m north of the bridge, the south drive reaches a junction and sweeps west for c 200m through the park to approach the gravelled carriage turn below the east facade of the Hall. The carriage turn, described as the east terrace, was levelled in 1787 (estate accounts, private collection). A further drive extends north from the junction north of the bridge for c 200m, enclosing the east side of an area of level grass and specimen trees east of the Hall. Sweeping west and south-west for c 200m, this drive approaches the mid C18 stable block north of the Hall from the north-east. The stable court (listed grade II) was constructed in 1756-8 by David HORN, possibly following a design by Sanderson Miller or Lancelot Brown (Tyack 1994; Warwicks Hist 1997), and comprise four ranges with Palladian corner towers and a Tuscan pediment on the east facade. Brown's sketch plan of the park made c 1750 (private collection) shows the drive approaching the Hall on an axis with the south facade along the south avenue from a pair of lodges, with a further approach along an avenue leading from the Holyhead road to the east of the Hall. The Holyhead road was diverted to the south and west c 1760 (plan, WCRO), and the present arrangement of the south drive was achieved c 1785 when land on Meriden Heath adjoining the park was enclosed.

Further drives approach from the north, east, west, and south-east. The north drive enters the site from a minor lane south-east of Little Packington Bridge c 1km north-north-west of the Hall. The entrance is marked by a pair of square-section brick piers which support a pair of massive carved stone ball finials (that to the east fallen, 2000). The piers are flanked by stone-coped brick wing walls, while to the south-west of the entrance a late C18 or early C19 two-storey lodge with an ornamental porch on the east facade stands within the park. The north drive

leads c 900m south-south-east across the park, revealing views east across the park to Park Pool, and south-east to the parish church. The drive turns south-south-west for c 100m to approach the stables and farm buildings from the north-east. An approach from the north is shown on Brown's sketch plan of c 1750. The east drive enters the site from Maxstoke Lane c 1.5km east-north-east of the Hall. A pair of mid C19 Tudor-gothic gabled brick cottages known as East Lodge stand on the east side of Maxstoke Lane, opposite the entrance to the site. The east drive follows an approximately level and straight course across the park, passing to the north of the parish church c 700m north-east of the Hall; there are significant views north from the east drive across the park and to the Old Hall (listed grade II*), a substantial late C17 and early C18 red-brick house which stands c 1.2km north-east of the Hall. The east drive joins the north and south drives immediately to the north-east of the stables. The east drive was in part developed from an existing road (Beighton, 1730) which extended east from the stables to the Holyhead road, and thence along the southern boundary of the park to Maxstoke Lane (Brown, c 1750, 1751), and assumed its present form after the diversion of the Holyhead road c 1760 and the incorporation of glebe land into the park c 1780 (Warwicks Hist 1997).

The south-east drive is today (2000) a track which approaches the site from the A45 Birmingham Road to the south-east, passing through the Monument Field. Some 300m north-west of the Birmingham Road the drive passes a late C18 monument (listed grade II) in the form of a classical, stone, square-section pier surmounted by a pediment. The pier bears a weathered inscription on its south-west face recording the death of William Cawssey of London by a lightning bolt in that location in 1789 (White 1850), and is ornamented with carved crossed

bolts of lightning. The Monument is partly enclosed by C19 spiked railings and stands immediately north-west of a picturesquely gnarled veteran oak. The south-east drive enters the park at Beech or East Lodge (listed grade II) c 570m south-east of the Hall. The late C18 lodge comprises a square, stone, two-storey house under a pyramid roof to the west of the entrance, and a similar single-storey, pyramid-roofed lodge (listed grade II) to the east; the lodges are linked by late C20 metal gates. Beyond East Lodge, the south-east drive extends north for c 400m, crossing the dam at the west end of the Great Pool and sweeping north-west across the park for c 300m before joining the south drive c 270m north-east of the Hall. The south-east drive formerly led to the village of Meriden and to Forest Hall, designed for the fourth Earl by Joseph Bonomi as the headquarters of the Woodmen of Arden, an archery club co-founded by the Earl (Tyack 1994). The south-east drive was constructed under the supervision of John Wedge in 1787, and included alterations to the dam at the west end of the Great Pool; it superseded a plan of 1776 for a drive leading east from Beech Lodge to Maxstoke Lane (Lord Aylesford pers comm, 2000).

The west drive is today (2000) an agricultural track which crosses Long Meadow to the west of the pleasure grounds. It enters the site c 450m north-west of the Hall and passes through Garden Spinney to the north of the pleasure grounds and sweeps south-east to reach the farm and service buildings north of the stables and east of the kitchen garden. The approach from the west is indicated on a plan of the park c 1780 (private collection), and was improved in the late C18 by John Wedge.

PRINCIPAL BUILDING

Packington Hall (listed grade II*) stands on a level site to the north of the mid C18 Hall Pool in the south-west quarter of the site. The Hall is constructed in grey sandstone ashlar and comprises a principal block which is rectangular on plan. Of two storeys and an attic, with a basement concealed behind early C19 terraces to the west and south, the ground floor of the Hall is rusticated. The entrance or east facade has a central pediment which surmounts an Ionic portal, while the south facade is relatively plain. The garden or west facade has slightly projecting bays to the north and south which flank a pediment supported by attached Ionic columns; this feature was constructed in 1766 by Matthew Brettingham as an open loggia and was infilled by Henry Hakewill in 1828. The service range stands to the north-east of the principal block, with a late C20 conservatory to the north-west partially occupying the site of a mid C19 conservatory by William Burn, which itself replaced an early C19 structure, probably by Hakewill. The present mansion incorporates the house built by Sir Clement Fisher in 1693 (inscription on Hall roof), which in turn replaced a C16 or C17 house on the same site. The late C17 mansion was remodelled for the third Earl by Matthew Brettingham from 1766, the work continuing after Brettingham's death in 1769 under Henry Couchman (Tyack 1994; Warwicks Hist 1997). The interiors were completed for the fourth Earl from 1782 by Joseph Bonomi. The Hall was restored following damage by fire in 1979.

GARDENS AND PLEASURE GROUNDS

The informal pleasure grounds lie principally to the south and west of the Hall. The south side of the east terrace or carriage turn is closed by a low stone wall surmounted by

mid C18 spear-headed railings. These flank a pair of similar, centrally placed gates supported by a pair of rectangular stone piers, the upper faces of which are ornamented with carved swags; to the west there is a single pedestrian gate. The design of the gates, railings, and piers (all listed grade II) is attributed to Brettingham. The gates lead to the gravelled south terrace which extends below the south facade; the terrace is also approached by stone steps from the Hall. There are views from the terrace south across Hall Pool to the south avenue and the park. The terrace (listed grade II) is retained by sandstone ashlar walls with a low parapet ornamented with urns. A flight of centrally placed, wide, stone-flagged steps descends from the upper gravelled terrace to a lower grass terrace, similarly retained by a stone wall and planted to the north with herbaceous borders. A further axial flight of stone steps descends to a lawn which slopes gently down to Hall Pool. This lawn bears traces of a mid C19 formal parterre which was removed in the early C20. The designer of this parterre has not been identified, but W A Nesfield worked for the sixth Earl at Offchurch Bury, Warwickshire before his succession in 1859 (Tooley 1994), and C19 photographs (private collection) show this scheme to have been in Nesfield's style. Some 100m south-east of the Hall, a mid C19 single-span footbridge (listed grade II) with ornamental scrolled and part-gilded rails and rusticated piers crosses a low cascade at the east end of Hall Pool to reach an area of mown grass and specimen trees on the south bank of the lake; from here there are views north to the Hall and pleasure grounds. This area of pleasure ground to the south of Hall Pool is bounded to the east by a traditional split-timber park pale, and to the south by a sunk fence; to the west the area is bounded by a mixed plantation, The Wilderness. The upper, gravelled south terrace returns below the west facade of the Hall. The

central section of the terrace, below the portico, is recessed where a wide double flight of stone-flagged steps descends to the pleasure grounds. The steps are flanked by balustrades which return at the lower level to the south-west and north-west (all listed grade II). To the north and south of the central steps the upper terrace is ornamented by a pair of geometric box- and stone-edged parterres planted with roses. At the north end of the terrace a wide flight of stone steps (now, 2000, closed by a low wall) ascends to the site of the west range of the mid C19 conservatory. The site of this structure is now (2000) occupied by a late C20 swimming pool. The south and west terraces were constructed to the design of Henry Hakewill in 1812, replacing terraces indicated by Brown (1751).

Herbaceous borders are planted below the retaining wall of the west terrace, beyond which lawns planted with groups of specimen trees and shrubs slope gently west and south towards Hall Pool which forms the southern boundary of the pleasure grounds. Hall Pool extends c 850m west-north-west from the footbridge south-east of the Hall, and was created from 1752 (Sir Roger Newdigate's diary, WCRO) as part of Brown's mid C18 improvements. It was formed from an existing mill pool and a chain of ornamental fishponds separated by a series of cascades; remains of these cascades survive, submerged in the lake (Lord Aylesford pers comm, 2000). To the north-west of the Hall a gravel walk leads west and north-west through the pleasure grounds, and is bordered by mixed specimen trees, including mature cedars which survive from Brown's mid C18 scheme. The south-west-facing slope above this walk is bounded to the north by the kitchen garden wall, while to the east it is enclosed by the wall of the service courts and a C19 single-storey cottage with an ornamentally tiled west facade; to the

north-west a hard tennis court is terraced into the slope. This area is today (2000) lawn with mixed borders below the kitchen garden walls. In the late C18 it was laid out as a flower garden (plan, 1789, private collection) which incorporated a small Doric temple designed by the fourth Earl (CL 1971; Warwicks Hist 1997); this structure does not survive. The late C18 pleasure grounds replaced a mid C18 walk 'adorned with shrubs' laid out by Brown (1751). This walk, with views across lawns to Hall Pool, led north-west from the Hall for c 350m to 'the Scots Fir clump', a square plantation whose outline survives within the pleasure grounds. To the west and north-west of the kitchen garden the pleasure grounds are characterised by C19 specimen conifers and evergreen shrubs. Earthworks in this area including two pronounced ditches and an approximately circular depression c 320m north-west of the Hall are relics of a system of culverts and leats used to flood Long Meadow (Lord Aylesford pers comm, 2000). Some 200m north-west of the Hall the gravel walk becomes a grass path which leads c 200m north-west parallel to the west wall of the kitchen garden through an area of standard apple trees, to reach a single-storey cottage of late C18 or early C19 appearance (but of earlier origin - Lord Aylesford pers comm, 2000) adjacent to the west drive, which here forms the northern boundary of the pleasure grounds. The pleasure grounds are separated from Long Meadow to the south-west by a late C20 timber fence; the boundary has been extended c 15m west since 1904 (OS).

PARK

The park lies to the south-west, south, north, and east of the Hall, and today (2000) remains pasture. The park to the east of the Hall retains a deer herd. A late C20 golf course has been developed in the north-east corner of the park, adjacent to Maxstoke Lane, an area which retains

many mature oaks.

