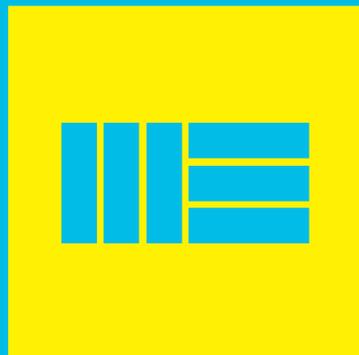


# BUILT HERITAGE ASSESSMENT: HYBRID APPLICATION

LANWADES PARK / FORMER ANIMAL HEALTH TRUST RESEARCH  
CENTRE AND STABLES, KENTFORD, CB8 7UA

MAY 2025



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**Written by: Tim Miles and Alexandra Rowley**

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Any enquiries should be directed to:

Montagu Evans  
70 St Mary Axe,  
London, EC3A 8BE  
Tel: +44 (0)20 7493 4002

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# 1.0 INTRODUCTION

**LANWADES PARK/ FORMER ANIMAL HEALTH TRUST RESEARCH  
CENTRE AND STABLES, KENTFORD, CB8 7UA**

# INTRODUCTION

1.1 Montagu Evans LLP has been instructed by Lochailort Kentford Limited (henceforth referred to as the 'Applicant') to provide consultancy services and produce this built heritage baseline which will form an appendix to the built heritage chapter of an Environmental Statement in support of applications for the redevelopment of land at Lanwades Park/ the former Animal Health Trust Research Centre and Stables in Kentford, Newmarket ('the Site'). The Site comprises approximately 120 acres including a range of 20<sup>th</sup> century buildings which were formerly part of the Animal Health Trust and a grade II listed former stables building. The Site is now in separate ownership from the Hall, which is in use as a wedding venue. The AHT is no longer operational and the land is not in active use.

1.2 The Site is located in Kentford, West Suffolk (the 'Council'). A detailed description of the Site is set out in the Design and Access Statement prepared by Woods Hardwick. **Figure 1.1** outlines the boundary of the Site. An aerial view of the Site from Google is provided at **Figure 1.2**.

1.3 A description of the proposals (the 'Proposed Development') is provided within the Planning Statement prepared by Lochailort, but in brief, the proposals comprise

*"Hybrid application for the demolition of the existing buildings on site and the phases development of the entire site for residential, care home, retail and commercial/ employment, community and education uses along with provision of open space and woodland walks, play space, and associated infrastructure and car parking, comprising*

*Full application – Demolition of existing buildings on site, and phased redevelopment to provide residential units alongside a retail/ commercial building (Use Class E), conversion of the existing listed stable block to community/ commercial use (Use Class F2/ E), provision of open space, play space, and associated infrastructure and car parking.*

*Outline application – Phased redevelopment of site to provide residential units alongside commercial (Class E) floorspace, one form entry primary school, 90 bed care home provision of open space, play space, and associated infrastructure and car parking."*

1.4 The proposal will deliver a total of 860 new residential units and a policy compliant level of affordable housing across this windfall part brownfield site.

1.5 The full part of the hybrid application will deliver 302 residential units and 621.25sqm of community/ commercial facility within the existing listed Stables Block, and a further 380.8sqm of commercial floorspace in the form of a new local shop. New play spaces and public open spaces are proposed included 6km of woodland walks, and a new bridlepath amounting to 7.3ha 44% of the site.

1.6 The outline part of the hybrid application will deliver up to 558 residential units, a 90 bed care home, new one form entry primary school of up to 900sqm, and up to 850sqm of commercial floorspace. New open and play spaces for this application include 6km of woodland walks, and a new bridlepath.

## PURPOSE OF THE REPORT

1.7 The Heritage Assessment provides an assessment of the impact of the Proposed Development on heritage assets within and in the setting of the Site.

1.8 There are three listed buildings within and in the vicinity of the Site, comprising:

- Lanwades Hall (grade II);
- Stable Block 200m north-east of Lanwades Hall (grade II); and
- Pair of Lodge Cottages and linking gateway 250m north of Lanwades Hall (grade II).

1.9 For the avoidance of doubt, the Site does not lie within or near to a Conservation Area. There are no other designated or non-designated built heritage assets in the Site or its setting. There is one curtilage listed building, which is a sub-station and lies just inside the eastern boundary of the Site. There are no works proposed to the building.