The south and south-west park lies to the south of Hall Pool (The Stew), and is separated from the east park by a deer fence which extends from the footbridge south-east of the Hall to the south lodge. The vista aligned on the south facade of the Hall is framed by mixed deciduous trees which create the effect of an avenue; this feature may relate to the early C18 formal landscape around the late C17 mansion (Warwicks Hist 1997). To the south-south-west of the Hall, Little Dayhouse Wood extends parallel to the south avenue to the A45 Birmingham Road; the mid C18 kennels (listed grade II) stand in this plantation c 600m south of the Hall. The south-west park is planted with scattered deciduous trees and a group of Wellingtonias c 450m south-west of the Hall. The park is enclosed to the east by a mixed plantation, The Wilderness, and to the west and south-west by a further mixed plantation, Mill Shrubbery. An C18 carriage drive leads from the south-west park through Mill Shrubbery, passing the remains of Packington Mill c 600m south-west of the Hall. Continuing below the dam at the west end of Hall Pool, which is planted with mature beech and evergreen shrubs, the carriage drive reveals views west across the River Blythe and meadows, before emerging into Long Meadow c 770m west of the Hall. The disposition of the south-west park relates to the scheme proposed by Brown in 1751, which included boundary plantations to the south and south-west with seats looking over the park and Hall Pool. The carriage drive was to be carried across the west end of the Pool on a wooden bridge; neither this, nor Brown's proposal to break-up the south avenue, appears to have been implemented.

The east park is generally level and characterised by

scattered mature oaks. To the north-east the ground falls towards Park Pool, an approximately square pool retained to the west by an earth dam. The north, east, and west banks of the Pool are planted with mixed woodland. A shallow valley extends north-west from Park Pool towards North Lodge, and enclosures north-east of North Lodge, today (2000) in arable cultivation, retain groups of C19 ornamental conifers. To the east of Park Pool, and c 1.1km north-east of the Hall, the late C17 Packington Old Hall (listed grade II*) stands in gardens enclosed by late C17 brick walls (listed grade II*). Some 20m south-west of the Old Hall the gardens are bounded by the late C18 brick Venison House (listed grade II); to the north-west of the Old Hall a late C17 dovecote (listed grade II), rectangular on plan, stands adjacent to late C17 stables. Approximately 130m south-east of the Old Hall the earthwork remains of a medieval moated enclosure survive (Lord Aylesford pers comm, 2000). A pool c 20m south-east of the Old Hall feeds the Park Pool to the west. The north-east park represents the area enclosed from the Outwoods by Sir Clement Fisher in the early C17 (Dugdale 1730). By the early C18, this park extended west to the old Holyhead road, and south to a track on the line of the east drive (Beighton, 1730); it was not included in Brown's 1751 scheme of improvements.

To the south-east of Packington Hall the outflow from the Great Pool is canalised and retained by a cascade associated with the footbridge c 100m south-east of the Hall. The Great Pool, known in the late C18 as the 'New River', was created in the mid C18 and corresponds to Brown's proposals of 1751. Some 400m south-east of the Hall the Pool is retained to the west by a high earth dam. The Pool, of early C17 origin (Dugdale 1730), extends c 800m east, with a small island towards the eastern end. The east end was developed as a decoy, which was

remodelled as three decoys in the late C18 by Wedge (plans, private collection); at the same time the C17 rectangular pool was remodelled in a more naturalistic form, as initially proposed by Brown in 1751. In the late C17 Sir Clement Fisher rebuilt 'the House in the middle of the Great Pool', and more recently a duck-keeper's cottage stood on the island; neither structure survives today. The outflow at the south-west end of the dam of the Great Pool, known as the Lion's Mouth, comprises a mid C18 brick-lined tunnel with a rusticated stone opening (listed grade II); this was altered in the late C18 by John Wedge when the eastern end of the 'New River' was remodelled and a series of small pools linked by cascades was constructed below the outflow (plan, private collection). The west-facing slope of the dam retaining the Great Pool is planted with mixed woodland: this reflects the arrangement shown by Brown (1751), Wedge (c 1780), and the late C19 OS map. To the north of this plantation, c 290m south-east of the Hall, a spring, fed through a lion-mask spout, is enclosed within a mid C18 stone structure (listed grade II) which comprises a round-headed opening to the west set beneath a pediment. In the mid C18 the Great Pool was separated from the Hall and its immediate grounds by the Holyhead road which ran from south-east to north-west c 250m east of the Hall; this road was diverted beyond the park c 1760.

The parish church of St James (listed grade I) stands in the park c 750m east-north-east of the Hall within a churchyard enclosed by late C18 rubble-stone walls and wrought-iron arrow-head railings supported on square wrought-iron piers surmounted by urn finials (all listed grade II). The churchyard is planted with mature Irish yews, while a single-storey barn with an arched entrance stands at the south-east corner. The church was rebuilt in a dramatically austere Neoclassical style for the fourth

Earl by Bonomi in 1789; its four symmetrical domed corner towers serve as eyecatchers from the north and east park. The church is framed by a group of oaks and Scots pines outside the south-west corner of the churchyard; an early C19 view shows similar picturesque planting around the church (BRLA). Land to the west and south of the church and north of Church Wood, a mixed plantation on the north bank of the Great Pool, is today (2000) in arable cultivation. This land, together with ground extending c 160m south of the Great Pool, formed part of the Packington Glebe and was not incorporated into the park until c 1770 as part of a scheme of improvements overseen by John Wedge after the diversion of the Holyhead road. In 1751 Brown proposed a woodland pleasure ground to the south and south-west of the church; neither this, nor 'My Lady's Lodge' in The Decoy c 130m south-east of the Great Pool were implemented.

Some 570m south-east of the Hall and to the south of the Great Pool, the Monument Field is today (2000) pasture with scattered mature oaks, some of which survive from C18 hedgerows. This area formed part of the glebe land which was developed as a picturesque setting for the south-east drive by John Wedge c 1770.

KITCHEN GARDEN

Lying c 130m north-west of the Hall and immediately to the north of the pleasure grounds, the kitchen garden is enclosed by C18 brick walls c 3m high and surmounted by stone copings (listed grade II). A panelled timber door is set in the south wall; there are further doors in the west wall. The garden is approximately rectangular on plan and is divided into three sections by lateral walls running from east to west. The two southern sections are of approximately equal area and are laid to grass with

remains of late C19 or early C20 timber-framed glasshouses surviving in the central section. The larger northern compartment is today (2000) planted as an orchard with standard apple trees. Further fruit trees survive against the inner face of the south wall of the south compartment. The kitchen garden occupies the site identified for it in Brown's scheme of 1751. This in turn relates to the position of the kitchen garden shown on his earlier sketch plan (c 1750). Brown's scheme proposed a single compartment divided into quarters, and this may relate to the two southern sections of the present garden; the mid C18 garden was extended to the north in the late C18 (plan, private collection). A hothouse and vinery were built in 1802, with a further vinery, peach house, and mushroom house being constructed in 1813-19 (Warwicks Hist 1997; Steward's accounts, private collection). Neither these structures, nor further late C19 and early C20 glasshouses at the southern end of the garden survive (2000).

REFERENCES

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Andrews Nesfield 1794-1881 (1994), p 29 G Tyack, *Warwickshire Country Houses* (1994),

pp 152-7 *Warwickshire History X*, no 4 (1997), pp 130-44

Maps H Beighton, *A Mapp of Warwickshire*, surveyed 1725-8, published 1728 H Beighton, *A Map of Hemlingford Hundred*, surveyed 1725, published 1730 L Brown, *Sketch plan of the grounds at Packington Hall*, c 1750 (private collection) [copy at Warwickshire County Record Office: Z293/1L] L Brown, *A Plan for the Disposition of the Ground at Great Packington the Seat of the Rt Honorable The Lord Guernsey*, 1751 (private collection) [copy at Warwickshire County Record Office: Z143L] J Tomlinson, *Roads leading from Coleshill Guide post to the Guide post on Mereden Heath in the County of Warwick*, 1760 (CR699/Box 4), (Warwickshire County Record Office) *Plan of Packington Park*, c 1770 (private collection) [copy at Warwickshire County Record Office: Z170L] (?) J Wedge, *Plan of glebe land taken into Packington Park*, 1777 (private collection) [copy at Warwickshire County Record Office: Z301/1u] J Wedge, *Plans for decoys, Great Pool and stew ponds*, 1775-82 (private collection) [copies at Warwickshire County Record Office: Z300/1(19) (?) J Wedge, *Plan for south-east drive, late C18* (private collection) [copy at Warwickshire County Record Office: Z301/2u] *Plans for flower garden, extension to kitchen garden and sunk fence north-east of Hall, late C18* (private collection) [copies at Warwickshire County Record Office: Z301/3(6u] W Yates and Sons, *Map of Warwickshire*, surveyed 1787-9, published 1793 *Plan of lands in the parishes of Great Packington and Meriden*, early C19 (private collection) [copy at Warwickshire County Record Office: Z308u] *Tithe map for the parish of Great Packington*, 1843 (DR158/17), (Warwickshire County Record Office)

OS Old Series 1" to 1 mile, published 1834 OS 6" to 1 mile: 1st edition published 1887 3rd edition published 1921 1937 edition OS 25" to 1 mile: 1st edition published 1886 2nd edition published 1904 1937 edition

Illustrations L Brown, Elevations for proposed landscape structures included on plan, 1751 (private collection) [copy at Warwickshire County Record Office: Z143L] Bird's-eye view of Packington Hall from the west, c 1765(70 (private collection) [copy at Warwickshire County Record Office: Z488] Views of Packington Hall and church, early C19 (Aylesford Collection, Birmingham Reference Library Archive)

Archival items Diary of Sir Roger Newdigate, mid C18 (CR136/A6(8), (Warwickshire County Record Office) Steward's accounts, 1792-1816 (private collection) [copy at Warwickshire County Record Office: MI 279] Typescript calendar of C18 and early C19 documents formerly at Packington Hall, destroyed by fire 1979 (Z489sm), (Warwickshire County Record Office) Photographs of the formal south gardens, mid C19 (private collection)

Personal communication from the Rt Hon the Earl of Aylesford

Description written: June 2000 Amended: July 2000, September 2000, October 2000 Register Inspector: JML Edited: September 2001

6.2.4 Lodges, Gatepiers and gates at south entrance to Packington Park

Heritage Category: Listed Building

Grade: II List Entry Number: 1034850

Date first listed: 23-Mar-1988

Statutory Address: LODGES, GATEPIERS AND GATES AT SOUTH ENTRANCE TO PACKINGTON PARK

GREAT PACKINGTON PACKINGTON PARK SP28SW 8/73 Lodges, gatepiers and gates at south entrance to Packington Park - II Pair of lodges with attached gatepiers and gates. Late C18. Each lodge of brick, stuccoed. Low pitch pyramidal roof of slate with ball-finial and moulded stone cornice. Single storey with window in recessed round headed arch to north and south walls. Doorway in square head in side walls facing the carriageway. Rusticated gatepiers with moulded stone cornice. Wrought-iron gates presented in 1935. Lodges possibly by Matthew Brettingham.