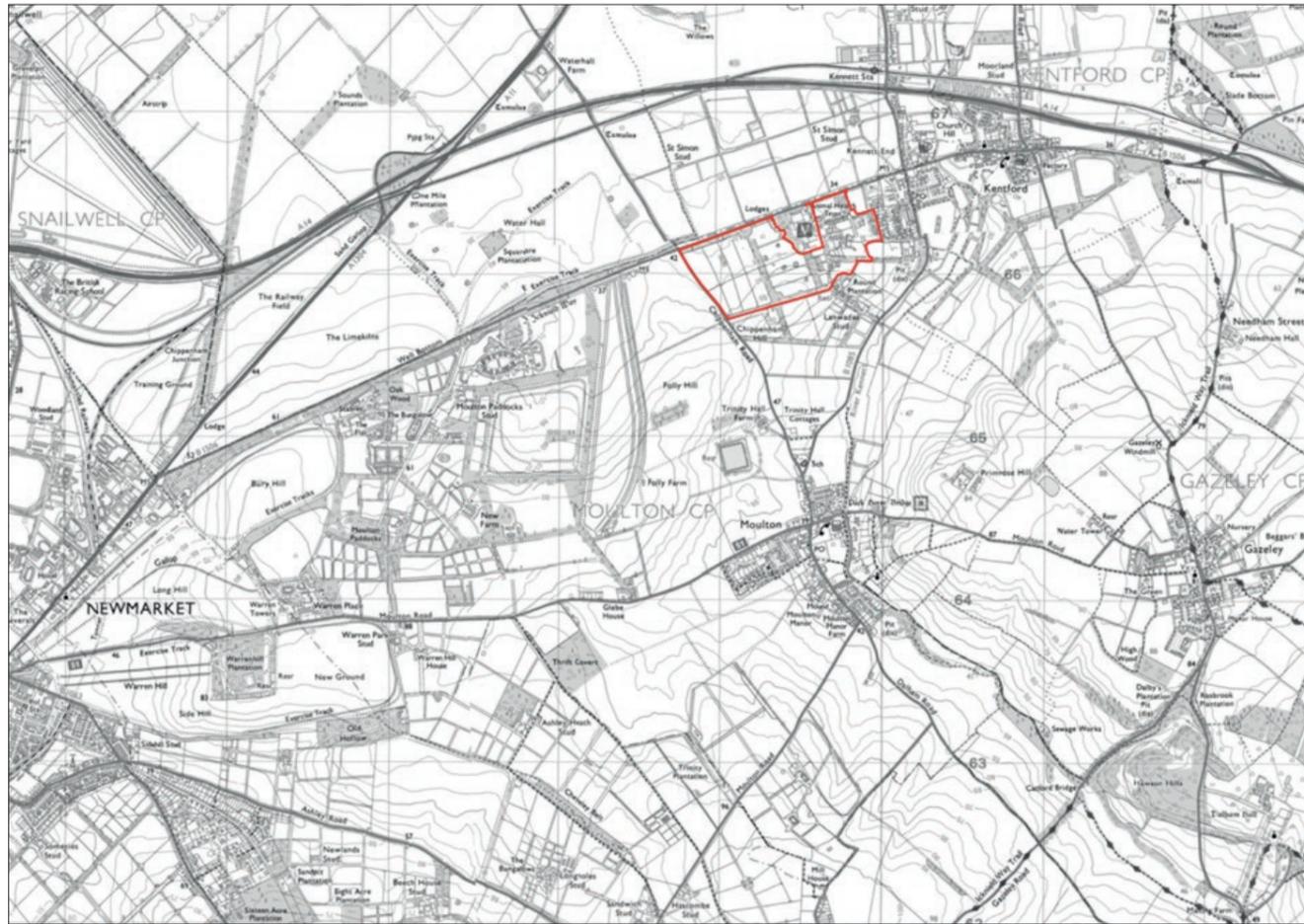


Figure 1.1 Site Plan

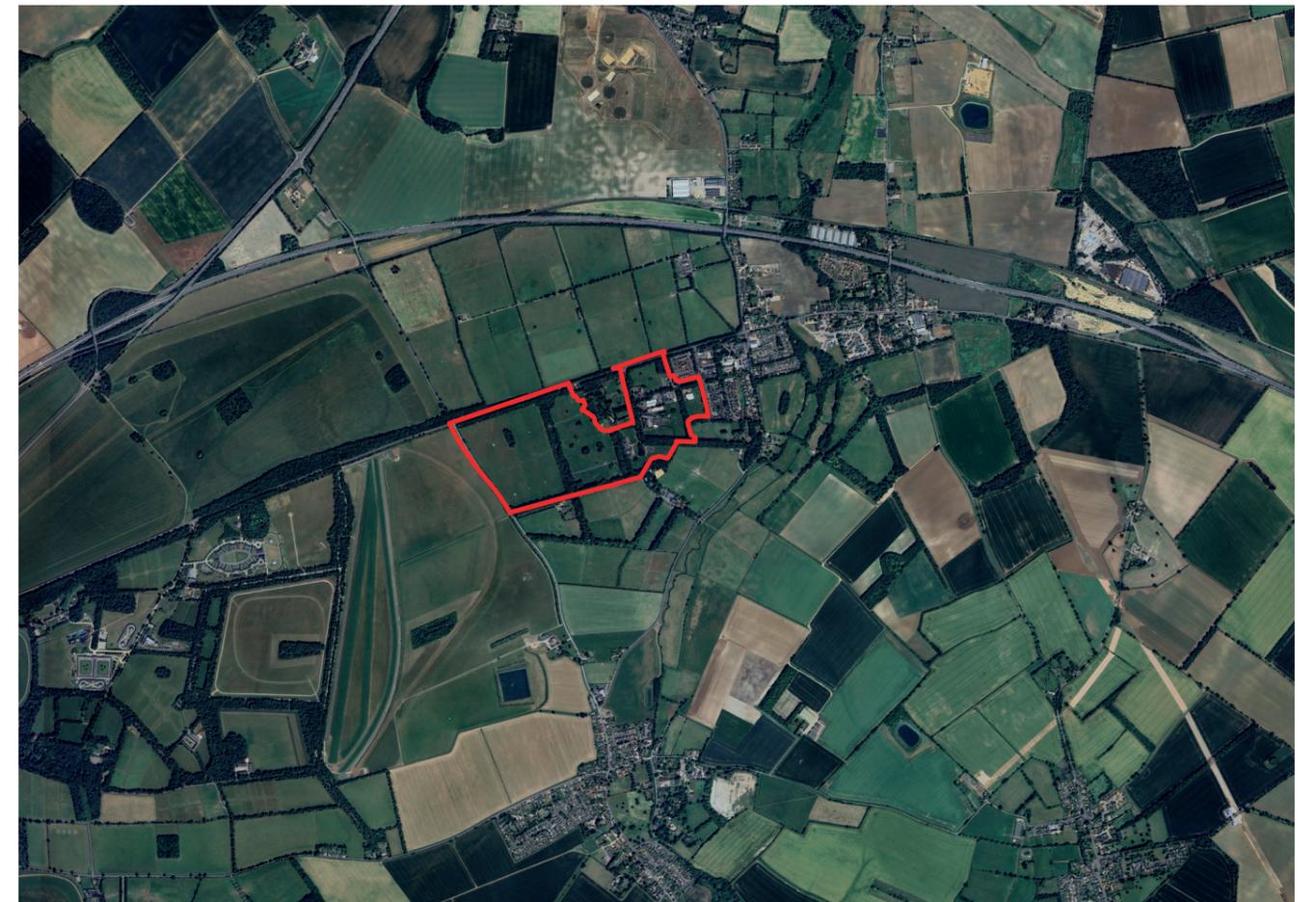


Figure 1.2 Aerial View. Source: Google (base map)



**2.0**

# **LEGISLATION AND PLANNING POLICY**

**LANWADES PARK/ FORMER ANIMAL HEALTH TRUST RESEARCH  
CENTRE AND STABLES, KENTFORD, CB8 7UA**

# LEGISLATION AND PLANNING POLICY

2.1 This section sets out the planning policy context for the redevelopment of the Site, including national and local guidance.

## LEGISLATION

### PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS ACT) 1990

2.2 The Site includes one statutorily listed building and is not located in a conservation area. There is a substation which is considered likely to be curtilage listed. There are two other listed buildings within its setting.

2.3 With respect to this application, the applicable statutory provision is Section 66(1) the determination of applications.

2.4 As the proposals do not include any physical alterations to any listed building, Section 16 of the Act does not apply.

## DEVELOPMENT PLAN

2.5 Section 38(6) of the Planning and Compulsory Purchase Act 2004 stipulates that where in making any determination under the Planning Acts, regard is to be had to the development plan, and the determination must be made in accordance with that plan unless material considerations indicate otherwise. The following documents form the statutory development plan.

DEVELOPMENT PLAN POLICY	KEY PROVISIONS
Forest Heath Core Strategy Development Plan Document 2001–2026 (with housing projected to 2031) Adopted May 2010	Policy CS3 (Landscape Character and Historic Environment) Policy CS5 (Design Quality and Local Distinctiveness)

Table 2.1 Development Plan Policy

### FOREST HEATH CORE STRATEGY DEVELOPMENT PLAN DOCUMENT 2001-2026 (2010)

2.6 Policy CS3 (Landscape Character and Historic Environment) states that *The quality, character, diversity and local distinctiveness of the District's landscape and historic environment shall be protected, conserved and, where possible, enhanced. Proposals for development will take into account the local distinctiveness and sensitivity to change of distinctive landscape character types, and historic assets and their settings. Landscape types are described in the Forest Heath Landscape Character Assessment (LCA). The Landscape Character Assessment will inform detailed assessment of individual proposals. All schemes should protect and seek to enhance overall landscape character, taking account of the key characteristics and distinctiveness of the landscape and the landscape setting of settlements.*

2.7 We note that the policy pre-dates the first NPPF and does not explicitly contain the balancing provision applicable to heritage assets (discussed below).