Listing NGR: SP2242983106

6.2.5 Kennel House approx. 600 metres south of Packington Hall

Heritage Category: Listed Building

Grade: II List Entry Number: 1034849

Date first listed: 23-Mar-1988

Statutory Address: KENNEL HOUSE, APPROXIMATELY 600 METRES SOUTH OF PACKINGTON HALL

GREAT PACKINGTON PACKINGTON PARK SP28SW 8/72 Kennel House, approx. 600m S of Packington Hall - II House. Mid C18. Red brick, Flemish bond. Plain-tiled, hipped roof with ridge stack. 2 storeys. Symmetrical south front of 3-window range. Small pane, C20 wood casements with the heads flush with the eaves. At ground floor C20 cross-frame casements in elliptical arches on either side of doorway. Gabled C19 porch with tiled roof.

Listing NGR: SP2229083185

6.2.6 Grotto, approx. 450 metres south-east of Packington Hall

Heritage Category: Listed Building

Grade: II List Entry Number: 1034809

Date first listed: 23-Mar-1988

Statutory Address: GROTTTO, APPROXIMATELY 450 METRES SOUTH EAST OF PACKINGTON HALL

GREAT PACKINGTON PACKINGTON PARK SP28SW 8/76
Grotto, approx. 450m SE of Packington Hall

Grotto. Mid C18. Coursed sandstone opening to brick line tunnel leading from Great Pool. Opening has rusticated stone and there is a retaining wall to one side. Possibly designed by Capability Brown when he landscaped the gardens of c.1750-1. (M. Binney: Country Life, CXLVIII, p102, 266)

Listing NGR: SP2264783692

6.2.7 Bridge approx. 300 metres south-east of Packington Hall

Heritage Category: Listed Building

Grade: II List Entry Number: 1034848

Date first listed: 23-Mar-1988

Statutory Address: BRIDGE APPROXIMATELY 300 METRES SOUTH EAST OF PACKINGTON HALL

GREAT PACKINGTON PACKINGTON PARK SP28SW 8/70
Bridge approx. 300m SE of Packington Hall

Bridge. Mid C18. Dressed and coursed sandstone. Round-headed arch of double span and low parapet wall with coping. Possibly designed by Capability Brown when he

landscaped the garden in 1750-1. (M. Binney: Country Life, CXLVIII, p102, 266)

Listing NGR: SP2252483690

6.2.8 Spring Head, approx. 400 metres south-east of Packington Hall

Heritage Category: Listed Building

Grade: II List Entry Number: 1034808

Date first listed: 23-Mar-1988

Statutory Address: SPRING HEAD, APPROXIMATELY 400 METRES SOUTH EAST OF PACKINGTON HALL

GREAT PACKINGTON PACKINGTON PARK SP28SW 8/75
Spring tread, approx. 450m SE of Packington Hall GV II
Spring head, Mid C18. Coursed sandstone. Round headed moulded arch to opening with pedimented roof. Foliate paterae to spandrels. Possibly designed by Capability Brown, c.1750-1, when he landscaped the garden. (M. Binney: Country Life: CXLVIII, p102, 266)

Listing NGR: SP2255983754

6.2.9 Footbridge over weir, 150 metres south-east of Packington Hall

Heritage Category: Listed Building

Grade: II

List Entry Number: 1116408

Date first listed: 23-Mar-1988

Statutory Address: FOOTBRIDGE OVER WEIR, 150 METRES SOUTH EAST OF PACKINGTON HALL

GREAT PACKINGTON PACKINGTON PARK SP28SW 8/69
Footbridge over weir, 150m SE of Packington Hall GV II

Footbridge. Mid C19. Wrought-iron with rusticated sandstone piers at the ends. Single span segmental arch. The wrought-iron parapet has ring shafted verticals enriched with C scrolls and below a band of foliate paterae.

Listing NGR: SP2234283711

6.2.10 Packington Hall

Heritage Category: Listed Building

Grade: II* List Entry Number: 1116473

Date first listed: 11-Nov-1952

Date of most recent amendment: 23-Mar-1988

Statutory Address: PACKINGTON HALL, PACKINGTON PARK

GREAT PACKINGTON PACKINGTON PARK SP28SW 8/63 Packington Hall 11/11/52 (Formerly listed as Packington Hall and Stable block) GV II* Mansion house. Late C17 origin, but remodelled and recased 1766 by Matthew Brettingham for 3rd Earl of Aylesford. Henry Couchman was the clerk of works. He completed the work externally c.1772. Interiors of 1782 are by Joseph Bonomi for 4th Earl. Ceiling paintings executed c.1800 by J.F. Rigaud. Other artists and craftsmen who worked here include Dominic Bartoli (scagliola work) and Joseph Rose and Mr. Cryer (plasterers). Grey sandstone ashlar. Roof plan of 4 ranges with central flat. The centre part of the roof was rebuilt c.1980 following a fire in 1979 which damaged the attic storey and parts of the lower storeys. Symmetrically disposed ashlar chimney stacks with entablatures. Main block has central hall with flanking principal rooms and gallery at south-west end. The service range is to the north end. 2 storeys and attic. Principal front to the south-east in nine bays with rusticated ground storey.

Slightly projecting 3-bay centre with upper giant pilasters and pediment. Doorway approached by flight of 4 stone steps. Portal of 2 Ionic pillars and 2 Ionic columns. Raised and fielded panelled doors. Raised surrounds to 12-pane hung sashes, except for those at attic storey which are of 6-panes. The first floor windows have pulvinated friezes and cornices. End bays project slightly and first floor windows are balustraded. West front. The centre has attached giant unfluted Ionic columns, originally with a loggia behind them. End bays have windows with similar raised surrounds and console brackets as those on the east front. Above each is a blank panel with a garland. Interior: From 1782 Joseph Bonomi worked on the interior of Packington Hall for 4th Earl of Aylesford. The ceiling paintings were executed by J.F. Rigaud, c.1800. The hall, music room, staircase, Pompeian room, dining room, library and small dining room all have schemes designed by Bonomi. The music room originally housed an organ, now in the church, which was used by Handel. The Pompeian room was intended as a sculpture gallery but was remodelled by Bonomi as a setting for the Etruscan vases collected by the 4th Earl. The main staircase has recently been restored (1986). The dome to the secondary staircase has been removed following the fire of 1979. Bookcases are by Henry Hakewill, 1828, (M. Binney: Country Life, CXLVIII, p 102,266; Buildings of England: Warwickshire p298; VCH: Warwickshire, Vol IV)

Listing NGR: SP2227683820

Sources

Books and journals

Doubleday, AH, Page, W, The Victoria History of the County of Warwick, (1947)

Pevsner, N, Wedgwood, A, The Buildings of England: Warwickshire, (1966), 298

'Country Life' in Country Life, , Vol. 148, (), 102,266
 Other
 Register of Parks and Gardens of Special Historic Interest
 in England, Part 42 Warwickshire,

6.2.11 Gates, gatepiers, railings and wall adjoining Packington Hall on the south-east

Heritage Category: Listed Building

Grade: II List Entry Number: 1116426

Date first listed: 23-Mar-1988

Statutory Address: GATES, GATEPIERS, RAILINGS AND
 WALL ADJOINING PACKINGTON HALL ON THE SOUTH
 EAST, PACKINGTON PARK

GREAT PACKINGTON PACKINGTON PARK SP28SW 8/65
 Gates, gatepiers, railings and wall adjoining Packington
 Hall on the south-east GV II Gates, gatepiers, wall and
 railings. c.1766. Buff sandstone ashlar. Rusticated
 gatepiers with fret pattern and swagged frieze and
 depressed pyramidal top. Wrought-iron gates with spiked
 standards. Similar standards to railings on dwarf ashlar
 wall. Possibly by Matthew Brettingham. (Buildings of
 England: Warwickshire: p299)

Listing NGR: SP2230683805

Sources

Books and journals
 Pevsner, N, Wedgwood, A, The Buildings of England:
 Warwickshire, (1966), 299

Other

Register of Parks and Gardens of Special Historic Interest
 in England, Part 42 Warwickshire,

6.2.12 Garden terrace to west and south of Packington Hall

Heritage Category: Listed Building

Grade: II List Entry Number: 1034846

Date first listed: 23-Mar-1988

Statutory Address: GARDEN TERRACE TO WEST AND
 SOUTH OF PACKINGTON HALL, PACKINGTON PARK

GREAT PACKINGTON PACKINGTON PARK SP28SW 8/66
 Garden Terrace to W and S of Packington Hall GV II
 Garden terrace. 1828. By Henry Hakewill. Red sandstone
 ashlar with grey sandstone to upper courses. Flights of
 steps with turned ballusters and moulded stone coping.
 (M. Binney: Country Life, CXLVIII, p102, 266)

Listing NGR: SP2224683820

Sources

Books and journals

'Country Life' in Country Life, , Vol. 148, (), 102,266
 Other

Register of Parks and Gardens of Special Historic Interest
 in England, Part 42 Warwickshire,

6.2.13 Stable Block at Packington Hall

Heritage Category: Listed Building

Grade: II List Entry Number: 1034845

Date first listed: 11-Nov-1952

Date of most recent amendment: 23-Mar-1988

Statutory Address: STABLE BLOCK AT PACKINGTON
 HALL, PACKINGTON PARK

GREAT PACKINGTON PACKINGTON PARK SP28SW 8/64
 Stable block at Packington 11/11/52 Hall (Formerly listed
 as Packington Hall and Stable block) GV II Stable block,
 now office. 1762-66. By William or David Hiorne for 3rd

Earl of Aylesford. Buff sandstone ashlar to the front range and stucco to the rear. Low pitch slate roof with pyramidal roofs to the corner towers. Moulded main cornice of stone. Courtyard plan with square corner towers. 2 storeys. East front in 9 bays including pedimented Tuscan Doric recessed portico. Doorway with moulded stone architrave having the cornice carried on console brackets. Panelled reveals, but late C20 glazed double doors. First floor late C20 12-pane hung sashes. Ground floor has larger 12-pane hung sashes. Corner towers have raised surrounds to first floor hung sashes and a Venetian window at ground floor with pedimented centre light. The courtyard has red brick walls. 7 recessed round-headed bays to each wall, with the centre bay pedimented. (Buildings of England: Warwickshire: p299; VCH: Warwickshire, Vol IV; M, Binney: Country Life: CXLVIII, p102, 266)

Listing NGR: SP2227383895

Sources

Books and journals

Doubleday, AH, Page, W, The Victoria History of the County of Warwick, (1947)