2.8 Policy CS5 states *All new development should be designed to a high quality and reinforce local distinctiveness. Design that does not demonstrate it has regard to local context and fails to enhance the character, appearance and environmental quality of an area will not be acceptable. Innovative design addressing sustainable design principles will be encouraged, if not detrimental to the character of the area. Regard should be taken of current good practice concerning design, and any local design guidance adopted by the Council.*

## NATIONAL POLICY

NATIONAL POLICY	KEY PROVISIONS
National Planning Policy Framework (NPPF) 2024	Chapter 16 (Conserving and enhancing the historic environment) <ul style="list-style-type: none"> <li>• Paragraph 207</li> <li>• Paragraph 208</li> <li>• Paragraph 210</li> <li>• Paragraphs 212–215</li> <li>• Paragraph 219</li> </ul>

Table 2.2 National Planning Policy

## MATERIAL CONSIDERATION

2.9 In addition to legislation and policy, the assessment will take into consideration relevant planning guidance and any material considerations, including:

- National Planning Practice Guidance (online);
- National Design Guide (2019);
- Historic England, Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015);
- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017).

## EMERGING POLICY

### EMERGING WEST SUFFOLK LOCAL PLAN SUBMISSION DRAFT

2.10 The West Suffolk Local Plan was submitted to the Secretary of State for independent examination on 24<sup>th</sup> May 2024.

2.11 The policies below are salient to heritage assessment.

#### POLICY SP14 (HISTORIC ENVIRONMENT)

2.12 This policy states that

*The council will balance the need for development with the proper conservation, enhancement and enjoyment of the historic environment through a positive strategy to ensure that:*

- a. Heritage assets are sustained in viable uses which are compatible with their significance.*
- b. The wider social, economic, cultural and environmental benefits of conserving the historic environment are recognised and promoted.*
- c. The positive contribution made by the historic environment to local character and distinctiveness is understood and used to inform the design of new development so it respects its surroundings.*

#### POLICY LP50 (LISTED BUILDINGS)

2.13 This policy covers works to listed buildings, including direct works as well as setting. The following provisions are relevant to this assessment:

*Proposals to alter, extend or change the use of a listed building, or development affecting its setting, will be permitted where they:*

- a. Demonstrate a clear understanding of the significance of the building including the contribution made by its setting.*
- b. Contribute to the preservation of the building.*
- c. Are not detrimental to the building's character or any architectural, archaeological, artistic or historic features that contribute towards its significance.*
- d. Are of an appropriate scale, form, height, massing, and design which respects the existing building and its setting.*
- e. Use appropriate architectural details, materials and methods of construction which respect the character of the building.*
- g. Respect the setting of the listed building, including inward and outward views and how it is experienced and understood.*

*h. Respect the character, appearance and setting of a park, garden or training yard of historic or design interest, particularly where the grounds have been laid out to complement the design or function of the building. A curtilage and/or setting which is appropriate to the listed building, and which maintains its relationship with its surroundings should be retained.*

*i. Have regard to the present and future viability or function of the listed building.*

[...]

*All development proposals should provide a clear justification for the works, especially if these works would harm the listed building or its setting, so that the harm can be weighed against any public benefits. Where a proposal would result in harm to the significance of the asset the relevant tests of the National Planning Policy Framework (or successor document) will be applied.*

*The level of detail of any supporting information should be sufficient to understand the potential impact of the proposal on its significance and/or setting.*

#### POLICY LP52 (NEW USES FOR HISTORIC BUILDINGS)

2.14 This policy is relevant because the proposals include the change of use of the grade II listed stable block. It states

*Proposals for the adaptation of a historic building (including designated and non-designated heritage assets) to sustain a new use will only be permitted where the proposal will protect the significance of the building, and would not have a detrimental impact on:*

- a. The character, appearance and setting of the building or significant elements of the buildings historic fabric.*
  - b. The scale, height, massing, alignment, style and materials of the building.*
  - c. The form, function and manner of construction of the building.*
  - d. The present and future viability of the building.*
- The level of detail of any supporting information should be proportionate to the importance of the building, the work proposed and sufficient to understand the potential impact of the proposal on its significance and/or setting.*

*Development proposals which result in harm to or loss of the significance of a designated heritage asset should provide clear and convincing justification for the works.*

*Where a proposal would result in harm to the significance of a designated heritage asset, the relevant tests of the National Planning Policy Framework, or successor document, will be applied.*

*The effect of an application on significance of a non-designated heritage asset will be taken into account in determining applications having regard to the scale of the harm and loss of significance.*

## POLICY DISCUSSION

2.15 The NPPF (2024) sets out the government's planning policies and how they are expected to be applied. These may, in the interests of brevity, be expressed as a series of principles in relation to designated heritage assets (in this case listed buildings):

- The significance of any designated heritage asset affected by a proposal should be identified and assessed (NPPF paragraph 207);
- Heritage interest – or significance – may be archaeological, architectural, artistic or historic (see Glossary to the NPPF);
- The setting of a heritage asset may contribute to that significance or an appreciation thereof. Hence a change to setting can harm significance. As the Proposals do not affect any designated heritage asset directly, the potential effect of development is limited to that aspect of significance that derives from setting;
- The impact of a proposed development on the significance of a designated asset (as above, in this case, derived from its setting) is then to be considered;
- If the proposed development is held to cause harm to the significance of a designated heritage asset, such harm should be categorised as either less than substantial or substantial (NPPF paragraphs 214 and 215 respectively), and within each category the extent of harm should be clearly articulated (Planning Practice Guidance or 'PPG' paragraph 18). The nature and extent of harm is important to ascertain because that analysis informs the balancing out of any harm under the terms of paragraph 215 of the NPPF;

- Underpinning this approach is the principle of proportionality. Whilst any harm to a designated asset is 'weighted harm', it is important for the decision maker to assess the extent, nature or degree of harm in order to undertake a balancing exercise;
- Less than substantial harm can range from a limited harm up to a high level of harm which could be at the threshold of substantial harm. The level of less than substantial harm is a professional judgement determined on the significance of the asset, the nature of the works and how they affect significance. This approach has been clarified in the Bramshill<sup>1</sup> judgement;
- In either case, if a proposal would result in harm to the significance of a designated heritage asset, great weight should be given to the asset's conservation (NPPF paragraph 212), meaning the avoidance of harm and the delivery of enhancement where appropriate;
- The nature and extent of any harmful impact is material to the planning balance when weighed against public benefits;
- Any harm to the significance of a designated heritage asset should require 'clear and convincing justification', as per NPPF paragraph 213. A clear and convincing justification does not create a freestanding test requiring the demonstration of less damaging alternatives. To the extent that there is a test it is to be found in NPPF paragraphs 214 (in the case of substantial harm) and 215 (in the case of less than substantial harm); and
- In either case, and particularly looking at less than substantial harm, the clear and convincing justification the NPPF is thus made out through no more than the countervailing public benefits delivered by a proposal. Public benefits can include heritage benefits and can also include benefits to the way an area appears or functions or land use planning benefits.

### APPROACH TO SETTING

- 2.16 Our approach to the assessment of setting effects follows the staged approach set out in policy, case law and best practice guidance, including the NPPG and Historic England's Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017) ('GPA3').

### NATIONAL PLANNING PRACTICE GUIDANCE (FIRST LIVE 2014) ("NPPG")

- 2.17 This guidance was published as a web-based resource on 27<sup>th</sup> March 2014. The publication includes useful guidance on decision-taking with regard to historic environment matters. Paragraph 3 states that:

*Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in everyday use to as yet undiscovered, undesignated buried remains of archaeological interest.*

*In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. In the case of archaeological sites, many have no active use, and so for those kinds of sites, periodic changes may not be necessary.*

*Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-taking to ensure that heritage assets are conserved, and where appropriate, enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. Heritage assets are either designated heritage assets or non-designated heritage assets. Part of the public value of heritage assets is the contribution that they can make to understanding and interpreting our past. So where the complete or partial loss of a heritage asset is justified (noting that the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted), the aim then is to:*

- *capture and record the evidence of the asset's significance which is to be lost*
- *interpret its contribution to the understanding of our past; and*
- *make that publicly available (National Planning Policy Framework paragraph 199)"*

Paragraph: 002 Reference ID: 18a-002-20190723. Revision date: 23 07 2019

- 2.18 In regard to the setting of a heritage asset and how it should be taken into account during the assessment of new development, the guidance states:

*"All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent.*

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

*The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.*

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

Paragraph: 013 Reference ID: 18a-013-20190723. Revision date: 23 07 2019

<sup>1</sup> Bramshill v Secretary of State for Housing, Communities and Local Government [2021] EWCA Civ 320.

## HISTORIC ENGLAND, HISTORIC ENVIRONMENT GOOD PRACTICE ADVICE IN PLANNING NOTE 2: MANAGING SIGNIFICANCE IN DECISION-TAKING IN THE HISTORIC ENVIRONMENT (SECOND EDITION) (2015)

- 2.19 Managing Significance in Decision-Taking in the Historic Environment (GPA2) was first published by Historic England on 27 March 2015 and the second edition published in December 2017. The guidance acknowledges the primacy of relevant legislation and is intended to support the implementation of national policy.
- 2.20 GPA2 sets out a framework of four inter-related key values for assessing the significance of historic buildings and places. The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest.
- 2.21 The advice in the guidance emphasises that activities to conserve or investigate heritage assets need to be proportionate to the significance of the heritage assets affected and the impact on that significance.
- 2.22 The note advocates a structured approach to assessing development proposals likely to affect the significance of heritage assets, and proposes six 'stages' to follow, stating 'it is good practice to check individual stages of this list but they may not be appropriate in all cases and the level of detail applied should be proportionate'. These are set out in paragraph 6 as follows:
- "Understand the significance of the affected assets*  
*Understand the impact of the proposal on that significance*  
*Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF*  
*Look for opportunities to better reveal or enhance significance*  
*Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change*  
*Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected"*.

## HISTORIC ENGLAND, GOOD PRACTICE ADVICE IN PLANNING NOTE 3: THE SETTING OF HERITAGE ASSETS (2017)

- 2.23 The Setting of Heritage Assets (GPA3) was published by Historic England in December 2017.
- 2.24 The guidance adopts the definition of setting in the Glossary of the NPPF as 'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.'
- 2.25 The guidance makes clear that the setting of a heritage asset is not an asset in its own right, nor a heritage designation. The importance of setting lies in what it contributes to the heritage value of the asset. An impact on setting may or may not, then, have an effect on the overall heritage value of the asset.
- 2.26 GPA3 contains two checklists that are of assistance in assessing, first, how the setting of an asset contributes to its significance and, second, characteristics of a development that may impact that setting and in so doing affect its significance, positively, negatively or on a neutral basis.
- 2.27 The guidance notes that proposals should explore ways to maximise enhancement and avoid or minimise harm. Paragraph 38 states that the enhancement may be achieved by actions including:
- removing or re-modelling an intrusive building or feature;
  - replacement of a detrimental feature by a new and more harmonious one;
  - restoring or revealing a lost historic feature or view;
  - introducing a wholly new feature that adds to the public appreciation of the asset;
  - introducing new views (including glimpses or better framed views) that add to the public experience of the asset, or; and
  - improving public access to, or interpretation of, the asset including its setting.
- 2.28 Of relevance is *Catesby Estates Ltd v Steer and Secretary of State for Communities and Local Government v Steer* (Historic England intervening in both appeals): [2018] EWCA Civ 1697. The case concerned an Inspector's decision of 22nd August 2016, granting planning permission for a housing development on land approximately 1.5km to the south of the Grade I listed Kedleston Hall.

- 2.29 Giving the leading judgment, Lindblom L.J. set out three general principles to be applied when considering the setting of a listed building and the potential effect of a development on that setting:
- "[28] Three general points emerge. First, the section 66(1) duty, where it relates to the effect of a proposed development on the setting of a listed building, makes it necessary for the decision-maker to understand what that setting is – even if its extent is difficult or impossible to delineate exactly – and whether the site of the proposed development will be within it or in some way related to it. Otherwise, the decision-maker may find it hard to assess whether and how the proposed development "affects" the setting of the listed building, and to perform the statutory obligation to "have special regard to the desirability of preserving ... its setting ...".*
- [29] Secondly, though this is never a purely subjective exercise, none of the relevant policy, guidance and advice prescribes for all cases a single approach to identifying the extent of a listed building's setting. Nor could it. In every case where that has to be done, the decision-maker must apply planning judgment to the particular facts and circumstances, having regard to relevant policy, guidance and advice. The facts and circumstances will differ from one case to the next. It may be that the site of the proposed development, though physically close to a listed building, has no real relationship with it and falls outside its setting, while another site, much further away, nevertheless has an important relationship with the listed building and is within its setting (see the discussion in sections 14.3, 15.2 and 15.8 of Mynors and Hewitson's "Listed Buildings and Other Heritage Assets", fifth edition). Under current national planning policy and guidance in England, in the NPPF and the PPG, the decision-maker has to concentrate on the "surroundings in which [the heritage] asset is experienced", keeping in mind that those "surroundings" may change over time, and also that the way in which a heritage asset can be "experienced" is not limited only to the sense of sight. The "surroundings" of the heritage asset are its physical surroundings, and the relevant "experience", whatever it is, will be of the heritage asset itself in that physical place.*

[30] Thirdly, the effect of a particular development on the setting of a listed building – where, when and how that effect is likely to be perceived, whether or not it will preserve the setting of the listed building, whether, under government policy in the NPPF, it will harm the “significance” of the listed building as a heritage asset, and how it bears on the planning balance – are all matters for the planning decision-maker, subject, of course, to the principle emphasized by this court in *East Northamptonshire District Council v Secretary of State for Communities and Local Government* [2015] 1 W.L.R. 45 (at paragraphs 26 to 29), *Jones v Mordue* [2016] 1 W.L.R. 2682 (at paragraphs 21 to 23), and *Palmer* (at paragraph 5), that “considerable importance and weight” must be given to the desirability of preserving the setting of a heritage asset. Unless there has been some clear error of law in the decision-maker’s approach, the court should not intervene (see *Williams*, at paragraph 72). For decisions on planning appeals, this kind of case is a good test of the principle stated by Lord Carnwath in *Hopkins Homes Ltd. v Secretary of State for Communities and Local Government* [2017] 1 W.L.R. 1865 (at paragraph 25) – that “the courts should respect the expertise of the specialist planning inspectors, and start at least from the presumption that they will have understood the policy framework correctly”.