Pevsner, N, Wedgwood, A, The Buildings of England: Warwickshire, (1966), 299

'Country Life' in Country Life, , Vol. 148, (), 266

Other

Register of Parks and Gardens of Special Historic Interest in England, Part 42 Warwickshire,

6.2.14 Gatepier to right hand of entry to yard, north of stable block

Heritage Category: Listed Building

Grade: II List Entry Number: 1116434

Date first listed: 23-Mar-1988

Statutory Address: GATEPIER TO RIGHT HAND OF ENTRY TO YARD, NORTH OF STABLE BLOCK, PACKINGTON PARK

GREAT PACKINGTON PACKINGTON PARK SP28SW 8/67
Gatepier to right hand of entry to yard, north of stable block
GV II

Gatepier. Late C18. Rusticated pier with band of fret pattern, swagged frieze and depressed pyramidal top. Possibly by Matthew Brettingham. (Buildings of England: Warwickshire: p102, 266)
Listing NGR: SP2228883970

6.2.15 Gatepier to left hand of entry to yard, north of stable block

Heritage Category: Listed Building

Grade: II List Entry Number: 1034847

Date first listed: 23-Mar-1988

Statutory Address: GATEPIER TO LEFT HAND OF ENTRY OF YARD, NORTH OF STABLE BLOCK, PACKINGTON PARK

GREAT PACKINGTON PACKINGTON PARK SP28SW 8/68
Gatepier to left hand of entry of yard, north of stable block
GV II

Gatepier. Late C18. Rusticated pier with band of fret pattern, swagged frieze and depressed pyramidal top. Possibly by Matthew Brettingham. (Buildings of England: Warwickshire: p299)

Listing NGR: SP2228483974

6.2.16 Kitchen garden wall, approx. 300 metres north of Packington Hall

Heritage Category: Listed Building

Grade: II List Entry Number: 1116420

Date first listed: 23-Mar-1988

Statutory Address: KITCHEN GARDEN WALL,
APPROXIMATELY 300 METRES NORTH OF PACKINGTON HALL

GREAT PACKINGTON PACKINGTON PARK SP28SW 8/74
Kitchen garden wall, approx. 300m N of Packington Hall

GV II

Kitchen garden wall. Late C18. Red brick, English and English garden wall bond with shaped coping. In south side a doorway with moulded sandstone surround.

Listing NGR: SP2209684024

6.2.17 Bentons Lodge, approx. 350 metres north-west of Packington Hall

Heritage Category: Listed Building

Grade: II List Entry Number: 1116415

Date first listed: 23-Mar-1988

Statutory Address: BENTONS LODGE, APPROXIMATELY
350 METRES NORTH WEST OF PACKINGTON HALL

GREAT PACKINGTON PACKINGTON PARK SP28SW 8/71
Bentons Lodge, approx. 350m NW of Packington Hall

GV II

Lodge. Late C18. Red brick, Flemish bond with hipped,

slate roof. Stack rebuilt. Single storey. 2 recessed round headed arches to each wall, one with a wood casement and boarded door.

Listing NGR: SP2216784089

Additional designated heritage assets between Site 19 and Packington Park

6.2.18 The following designated heritage assets are shown near to Site 19 but are not included for consideration within the project brief. As such they have not been visited nor has the potential impact on the significance of the buildings or their setting been considered. They are however included here to acknowledge their presence.

6.2.19 Mill Farmhouse

Heritage Category: Listed Building

Grade: II

List Entry Number: 1034843

Date first listed: 11-Nov-1952

Statutory Address: MILL FARMHOUSE, BIRMINGHAM ROAD

GREAT PACKINGTON BIRMINGHAM ROAD SP28SY (North side) 8/58 Mill Farmhouse 11/11/52 - II House. Early C18. Red brick, Flemish bond, and hipped, plain-tiled roof with ridge stack. L-plan. 2 storeys and attic. Symmetrical facade of 3 bays divided by pilaster strips. Elliptical arches to three C20 wood casements. Similar arches to larger 3-light ground floor casements. Central doorway in similar arch. Early C19, 4 flush-panelled door. Late C19 gabled porch with barge-boarded gable and turned balusters to open upper stage of side walls. The west wall has a band between the storeys and similar fenestration. At ground floor a blocked doorway.

Listing NGR: SP2161383311

6.2.20 Church of St Bartholomew

Heritage Category: Listed Building

Grade: II

List Entry Number: 1320003

Date first listed: 08-Sep-1961

Statutory Address: CHURCH OF ST BARTHOLOMEW, PACKINGTON LANE

LITTLE PACKINGTON PACKINGTON LANE SP28SW (East side) Church End 8/89 Church of St. Bartholomew 08/09/61 - II Church. C12 nave, C13 chancel. Much altered and restored in C19. Coursed sandstone rubble with plain-tiled gable roof with end parapets on kneelers and gable crosses. Corbelled eaves are partly original. Plan of nave, chancel, south porch and north vestry. Nave has bell turret at west end. Mid C19 except for base which is medieval. Timber framed with pyramidal plain-tiled roof with weathervane. West window of 3-lights in 2-centred, chamfered arch. 2-stage diagonal buttressing to the south west and north west corners. South wall has a window of 3 trefoil lights with a trefoil in the head. The south doorway is late C12. Unmoulded round-headed arch on moulded capital. A label has nail head ornament. Chancel is C13 in origin. One window in south wall has a pointed trefoil arch with a pointed trefoil above. The east window is of 3 lights with intersecting tracery in 2-centred arch. Interior: Nave of 4 bays. 2-centred chancel arch, C19. 2 moulded arches, the inner on corbels. Font has a round bowl on a cylindrical stem. (Buildings of England: Warwickshire: p341; VCH: Warwickshire, Vol IV)

Listing NGR: SP2119084329

Sources

Books and journals

Doubleday, AH, Page, W, The Victoria History of the County of Warwick, (1947)

Pevsner, N, Wedgwood, A, The Buildings of England: Warwickshire, (1966), 341

6.2.21 The Rectory

Heritage Category: Listed Building

Grade: II List Entry Number: 1034815

Date first listed: 03-Aug-1982

Statutory Address: THE RECTORY, PACKINGTON LANE

LITTLE PACKINGTON PACKINGTON LANE SP28SW (West side) Church End 8/90 The Rectory 03/08/82 - II Rectory. Early C19, but late C18 in origin. Red brick. Plain-tiled roof hipped, with end stacks to rear wing. 2 storeys with band between the storeys. 5-bay front elevation of 12-pane recessed hung sashes. Doorway at east end. C19 double doors, half-glazed. Late C20 wood porch. Interior: Early/mid C19 staircase with curving rail, very slender vase shaped balusters and spiral curtail. 2 mid C19 marble chimney pieces.

Listing NGR: SP2105584467

6.2.22 Beam Ends

Heritage Category: Listed Building

Grade: II List Entry Number: 1365125

Date first listed: 23-Mar-1988

Statutory Address: BEAM ENDS, PACKINGTON LANE

LITTLE PACKINGTON PACKINGTON LANE SP28SW (East side) 8/88 Beam Ends - II Cottage. Mid C17. Timber framed with rendered infill and thatched, hipped roof with ridge stack. One storey and attic. 3-window range. One

eaves dormer. Doorway to north west end of front wall in modern thatched timbered porch. Late C20 plank door. 3 late C20 small pane wood casements. Single storey lean-to extension at north end.

Listing NGR: SP2146584971

6.2.23 Pasture Farmhouse

Heritage Category: Listed Building

Grade: II List Entry Number: 1343225

Date first listed: 11-Nov-1952

Statutory Address: PASTURE FARMHOUSE, COVENTRY ROAD

BICKENHILL COVENTRY ROAD 1. 5108 Pasture Farmhouse SP 28 SW 15/509 11.11.52. II

2. Dated 1666 incorporating earlier structure. Timber frame, red brick nogging, tiled roof. T plan. 2 storeys and attics. 2 storey central porch wing, upper storey and gable head on cut brackets. Modern flush casement windows. C19 ground floor canted bay window. 2 large gabled dormers jettied on moulded bressumers on brackets. Central red brick chimneystack with joined diagonal rebuilt shafts formerly moulded.

Listing NGR: SP2083882742

6.2.24 Diddington Farmhouse

Heritage Category: Listed Building

Grade: II* List Entry Number: 1076766

Date first listed: 11-Nov-1952

Date of most recent amendment: 22-Jul-1976

Statutory Address: DIDDINGTON FARMHOUSE,
KENILWORTH ROAD

1. 5108 HAMPTON-IN-ARDEN KENILWORTH ROAD
Diddington Farmhouse (Formerly listed under Stone
Bridge)

SP 28 SW 15/305 11.11.52. II*

2. Late C16. Simpler version of Diddington Hall. Red brick with stone dressings, tiled roof. 2 storeys and attic, H plan with gables to projecting wings. Red brick chimneystacks with square shafts and pilasters. Stone surrounds and mullions to 3 light casement windows under drip moulds. Interior: stone fireplaces with mouldings, staircase with turned balusters, ball finials to newels. VCH, IV, p 82.

Listing NGR: SP2133782731

Sources

Books and journals

Doubleday, AH, Page, W, The Victoria History of the County of Warwick, (1947), 82

6.2.25 Diddington Hall

Heritage Category: Listed Building

Grade: II* List Entry Number: 1055738

Date first listed: 11-Nov-1952

Date of most recent amendment: 22-Jul-1976

Statutory Address: DIDDINGTON HALL, KENILWORTH
ROAD

KENILWORTH ROAD 1. 5108 HAMPTON-IN-ARDEN
Diddington Hall (Formerly listed as Diddington Mill, Stone

Bridge)

SP 28 SW 15/306 11.11.52. II*

2. Late C16, reputedly circa 1580. Red brick dressed with red sandstone, tiled gabled roofs. 2 storeys and attics, symmetrical front with 2 large red projecting tiled gables flanking recessed gable behind narrow projection, also gabled, in centre with ground floor porch. Stone mullioned and transomed casement windows. C19 bargeboards. Round headed porch arch has keystone, stone imposts. Interior: several stone fireplaces with mouldings, C17 staircase with turned balusters, ball finials to moulded newels. VCH, IV, pp 81-2.

Listing NGR: SP2148482539

Sources

Books and journals

Doubleday, AH, Page, W, The Victoria History of the County of Warwick, (1947), 81-2

6.3 Archaeological Assessment to inform the Solihull Metropolitan Borough Council Local Plan February 2018

The following information was supplied to Solihull MBC by Warwickshire County Council

For maps see Appendix 1 and for data tables Appendix 2

Grid Ref: SP 2026, 8392

Site Size: 153.05 Ha

6.3.1 Geology:

The bedrock geology across the site area is dominated by the Branscombe Mudstone Group - Mudstone. Sedimentary Bedrock formed approximately 201 to 228 million years ago in the Triassic Period.

6.3.2 The superficial deposits across the site are composed of Glaciofluvial Deposits (Sands and Gravels) and Alluvium (Clay, Silt, Sand and Gravel) that were formed up to two million years ago during the Quaternary Period. The local environment in which these deposits were formed was dominated by ice age and river conditions (British Geological Survey <http://www.bgs.ac.uk/>).