2.30 The judgment makes clear that one needs to consider a range of factors in considering the extent of setting. A previous historic connection (for example land serving as cultivatable land in the same ownership as an asset) but without a physical or visual connection may not be sufficient to bring land into setting. Similarly, such a connection may be of fundamental import to the significance of an asset, even where there is no visual connection (which may be the case if there is a particularly relevant economic or social connection) This is illustrated by paragraph 38 of the Court of Appeal judgement which stated (reflecting the Inspector’s application of judgement rather than general principle):

*[the Inspector] was simply saying that in this instance [of Kedleston Hall] the extent of the setting of the listed building could not be determined by the fact of the “historical, social and economic connection” to which he referred. There had to*

*be something more than this connection alone if the appeal site were to be regarded as falling within the setting of the Hall.*

2.31 And paragraph 39:

*But the historic connection could not be the sole criterion for judging whether a site lay within the setting of the listed building. Land historically farmed within the estate as a whole, and belonging to that social and economic entity, might be so geographically detached from Kedleston Hall as to be “completely remote”. The historic connection between the farmland of which the site of the proposed development formed part was not, in the circumstances, sufficient to bring the site within the setting of the Hall.*

2.32 This is reflected in HE guidance on staged approach, and the provisions of the Catesby judgement are addressed by the application of the staged approach set out in the HE guidance, with each factor appropriately weighted according to an understanding of the historic development and significance of an asset and its potential setting.

2.33 We have drawn from GPA3 in preparing our assessment of setting and the effects of the Proposed Development on significance.

2.34 The Edith Summerskill House appeal decision has made clear that when assessing a proposal’s impact on the setting of a designated heritage asset, it is only the significance that an asset derives from its setting that is affected.<sup>2</sup> This approach is consistent with GPA3.

2.35 To assist the decision maker, the Inspector in that decision stated:

*In cases where the impact is on the setting of a designated heritage asset, it is only the significance that asset derives from its setting that is affected. All the significance embodied in the asset itself would remain intact. In such a case, unless the asset concerned derives a major proportion of its significance from its setting, then it is very difficult to see how an impact on its setting can advance a long way along the scale towards substantial harm to significance. (Paragraph 12.50)*

2.36 The drafting of the NPPF makes clear that some aspects of setting may be neutral. A change to setting, even a major one, may also be neutral, beneficial or harmful depending on the particular facts of any case. Case law has made clear that ‘an impact is not to be equated with harm: there can be an impact which is neutral (or indeed positive).’<sup>3</sup>

<sup>2</sup> Edith Summerskill House: LPA ref: 20/01283/FUL and PINS ref: APP/H.5390/V/21/3277137

<sup>3</sup> *Pagham Parish Council v Arun District Council* [2019] EWHC 1721 (Admin) (04 July 2019), as per Andrews, J DBE

**3.0**

# **HISTORIC DEVELOPMENT**

**LANWADES PARK/ FORMER ANIMAL HEALTH TRUST RESEARCH  
CENTRE AND STABLES, KENTFORD, CB8 7UA**

# HISTORIC DEVELOPMENT

- 3.1 This section describes the historic development of the Site and its environs.
- 3.2 The tithe map of Moulton parish (1838) shows that the Site had been enclosed and converted to smaller fields by this date.
- 3.3 The Lanwades Stud Farm was founded by Frederick Gough-Calthorpe in the mid-1870s. It is shown on the 1884 OS Map, and at that time the Site was still open land and was probably agricultural, possibly associated with a farm at The Buildings to the south-east. The stud occupied land which was formerly part of a farm that occupied plots 6–10 as illustrated on the 1839 tithe map (Figure 3.1).
- 3.4 The 1893 OS shows the land to the west of the Lanwade Stud had been sub-divided by broad bands of trees. It is likely this land was part of an extension of the stud farm in the late 1880s under Lord Calthorpe.
- 3.5 Following Calthorpe's death, the stud was acquired by Prince Dmitry Soltykoff in 1893 for £18,000. There are no further details of that purchase available. Following Soltykoff's death in 1903, the stud was acquired by James Walker Larnach, a wealthy racehorse owner and breeder who had won the Derby at odds of 100:1 in 1899. The estate at this time comprised 293 acres, and is likely to have included the land to the west and south of the original stud.



Figure 3.1 Tithe Map of 1839 with indicative site redline

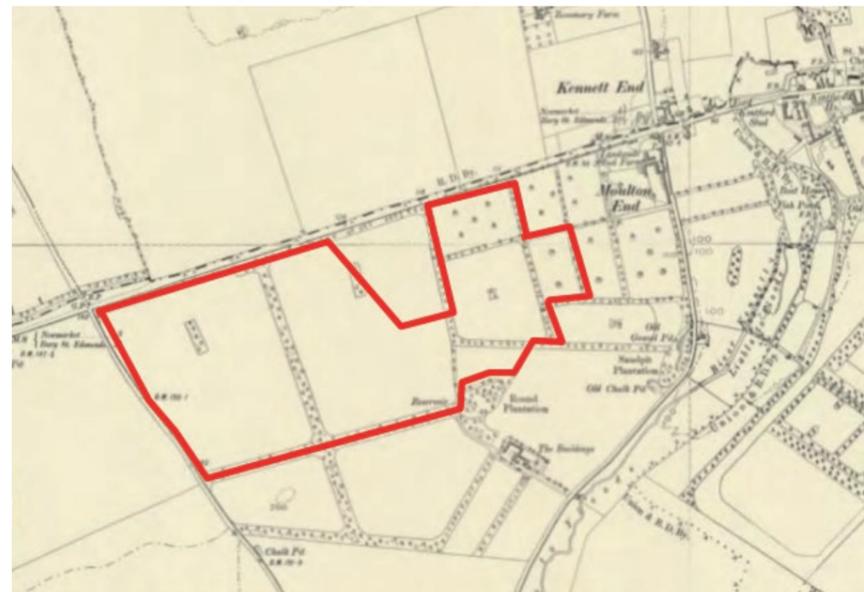


Figure 3.2 1893 OS

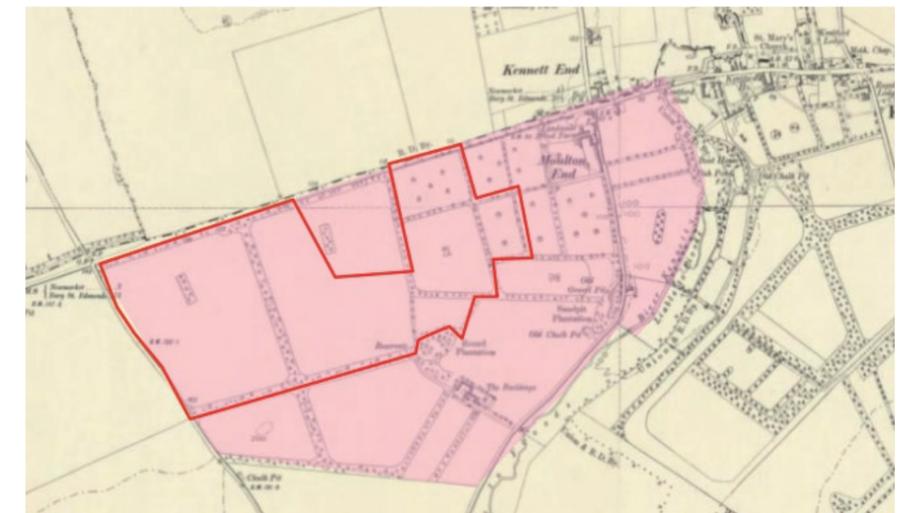


Figure 3.3 Likely extent of James Larnach's initial purchase of 193 acres shaded pink, based on the Ordnance Survey map of 1893 (Site redline approximate)

- 3.6 Lanwades Hall was built circa 1907 by Larnach, as a large mansion in the Tudor style. It sat within grounds laid out with formal gardens, stables and glasshouses.
- 3.7 Larnach also acquired considerable additional land nearby to the east of Moulton Road, which was leased to Felix Leach and established as the Meddler Stud.
- 3.8 Following Larnach's death in 1919, the whole estate was put up for sale in a single lot, described thus in the particulars:
- Lanwades Hall and its gardens (89 acres);
  - Lanwades Stud and Larnach's private racing stables based around Prince Soltykoff's former stud to the north east of the house (88 acres);
  - The Meddler Stud to the east of Moulton Road (429 acres); and
  - A home farm based in The Buildings complex and comprising the land to the south and west of the house (116 acres).
- 3.9 The hall, grounds including the gardens, all woodland belts, parkland, private racing stables and Lanwades Stud were described as being 'in hand' (i.e. not let) and the Meddler Stud was sold separately to Felix Leach.
- 3.10 By this date, there was an engine house producing electricity and a pump house to provide water.

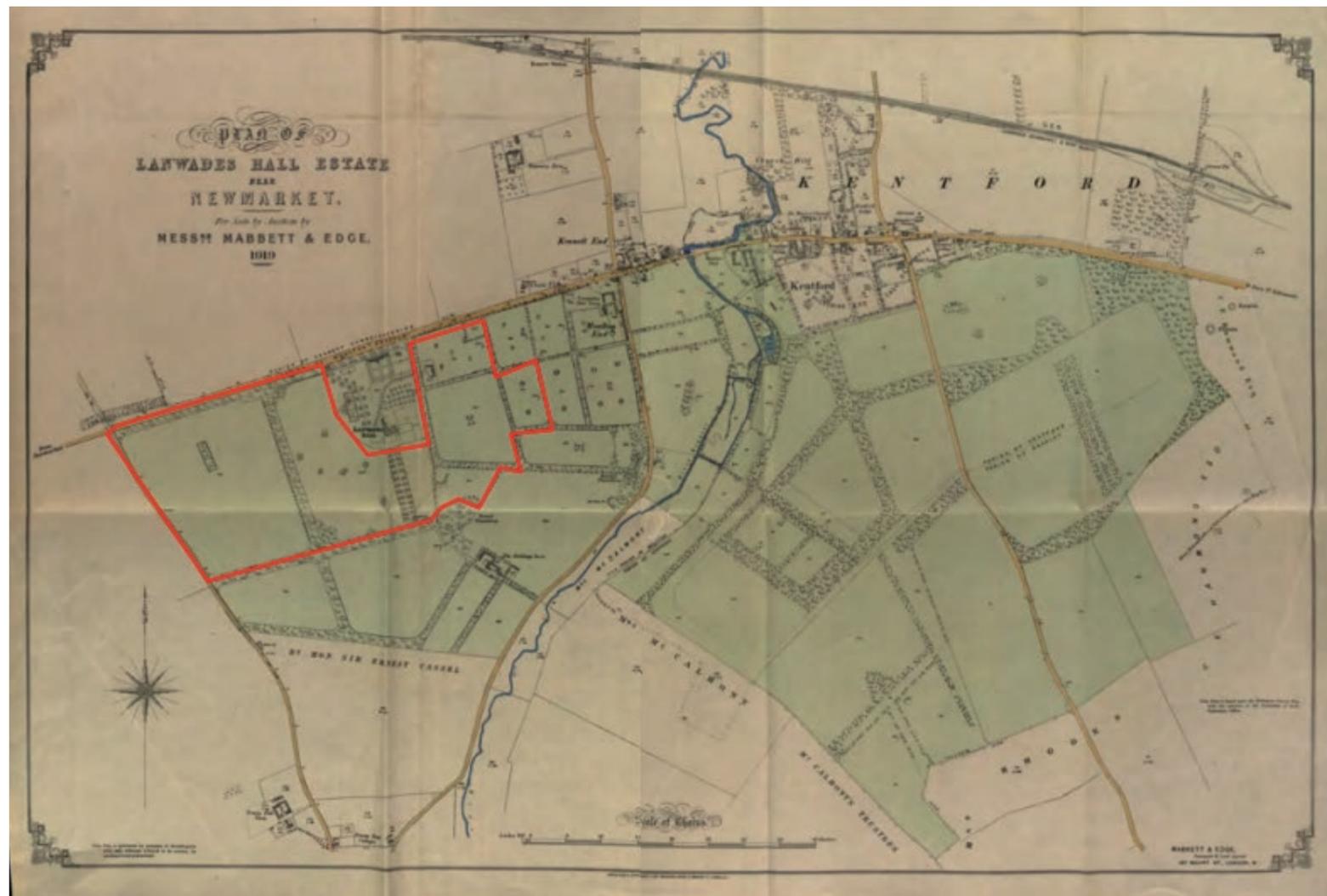
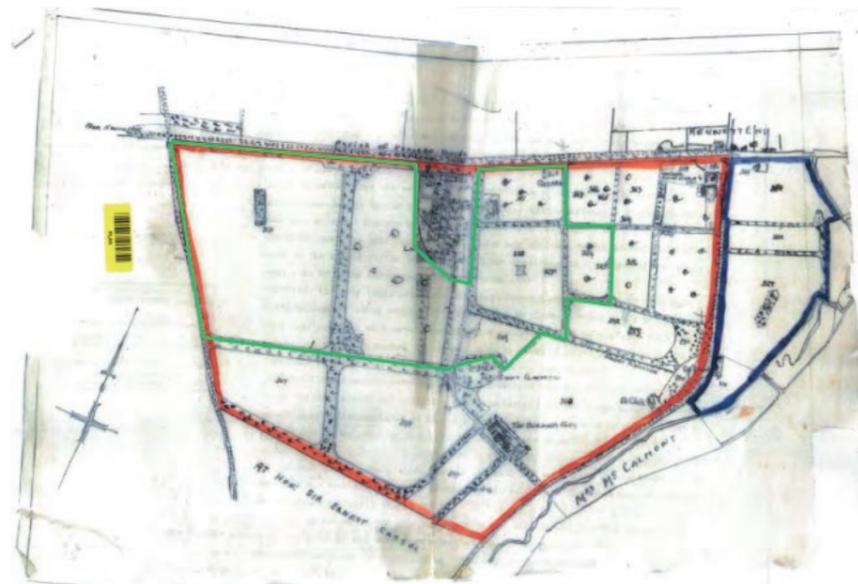


Figure 3.4 The 1919 Sales Plan (redline approximate)

- 3.11 As the property failed to sell, it was sub-divided for auction, which again failed to sell, before the estate as a whole was acquired by Mariota, Dowager Countess Wilton in Autumn 1919. She sold the estate in two parcels in 1920.
- 3.12 The Hall and all of the land within the site allocation redline (and more to the south and east) was sold to Herbert Sidebottom in December 1920. Sidebottom was a racehorse breeder whose son Hugh was a trainer, so it is likely that the stud and racing stables use remained.
- 3.13 The land which belonged to Sidebottom is shown on the plan at **Figure 3.5** which illustrates rights to water and electricity.