6.3.3 Historic Landscape Character Summary:

This large site area consists of predominantly enclosure of discrete areas of planned, irregular and large post-war amalgamated fields. The site also includes a motorcycle track, two small areas of ancient woodland (Denbeigh Wood and Hollywell Brook Rough) and part of the dismantled Stonebridge Railway. The site also includes the historic settlement core of Middle Bickenhill as well as a number of historic farmsteads (Park Farm, Myrtle Farm and Common Farm, all 19th century or earlier). There also

appears to be more recent extraction activity within the site area.

The site is bounded by the M42 to the west the A452 to the east and the A45 to the south.

In the wider area to the west is the NEC, Birmingham to Coventry Railway and Birmingham International Airport.

To the south is a mixture of enclosure types, some settlement (Hampton in Arden), the Shadow Brook with areas of floodplain and some landfill.

On the east side there is a mixture of enclosure types, landfill, the River Blythe and Packington Park.

Designated Sites

6.3.4 Scheduled Monuments within the PSS:

None

6.3.5 Scheduled Monuments within the study area (1km buffer from PSS boundary):

None

6.3.6 Registered Parks and Gardens within the study area (1km buffer from PSS boundary)

Packington Hall, Grade II*. Historic England List Entry No. 1001193

6.3.7 Conservation Areas within the PSS:

None

6.3.8 Conservation Areas within the study area (1km buffer from PSS boundary)

None

6.3.9 Listed Buildings within the PSS:

DSI366: PARK FARMHOUSE, Grade II*, Historic England List Entry No. 1367098

6.3.10 Locally Listed Buildings within the PSS:

None

ARCHAEOLOGY:

6.3.11 Previous known archaeological work within the PSS:

The Solihull Historic Environment Record has no record of any previous archaeological work having been undertaken across this site.

6.3.12 Known archaeological sites within the PSS:

MSI14004: Possible Mesolithic Flint Blade, North of Denbigh Spinney, Bickenhill

MSI5669: Possible Field Boundary

MSI5728: Field Bank; SW of Bickenhill Common Farm

MSI10829: Westaneford; Holywell Brook; N of Middle Bickenhill. Road and Ford.

MSI10503: Hill Bickenhill, Medieval and later deserted settlement. A deserted settlement represented by Park Farm. Ceased to exist as a separate entity around 1785.

MSI10504: Middle Bickenhill. Medieval Manor and settlement founded as a secondary colony settlement of Bickenhill.

MSI10537: Building, Middle Bickenhill Lane. A 16th or 17th century timber framed cottage.

MSI5668: Earthworks; Warren Farm (Site). Farmhouse and Rabbit Warren

MSI143: Park Farmhouse; Chester Rd. Late 18th or early 19th century house in Strawberry Hill Gothic style.

MSI5764: Bickenhill Common Farm. Late 18th or early 19th century brick building - marked on the 1st edition map.

6.3.13 Past Disturbance to the PSS:

It is probable that the majority of the site has been in agricultural use since at least the medieval period. Whilst this agricultural activity may have caused some damage to any archaeological deposits predating this use, this damage is unlikely to have been extensive.

A small portion of the site has been used as a race track. The groundworks associated with its construction may have had an impact on any archaeological features present, however the extent of this impact is not presently known. Historic maps also suggest that there has also been some localised quarrying across parts of the site.

Parts of the site have been subject to recent gravel extraction. A programme of archaeological work is ongoing across those areas.

6.3.14 Archaeological Potential of the PSS:

This proposed strategic site lies within an area of significant archaeological potential, with a number of known potential archaeological sites having been previously recorded across the site. In addition there is a potential for previously unidentified features to survive across this area.

Known features across the site include earthworks, including a possible pillow mound, which was recorded in **the vicinity of the site of 'Warren Farm' which may be**

related to the use of this area for the breeding of rabbits (MSI5668).

- 6.3.15 Park Farmhouse, a Grade II* Listed building dating to the late 18th or early 19th century (national ref: 1367098, MSI143), and associated historic buildings, survives just within the eastern boundary of the site. It has been suggested that Park Farm originally formed part of the, since deserted, Hill Bickenhill Settlement (MSI10503), which it has been postulated lies in the eastern portion of the proposed strategic site. To the south lies the postulated location of the manor and settlement of Middle Bickenhill, which was founded as a secondary colony of Bickenhill (MSI10504), with the majority of the known homesteads being situated along Middle Bickenhill Lane.
- 6.3.16 A 16th or 17th century timber framed cottage survives on Middle Bickenhill Lane in the south of the site (MSI10537). Further buildings are shown along this lane on the 1840 Tithe map of this area, some of which may still be extant. The Tithe map also shows a farm complex, called Warren Farm on the 1880s 1st Edition OS map, in the north western part of the site, which was demolished in the later 20th century.
- 6.3.17 The 1st Edition OS map shows Bickenhill Common Farm in the northern part of the site. Whilst it has been suggested that one of the buildings still extant at that location dates to the late 18th or 19th century (MSI5764), this complex is not shown on the 1840 Tithe Map.
- 6.3.18 There is a potential for archaeological features associated with the occupation of these areas to survive across those parts of the site.
- 6.3.19 Two tollgates are shown on the southern and eastern boundaries of the site on the 1830s OS 1 inch to a mile map. However, it is probable that, due to road alignment

changes, any archaeological features associated with these lie outside of the site boundary.

- 6.3.20 A possible mesolithic flint blade recovered from the site (MSI14004). A rectangular enclosure is visible as a cropmark on aerial photographs to the south of the proposed strategic site (MSI6960).
- 6.3.21 It is probable that the majority of the site has been in agricultural use since at least the medieval period. In addition to the potential for archaeological features associated with the settlements and other known/potential sites referred to above, there is a potential for as yet unidentified features, pre-dating the medieval and later agricultural use of this site, to survive across this area. These may include archaeological deposits of regional or national importance, which may be worthy of preservation in situ.

Site Sensitivity to change:

6.3.22 *Archaeology:*

Development of this site is likely to have a significant negative archaeological impact upon any archaeological deposits which survive across this area. It may also have an impact on the setting of historic buildings, including Listed Buildings, which survive across, and in the wider vicinity of, the site.

6.3.23 *Historic Landscape Character:*

Any development will change the historic landscape character of this area from its present state which consists of predominantly enclosure of discrete areas of planned, irregular and large post-war amalgamated fields together with some areas of woodland and some historic farmsteads and dismantled railway.

Planning Recommendations for the PSS:

- 6.3.24 A programme of archaeological assessment should be undertaken, the first phases of which should comprise detailed desk-based (including a walkover survey) and geophysical survey. This should include an assessment of the impacts of the proposed development on any historic buildings, including Listed Buildings, which survive in the vicinity of the application site. This should be followed by a programme of evaluative fieldwork, including fieldwalking and trial trenching, the scope of which should be informed by the results of the earlier surveys. This fieldwork should be undertaken prior to the determination of any planning application in order to provide sufficient information to enable a reasoned and informed planning decision to be made. The archaeological evaluation will inform the development of a strategy, if appropriate, to mitigate the potential archaeological impact of the proposed development; this strategy may include designing the development to avoid impacting archaeological deposits of national significance which are worthy of conservation.
- 6.3.25 The Historic Landscape Character of this area should be taken into account when considering any planning application for this site.

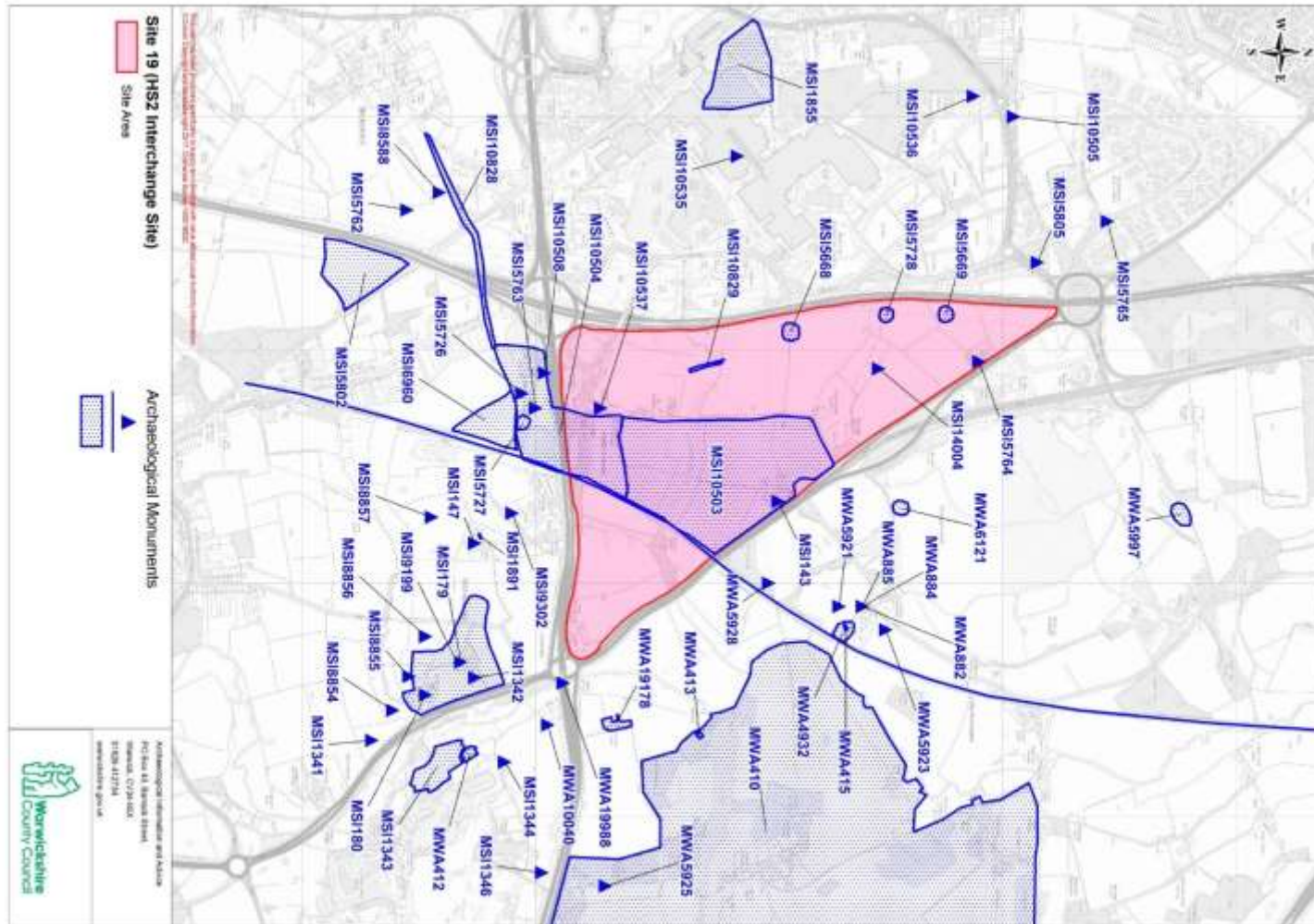


Figure 3 Archaeological monuments - information supplied by Warwickshire Archaeological Information and Advice

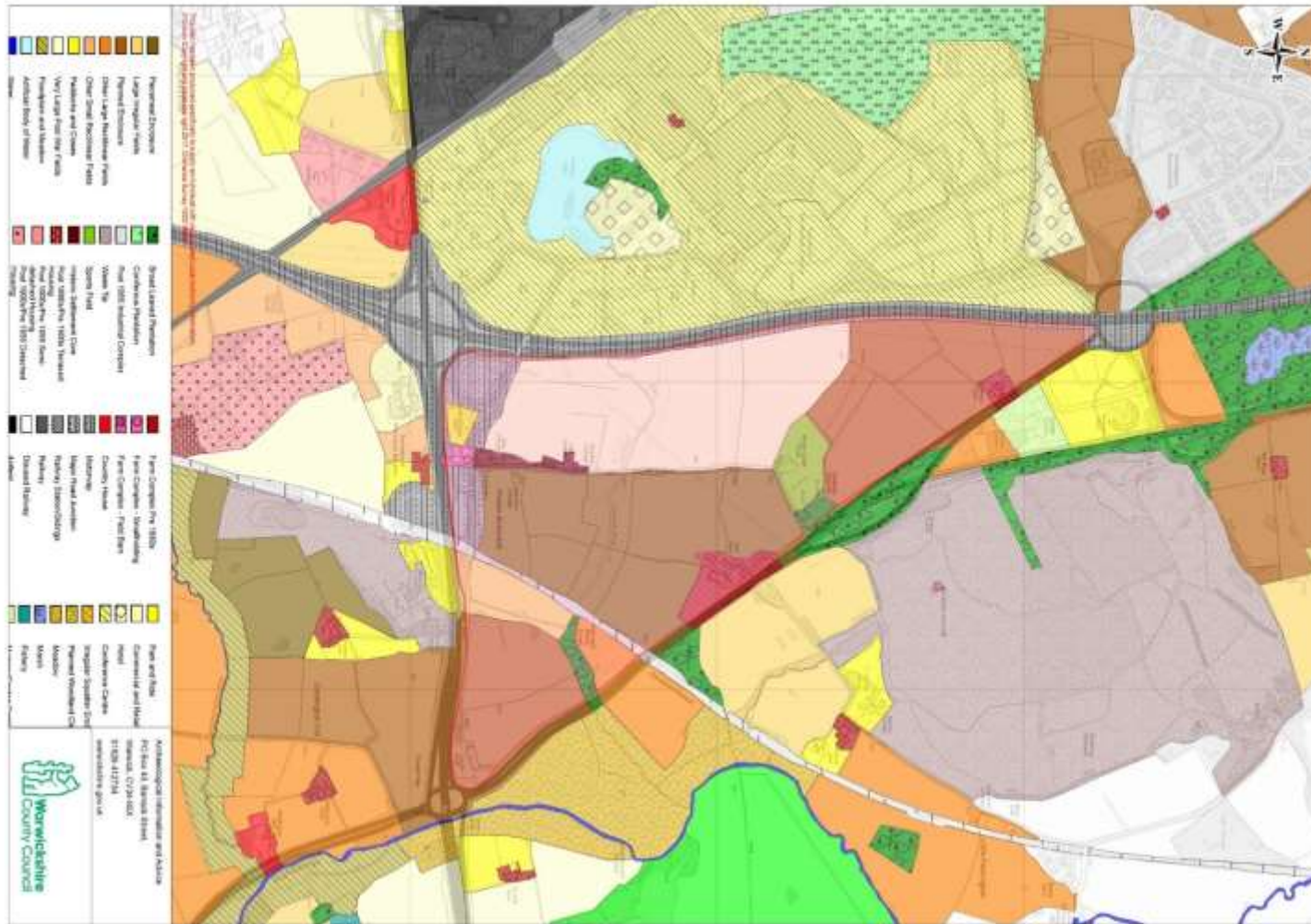


Figure 4 historic landscape character - information supplied by Warwickshire Archaeological Information and Advice

6.4 Historic Mapping

6.4.1 The following historic map sources have been used to inform the evidence base.

- Bickenhill Tithe Map
- Great Packington Tithe Map
- Early Ordnance Survey maps
- Various drawn maps of Packington Hall/Park

Park Farmhouse

6.4.2 The list description for Park Farmhouse gives a date of late 18th/early 19th century and the building is clearly shown on the Bickenhill Tithe map of 1839 as parcels 25, 26, 27 all of which were owned by The Right Honourable Earl of Aylesford, Occupier Charles Wedge: 25 **"The House and yard garden and two rickyards"**; 26 Castle Croft; 27 Larges Croft.



Figure 5 Extract from Bickenhill Tithe map 1839

6.4.3 Successive editions of early Ordnance Survey Sheets show very little change and for the purposes of this report it is adequate to show one such map as at Figure 3 which is the 1904 sheet

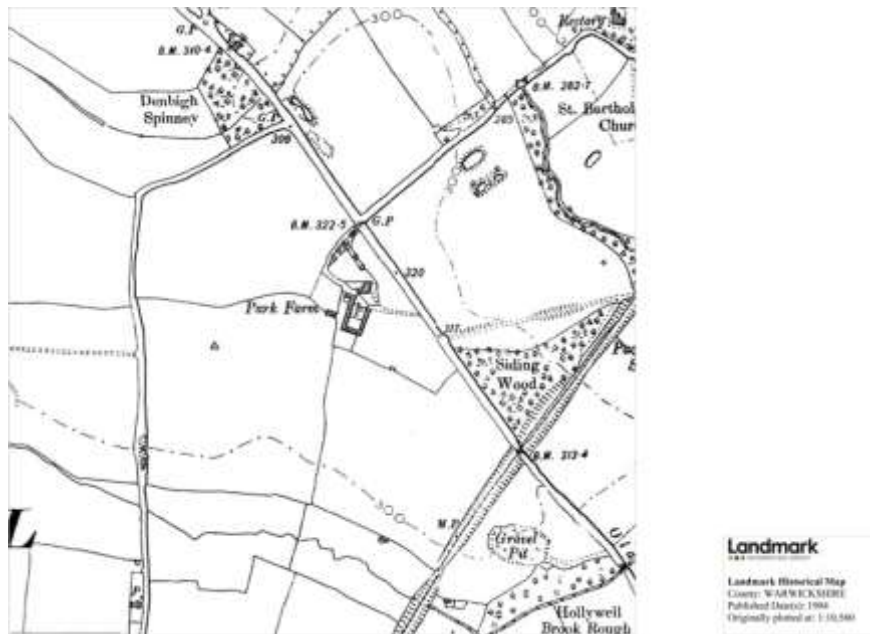


Figure 6 2nd edition Ordnance Survey 1904

Packington Hall and Park

6.4.4 For the purposes of this assessment the main house and parkland together with the associated buildings are considered as a single entity. The historic maps are similar to those for Park Farmhouse namely the Great Packington Tithe map and the 1904 Ordnance Survey map. The former clearly shows the Hall and surrounding buildings together with the mill to the south west and the church and the old hall east and north-east respectively. The mapping conventions and annotations on the 1904 Ordnance Survey are particularly helpful in depicting the parkland and various woodland plantations.



Figure 7 Extract from Tithe map of Great Packington 1843



Figure 8 Extract from 1904 Ordnance Survey map showing central and western parts of Park

6.4.5 The Register entry for Packington Park lists numerous documents as sources. Many of these are held in a private collection that has not been assessed as part of this report. Some are held – as copies – at Warwickshire Record Office and most have been examined by the author during research for this report. They are of considerable historic interest in establishing the development of the hall and park but are not reproduced here as they add would little to the process of assessing the potential impact of Site 19 upon the various designated heritage assets. There is one exception to this – namely

"A Plan of Packington Park relating to the diversion of Highways – undated circa 1780" (Warwickshire record Office document reference Z170(L))

6.4.6 This plan has no north point but if viewed with the annotation **"upside down"**, it clearly shows the west end of Hall Pool, the River Blythe, the Chester Road and Park

Farmhouse together with the track running across Long Meadow (See Figure 6). This map shows what is described in the register as the west drive in the last sub paragraph of 6.2.3 above under the heading **"Entrances and Approaches"** on page 5 of this report. The annotation itself shows the respective lengths of the proposed new drives/roads and refers to the distance

"From the new Intended Lodges near John Wedges to the N end of the Terras at the Hall along the new Road"



Figure 9 Plan of Packington showing new roads

6.4.7 The assessment of impact in this report is not based on whether the proposed development would be seen from each individual asset within the registered park since the significance and interest of the whole is greater than that of its individual components and this is considered further in Section 6.6



Figure 10 Axial view from Packington Park Pleasure Grounds to Park Farm eyecatcher based on 1904 Ordnance Survey map

6.4.8 Figure 6 is taken from the HS2 website and indicates the line of HS2 and the proposed interchange

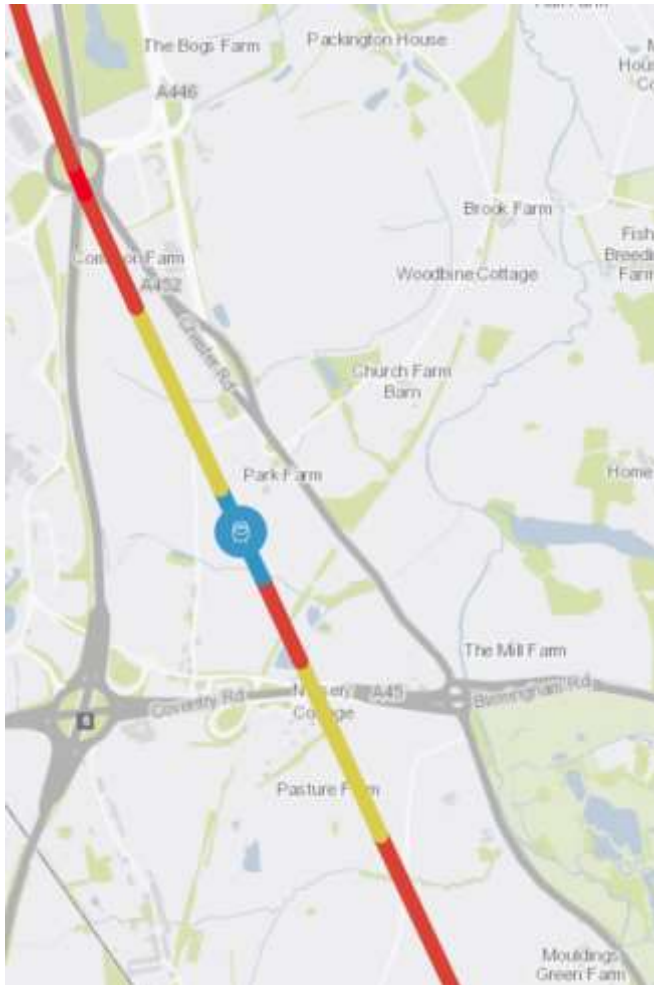


Figure 11 Line of HS2 line and Interchange

6.5 Photographic evidence - Park Farmhouse



Figure 12 Park Farmhouse, west elevation



Figure 13 Park Farmhouse, north elevation



Figure 14 Park Farmhouse, east elevation facing Packington Park



Figure 15 Park Farmhouse, view from first floor - south to barns



Figure 16 Park Farmhouse, view from first floor west to barns



Figure 17 Park Farmhouse, view from second floor south west to NEC



Figure 18 Park Farmhouse, view from second floor west to NEC



Figure 19 Park Farmhouse, view from second floor east across A452 to Packington Park - in distance Long Meadow and edge of Pleasure Grounds