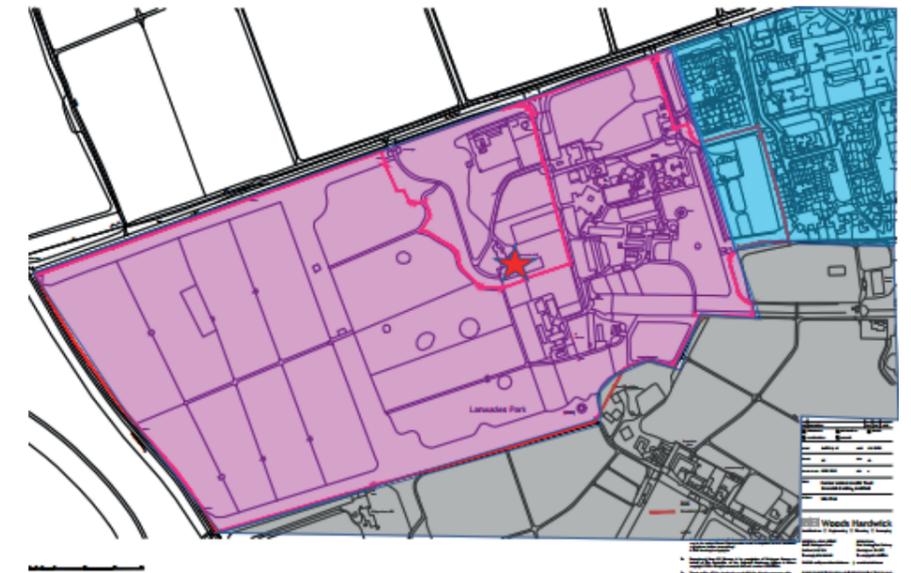
**Figure 3.5** Plan for indenture of 20 December 1920 between Herbert Sidebottom (land in red) and Felix Leach (land in blue). Indicative site boundary in green

- 3.14 The Lanwades Stud moved in 1928 to The Buildings site, where it remains today. The former stud, now known as the Lanwades Training Establishment (a racing stable rather than a stud) was sold in 1928 to Cyril Gate Pardo Kirk. This included one field of the land which now forms the Site, to its easternmost extent.
- 3.15 Lanwades Hall and the land around it was sold in 1929 to Durham Matthews, further dividing the Site. Matthews changed the name of the house from Lanwades Hall to Lanwades Park, and whilst the use is unclear, there was no longer a stud or a racing stable associated with the property.



**Figure 3.6** 1929 Sales Plan

- 3.16 Durham Matthews acquired land to the west of the house, adjacent to School Road, in 1940-41.
- 3.17 In September 1946, Lanwades Park and all of the land he owned was sold to the newly formed Animal Health Trust. The house became a museum, library and offices, and the grounds were used for the trust's research. This is illustrated at **Figure 3.7**.



**Figure 3.7** Land sold to the Animal Health Trust in 1946 (shown in pink), land retained by Cyril Kirk until 1948 (shown in blue) (base map not showing present day arrangement)



**Figure 3.8** 1950 OS

- 3.18 A separate portion to the east, which had remained in the ownership of Cyril Kirk (illustrated in blue at **Figure 3.7**), was sold to the Animal Health Trust, though there are no plans associated with the sale available. These fields were later sold to Spillers Ltd in 1968.
- 3.19 The 1950 OS shows that the fields were not built on at this time.
- 3.20 Lanwades Hall and the stable block were added to the statutory list in 1984.
- 3.21 Parts of the landholding was sold by the Animal Health Trust during the 2010s; one of the eastern fields was sold to Bloor Homes in January 2015, and in January 2016 Lanwades Park (or Hall) and a small area of its grounds including the walled garden, was sold to Alexander Dawe for use as a wedding venue. The Gardener's Cottage and East and West Lodges were also sold to different purchasers and we understand have since come under the same ownership as Lanwades Hall.
- 3.22 At the Animal Health Trust, consent was granted in 2016 for the addition of a two-storey staff office building, intern building, and associated car parking and landscaping to the east of the stables (LPA Ref: DC/16/2361/FUL). The Officer Report associated with this application made reference to the existing character of the Animal Health Trust campus, noting that 'the proposed location was considered to have the least likely impact to the setting of the heritage assets given its proximity to the listed buildings, the presence of the existing Animal Health Trust buildings and the heavy screening offered by the existing trees.'
- 3.23 This also represents a complete severance of uses with the house, as it meant that office and intern accommodation associated with the Animal Health Trust was located in a new building, and the house was therefore no longer used for this purpose.
- 3.24 We note also that consent was granted for a canine recovery unit, as part of an application made in January 2016 (LPA Ref: DC/16/0036/FUL). The Conservation Officer's comments, made before the sale of Lanwades Hall, noted that 'The proposed development is located alongside modern development within the grounds of Lanwades Hall and the stable block both of which are grade II listed. Tucked away alongside modern development views of the proposed unit will not be seen in context with either stable block or the Hall and will therefore have little if any impact on the setting of the two listed buildings on the site.' (our emphasis)
- 3.25 This again emphasises the contrasting character of the Site and the Hall context, even before the two were in separate ownership.
- 3.26 The Animal Health Trust went into liquidation in 2020, and the land was put up for sale in 2022. At this point, the Site was acquired by the Applicant.