Figure 20 Middle Bickenhill Lane north-east to Park Farmhouse and barns, in distance former Packington Tip

Photographic evidence – Packington Hall and Park



Figure 21 View from first floor of Packington Hall west over Hall Pool towards NEC



Figure 22 View from edge of Long Meadow west to Park Farmhouse



Figure 23 ditch c320m north-west of the Hall (see last paragraph in description of "Gardens and Pleasure Grounds")



Figure 24 Railway bridge over west drive showing rusticated rock faced stone with dog-tooth dentil detail along top course



Figure 25 Panorama from edge of Long Meadow south to south-west



Figure 26 Panorama from edge of Long Meadow south-west to west (See also Figure 10)



Figure 27 Panorama from edge of Long Meadow north-west to north



Figure 28 Panorama from Long Meadow approaching River Blythe south-west to west



Figure 29 Panorama from Long Meadow approaching River Blythe north-west to north



Figure 30 view looking west from attic rooms in Packington Hall over lawns and Hall Pool with NEC visible in distance

6.6 Assessment of Evidence

6.6.1 In assessing the impact that the proposed development site may have on heritage assets this report takes note of the following legislation, policy and guidance:

Section 66 of the Act which requires the LPA to

"to consider the desirability of preserving the building or its setting".

As stated in the NPPF the setting of a heritage asset is defined as follows:

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

As stated in GPA 3

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

Significance has been assessed by reference to the NPPF glossary as follows:

*The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. **Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.***

6.6.2 By way of clarification this report considers the potential impact of the emerging proposals currently being developed by the Urban Growth Company. At the time of writing the latest Growth and Infrastructure Plan (GiIP) available is Issue 3 dated 9th January 2018. The site lies within the area referred to as Arden Cross which is

"being delivered by a consortium of four landowners with the vision to create a vibrant, exciting and bustling community comprising high quality homes, commercial space and retail and leisure facilities. At the heart of the development is the HS2 Interchange Station"

Development of Arden Cross is closely linked to HS2 with delivery programmed post 2023.

6.6.3 The GiAP (P11) identifies a number of constraints but this heritage assessment notes (with some concern) that notwithstanding the existence of a Grade II* building within the site and a Grade II* registered park within 500 metres there is no reference to heritage assets in the GiAP.

6.6.4 In assessing the impact that the proposed development site may have on heritage assets this report takes particular note of the following policy and guidance.

As stated in the NPPF and paragraph 2.6 of the Introductory Statement (IS), the setting of a heritage asset is defined as follows:

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

In addition, as stated in GPA 3 and paragraph 4.10 of the Introductory Statement

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

6.6.5 Section 4 of the (IS) refers to three publications from Historic England which are relevant in assessing impact on heritage assets.

6.6.6 The Historic Environment and Site Allocations in Local Plans – Historic England Advice Note 3

This **assessment comprises the "Evidence gathering"** exercise outlined in paragraph 4.2 of the IS. Stage 2 ie Site Selection by the Local Planning Authority will follow consideration of the assessments made in this report. Stage 3 Site Allocation Policies may need to be amended by the Local Planning Authority to take account of the findings of this report.

6.6.7 The Historic Environment in Local Plans – Historic Environment Good Practice Advice in Planning:1 (GPA 1)

This is closely allied to AN3 and its references to **"inappropriate development" could be germane to Site 19.**

6.6.8 The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning:3 (GPA 3)

Paragraph 4.7 of the IS outlines issues relating to **"Views and Setting"** and in this context the following extract is relevant to Site 19 and the relationships between Park Farmhouse and Packington Hall and Park.

"Views which contribute more to understanding the significance of a heritage asset include:

- *those where relationships between the asset and other historic assets or places or natural features are particularly relevant;*
- *those with historical associations, including viewing points and the topography of battlefields;*
- *those where the composition within the view was a fundamental aspect of the design or function of the heritage asset;"*

6.6.9 Paragraph 4.8 continues and states that

"Assets, whether contemporaneous or otherwise, which were intended to be seen from one another for aesthetic, functional, ceremonial or religious reasons include:

- *historic parks and gardens with deliberate links to other designed landscapes, and remote 'eye-catching' features or 'borrowed' landmarks beyond the park boundary."*

6.6.10 Paragraph 4.10 of the IS clarifies **"Setting and the significance of heritage assets"** and makes particular reference to the following

"Designed settings

Many heritage assets have settings that have been designed to enhance their presence and visual interest or to create experiences of drama or surprise and these designed settings may also be regarded as heritage assets in their own right. Furthermore they may, themselves, have a wider setting: a park may form the immediate surroundings of a great house, while having its own setting that includes lines-of-sight to more distant heritage assets or natural features beyond the park boundary. Given that the designated area is often restricted to the 'core' elements, such as a formal park, it is important that the extended and remote elements of design are included in the evaluation of the setting of a designed landscape."

- 6.6.11 Two judicial decisions are particularly relevant to site 19.
- 6.6.12 The Court of Appeal judgement (*Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council, English Heritage, the National Trust and the Secretary of State for the Environment* [2014] EWCA Civ 137) has clarified the application of Section 66(1). The judgement **(para 16) notes that it is common ground that “... preserving means doing no harm” and establishes that,** where a proposal would cause some harm, the desirability of preserving the setting of listed buildings should not simply be given careful consideration by the decision-maker but should be given “*considerable importance and weight*” **when the decision-maker carries out the balancing exercise (paras 22, 23 and 24).**
- 6.6.13 Related to this judgement the High Court case of *The Forge Field Society et al v Sevenoaks District Council et al* [2014] EWHC 195 (Admin) considered the duties under both sections 66 and 72 and found that a finding of harm to the setting of a listed building or to the character or appearance of a conservation area **“gives rise to a strong presumption against planning permission being granted (and that) the presumption is a statutory one”.** The judgement clarified that this presumption **“is not irrebuttable. It can be outweighed by material considerations powerful enough to do so. But an authority can only properly strike the balance between harm to the heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal that it is considering”** (para 49).
- 6.6.14 The advice outlined above has been used in sections 6.7 and 6.8 in assessing the impact of Site 19 on Park Farm and Packington Hall and Park.

6.7 Park Farmhouse and its setting

6.7.1 As described in Section 6.1.1 Park Farmhouse lies within the triangle of land formed by the M42, the A45 and the A452. The house itself sits within gardens comprising the access drive and lawns to the west with lawns to the east and south. The north, west and south elevations can be readily appreciated from the gardens that surround the property. The list description is notably sparse for such a significant building and is restricted to a partial description of the external features. There is no description of the **interior nor any reference to its role as an 'eyecatcher' from Packington Park**. A fuller analysis of its interest and significance is beyond the brief of this report but at some point, this needs to be more fully assessed and described in order to fully explain the interest and values that are outlined in this assessment.

6.7.2 Notwithstanding any additional information that may become available, using the attributes outlined in Section 4.24 of the Introductory Statement the following are important to Park Farmhouse

The asset's physical surroundings

- Topography – *Comment: the construction of this building on the highest point in its surroundings is a conscious decision intended to emphasise its importance*
- Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains) – *Comment: see assessment of the relationship between Park Farmhouse and Packington Hall and Park in this report. NB this comment also relates to the next three attributes*
- Formal design
- Functional relationships and communications
- History and degree of change over time

Experience of the asset

- Surrounding landscape or townscape character
- Views from, towards, through, across and including the asset
- Visual dominance, prominence or role as focal point
- Intentional intervisibility with other historic and natural features
- The rarity of comparable survivals of setting
- **The asset's associative attributes**
- Associative relationships between heritage assets
- Cultural associations

Comment: All of the above attributes are relevant to Park Farmhouse notwithstanding the extent to which some have been diminished through cumulative change, change over time, and appreciating setting (as outlined in paragraph 4.10 of the IS)

- Noise, vibration and other pollutants or nuisances
 - Accessibility, permeability and patterns of movement
- Comment: These are negative attributes that currently make a negative contribution to the asset's significance*

• Degree of interpretation or promotion to the public
Comment: There is currently no interpretation of its significance. The potential development of Site 19 would allow for greatly enhanced interpretation and enjoyment of the asset.

6.7.3 The original complex of traditional farm buildings that form a regular courtyard to the south of the farmhouse are intact and have been extended and converted to form a business park containing various offices. Additional late 20th century steel portal frame buildings south-west of the farmhouse provide storage facilities for the current farming activities.

- 6.7.4 The converted barns demonstrate the former links between the house and farmstead and although they are effectively a separate entity, they have a degree of historic interest as well as historical value derived from the ways in which past people, events and aspects of life can be connected through a place to present.
- 6.7.5 The “surroundings in which the asset is experienced” are mixed. The access road is currently a narrow rural lane with farmland to either side. Approximately 350 metres north-west of the farmhouse is an area used for motor cycle scrambling and south of the farmstead there are sand and gravel workings. In general terms these have a neutral impact on the designated heritage asset but the A452 dual carriageway immediately east of the house has a serious negative impact. Although the tree belt alongside the road helps to obscure views of vehicles at certain times of the year traffic noise is generally loud and persistent for much of the day. This environmental factor is a negative contribution to its setting that will almost certainly be exacerbated by the proposed HS2 line and interchange. However, as explained in paragraph 6.1.4 this report is not the vehicle through which HS2 can be considered.
- 6.7.6 The fields around Park Farmhouse which lie within Site 19 make a positive contribution to its significance and its use as a working farmhouse. Development on these fields will, in the terms set out in paragraph 9 of GPA3, constitute a negative change in that it will sever the last links between the asset and its original setting.
- 6.7.7 This heritage impact assessment considers that there are two elements of its setting that are particularly important, and which contribute to its significance. The entry in the Register of Gardens and Parks states that John Wedge was **the third Earl’s agent** and the annotation on the c1780 map of diversion of roads in Packington (Figure 9) refers to the “**Intended Lodges near John Wedges**”. The Tithe Map shows the occupier of Park Farmhouse as Charles Wedge – presumably a son of John Wedge which confirms that this **is where the Earl’s agent lived. The building’s** elaborate architectural detailing reflected the status of **the Earl’s** agent as an influential figure in the running of the estate and this social history **enhances the building’s historic** interest.
- 6.7.8 The archaeological report by Warwickshire County Council (paragraph 6.3.15 above) states that
“It has been suggested that Park Farm originally formed part of the, since deserted, Hill Bickenhill Settlement which it has been postulated lies in the eastern portion of the proposed strategic site ...”
- 6.7.9 Figure 18 shows the glimpsed views of the park which are still available from the attic rooms of Park Farmhouse past the screening trees along the A452 and over Long Meadow to the pleasure grounds of Packington Park. Historically this view would also have included the west drive from Chester Road over the River Blythe to the north side of the Hall. The only remnant of this drive is the farm gate still in-situ on the southbound carriageway of the A452.
- 6.7.10 The view of Park Farmhouse from the park is considered in more detail in paragraphs 6.8.7 – 6.8.10 which suggests that this high-status house was built as an eyecatcher. It stands on what was the highest point of the surrounding land (until development of and subsequent restoration of the Packington landfill site) and with the Archaeological report suggestion that it formed part of the Hill Bickenhill settlement further archaeological investigations would clarify this. At such time as detailed proposals are developed for Site 19 and/or coincident with construction work on the HS2 Interchange Station this should be investigated further.

- 6.7.11 Park Farmhouse and site thus has high Archaeological, Architectural and Historic interest, and medium Artistic interest. **In terms of “values”**, the building and site has high evidential, historical and artistic values
- 6.7.12 The construction of HS2 has already been acknowledged in this assessment. The evidence demonstrates that there are clear views to parts of Site 19 from Park Farmhouse and this statement considers that development of part of the site would fail to preserve the setting of this Grade II* building contrary to Section 66 of the Act. It further considers that development here would cause significant harm to its setting as defined in the NPPF which requires that harm to the setting of Grade II* assets should be wholly exceptional.
- 6.7.13 GPA3 paragraphs 5 – 8 cover **“Views and setting”**. The relationship between Park Farmhouse and the pleasure grounds constitutes a
- “View which contributes more to understanding the significance of both assets since they rely on topographic features” since they are at the highest points respectively of the two locations.”*
- They also constitute a
- “Historic park with deliberate links to other designed landscapes, and remote ‘eye-catching’ features or ‘borrowed’ landmarks beyond the park boundary.”*
- 6.7.14 As outlined in paragraphs 6.5.9 – 6.5.11 above any decisions about Site 19 will need to pay special attention to the setting of this asset. In particular, issues regarding scale, height, massing, location and type of development need to be agreed by all parties via a detailed brief that fully acknowledges and addresses the issues identified in this assessment. This is further addressed in Section 6.9 **“Minimising harm and enhancing significance”**.

6.8 Packington Hall and Park and settings

6.8.1 By way of introduction to this section it is helpful to simply confirm that many of the findings relating to Park Farmhouse are inevitably and inextricably linked to the issues arising on this site too.

6.8.2 The park covers a large area of land east of the A452 and north of the A45. The Hall and the immediately associated buildings (such as stables, kitchen gardens and Home Farm) are in the western part of the park as are most of the listed structures that form decorative and integral elements of the park adding to the picturesque qualities of **Capability Brown's landscape**. This is fully explained and researched in the register entry as set out in paragraph 6.2.3 (the Park) above with details of the individual buildings in paragraphs 6.2.4 – 6.2.17.

6.8.3 The principal surroundings in which the individual structures are experienced is the park whilst the surroundings in which the park is experienced are much more extensive. It is important to stress this and to emphasise that the setting of the buildings within the park is much more than views of the buildings or intervisibility between them. Each individual element contributes to the whole park, the significance of which is greater than the sum of the individual parts. It is in this context that the setting of Packington Park must be considered – not whether development on Site 19 could be seen, say, from the listed Springhead 400 metres south-east of the Hall.

6.8.4 Using the attributes outlined in Section 4.24 of the IS the following are important to Packington Hall and Park.

The asset's physical surroundings

- Topography
- Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains)

- **Definition, scale and 'grain' of surrounding streetscape, landscape and spaces**
- Formal design
- Historic materials and surfaces
- Land use
- Green space, trees and vegetation
- Openness, enclosure and boundaries
- Functional relationships and communications
- History and degree of change over time
- Integrity

Comment: all these attributes contribute to the significance of Packington Hall and Park.

Experience of the asset

- Surrounding landscape or townscape character
- Views from, towards, through, across and including the asset
- Visual dominance, prominence or role as focal point
- Intentional intervisibility with other historic and natural features
- **Tranquillity, remoteness, 'wildness'**
- Sense of enclosure, seclusion, intimacy or privacy
- **The asset's associative attributes**
- Associative relationships between heritage assets
- Cultural associations

Comment: all these attributes contribute to the significance of Packington Hall and Park.

6.8.5 Inevitably views must be considered. By way of example, even when trees are in full leaf existing buildings at the NEC can be seen in views to the west from rooms in the attic floor of Packington Hall. They are distant views and are only glimpsed but they are visible and do intrude to a degree into the views across the lawns and Hall Pool which

are, in the opinion of this author, idyllic. (See also paragraph 6.7.12 below).

- 6.8.6 The area of the Park most vulnerable to change as a result of development of Site 19 are the Pleasure Grounds west and north-west of the Hall and the wooded areas that frame and form the western extent of Hall Pool. The Pleasure Grounds terminate some 370 metres west of the Stable Block and are defined and delineated by the fence that divide them from Long Meadow.
- 6.8.7 From this fence there are views down to the River Blythe and the A452. Beyond this lies Site 19, albeit that views of the proposed site are currently heavily screened by the planting alongside this road. It is from this fence and the west drive to Park Farmhouse (crossing the River Blythe and passing beneath the disused railway) that the associative attributes of the two designated assets can best be appreciated.
- 6.8.8 Although there is no mention in either the list description for Park Farmhouse nor the Register entry for Packington Park the author of this report concludes that Park Farmhouse, in its current form, was built as an 'eyecatcher' - designed to be seen in distant views across Long Meadow from the edge of the Pleasure Grounds. It stands almost due west of the highest point of the pleasure grounds (at roughly the same height above sea level) which, coincidentally, is the highest point of Site 19.
- 6.8.9 Park Farmhouse faces directly to this part of the Pleasure Grounds and, prior to the widening of Chester Road (the A452) and the planting of Siding Wood - which occupies a triangle of land between the former railway line and Chester Road - it would have been clearly visible from the Park. The trees planted along the A452 have almost the obscured this intervisibility and, ironically, the most highly visible current feature of Site 19 from the Park is the communications mast on Middle Bickenhill Lane which stands directly behind Park Farmhouse when seen from this point. The mast in this location is thus a highly insensitive and wholly inappropriate intrusion into this designed view.
- 6.8.10 The historic maps clearly show a track leading from Park Farmhouse to Packington Hall, referred to in this assessment as the west drive (see 6.6.9 above). It is shown on the c1780 map (Figure 9) the Tithe Maps (Figures 5 and 7) **with an annotation "to Packington Hall"** and on the 1904 Ordnance Survey Sheet (Figures 6 and 8) by which time the Hampton-in-Arden to Whitacre railway line had been built. The evidence has confirmed the significance of this drive as a link between Packington Hall and **Park Farmhouse and the latter's significance as the agent's house** (see Figure 10). This explains the elaborate detailing of the (unlisted) bridge that carries the disused Hampton-in-Arden to Whitacre railway line over the west drive (See Figure 23).
- 6.8.11 The evidence demonstrates that the Park and its buildings and structures have High Architectural, Artistic and Historic Interest. The Archaeological Interest of the park is unknown but as no development is proposed within the park archaeological interest has not been assessed.
- 6.8.12 As described in 6.5.12 and 6.5.13 above, there are as yet no firm proposals for Site 19 and hence it is not possible to assess its impact on the significance of either Park Farmhouse nor Packington Hall and Park. This assessment considers that development of site 19 could fail to preserve the setting of this Grade II * building and registered park contrary to Section 66 of the Act. It further considers that development here could cause significant harm to its setting as defined in the NPPF which requires that harm to the setting of Grade II * assets should be wholly exceptional.

6.8.13 When decisions are taken about inclusion of such a major site in the Local Plan Review the advice in the three Historic England documents identified in Section 4 of the IS should be followed namely

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

The Historic Environment in Local Plans – Historic Environment Good Practice Advice in Planning:1 (GPA 1)

The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning:3 (GPA 3)

6.8.14 This heritage impact assessment advises that particular reference is made to the latter document (GPA3) and the advice in Step 1 **"Identifying the heritage assets affected and their setting"** which is set out in paragraph 4.15 of the IS.

6.8.15 Notwithstanding any assessments that may have been carried out previously for HS2 and the Interchange Station, additional detailed assessment of the impact of Site 19 as a whole is recommended. GPA3 advises the use of **ZVI's** as follows

"A 'Zone of Visual Influence' defines the areas from which a development may potentially be totally or partially visible by reference to surrounding topography. The analysis does not take into account any landscape artefacts such as trees, woodland, or buildings, and for this reason is increasingly referred to as a 'Zone of Theoretical Visibility'."

6.8.16 This author of this assessment recommends that the most appropriate vehicle would be a Landscape Visual Impact Assessment carried out in accordance with the well-established methodology developed by the Landscape Institute.

6.9 Minimising harm and enhancing significance

- 6.9.1 As stated in preceding sections, development of site 19 has potential to cause significant harm to the setting of Park Farmhouse and harm to the setting of Packington Hall and Park.
- 6.9.2 On a site of this scale and sensitivity and in the absence of specific proposals (other than the HS2 line and Interchange) it is not possible in this assessment to make anything other than general suggestions as to how harm can be minimised or significance enhanced.
- 6.9.3 Notwithstanding this caveat it recommends the following measures:

Park Farmhouse

- Given the likely scale of the proposals screen planting, in the form of – say - shelter belts is unlikely to be successful. Planting should therefore identify key views to and from the building and aim to enhance those views.
- The telecommunications mast should be relocated so as not to impinge on the key view from the Pleasure Grounds in Packington Park towards Park Farmhouse.
- Development of Site 19 will remove the last links between the heritage asset as a working farm and the surrounding fields. It is beyond this brief to suggest possible uses for Park Farmhouse, but it is appropriate to note that its successful and sensitive conversion to other uses could enhance its significance through appropriate interpretation of its interest and significance and bringing this to a wider audience.

Packington Hall and Park

- As advised in paragraph 6.8.16 a comprehensive GLVIA assessment should be made between the park and site 19 to establish a formal views analysis. This should inform where development may be sited and establish appropriate constraints and opportunities to protect existing views and establishment new ones.