**4.0**

# **BASELINE: HERITAGE**

**LANWADES PARK/ FORMER ANIMAL HEALTH TRUST RESEARCH  
CENTRE AND STABLES, KENTFORD, CB8 7UA**

# BASELINE: HERITAGE

- 4.1 The identification of heritage assets has been based on the methodology set out at **Section 2.0**. The search included all listed buildings, conservation areas, registered parks and non-designated heritage assets within the study area. Professional judgement has been used to select those which may experience change to their setting.
- 4.2 There are three heritage assets within the vicinity of the Site. These are:
- Lanwades Hall (grade II);
  - Stable Block 200m north-east of Lanwades Hall (grade II); and
  - Pair of Lodge Cottages and Linking Gateway 200m north of Lanwades Hall (grade II).
- 4.3 There is also a substation which we consider is likely to be curtilage listed with Lanwades Hall by virtue of their common ownership and a principal/accessory relationship at the time of listing.
- 4.4 As is evident from a study of historic plans and maps, none of the other AHT buildings were in existence in 1950. Accordingly, none of the other AHT buildings can be considered curtilage listed.
- 4.5 Notwithstanding that the following paragraphs assess the contribution made to the significance of the assets, The reader should note that the Site does not fall within the curtilage of any listed building, as agreed by the Council.
- 4.6 These assets are illustrated on the Heritage Asset Plan at **Figure 4.1**.
- 4.7 There are no Conservation Areas, World Heritage Sites, or other built heritage designations within the vicinity or setting of the Site.
- 4.8 In the context of the definition of setting offered in the Framework, (which advises this is 'surroundings in which a heritage asset is experienced'), this defines the setting of heritage assets in very broad terms. Indeed, such a broad scope means that many development proposals may be held to come within the setting of a heritage asset. Most would agree however that aside from some generic inter-visibility, a great number of such proposals could not reasonably be held to engage with or alter the setting of heritage assets in a material way.
- 4.9 To facilitate our assessment, we have sub-divided the Site into a number of parcels and assess the contribution made by each to the setting of the identified heritage assets. These are illustrated at **Figure 4.2**.

# HERITAGE ASSET PLAN

Application Site

Listed Buildings

Grade II

1. Pair of Lodge Cottages and Linking Gateway 250m North of Lanwades Hall
2. Lanwades Hall
3. Stable Block 200m North East of Lanwades Hall



0 100 200 300 400 500 m

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LOCATION:  
Lanwades Hall

DATE:  
April 2025

SCALE:  
1:5,000 @ A3

FIGURE 4.1 Heritage Asset Plan

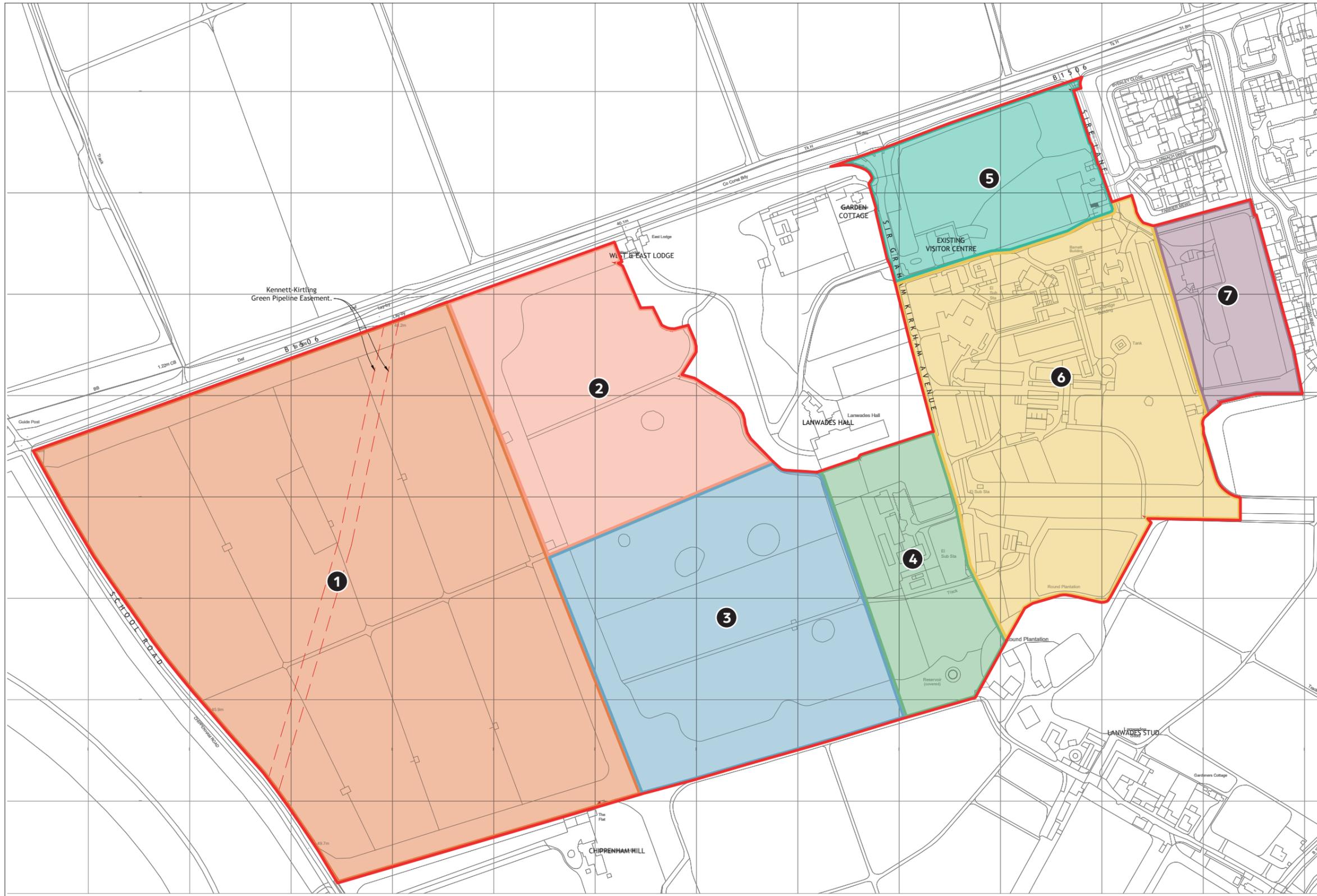
▲ NORTH



MONTAGU EVANS  
CHARTERED SURVEYORS  
70 ST MARY AXE,  
LONDON, EC3A 8BE  
T: +44 (0)20 7493 4002  
WWW.MONTAGU-EVANS.CO.UK

# LANWADES HALL PLOTS

- Application Site
- ① Western plots of land
- ② North-western field
- ③ Land to the south-west of Lanwades Hall
- ④ Land to the south of Lanwades Hall, including tree-lined avenue
- ⑤ North-eastern paddock
- ⑥ South of the paddock and stables, east of Sir Graham Kirkham Avenue
- ⑦ Land to the east, adjoining the residential



Contains OS data © Crown copyright and database right 2025

**LOCATION:**  
Lanwades Hall

**DATE:**  
April 2025

**SCALE:**  
NOT TO SCALE

**FIGURE 4.2** Plan showing plots within the site redline

▲ NORTH



**MONTAGU EVANS**  
CHARTERED SURVEYORS  
70 ST MARY AXE,  
LONDON, EC3A 8BE  
T: +44 (0)20 7493 4002  
WWW.MONTAGU-EVANS.CO.UK

**LISTED BUILDINGS**

**LANWADES HALL (GRADE II)**

- 4.10 Lanwades Hall was added to the statutory list in 1984.
- 4.11 The hall comprises a country house built in 1907 for James Larnack, JP, in the style of a Tudor Manor House. To build the house, Larnack used his £5,450 winnings from a £500 bet he placed on Jeddah, his horse, winning the 1898 Derby. It has two storeys with attics, and a four-storey tower. The elevations are red brick with buff limestone dressings, and there are crenelated parapets with limestone copings and cornice.
- 4.12 The list entry notes that the interior of the building has a dining room, staircase and reception hall which have 16th century style oak joinery. For clarity, we have not seen the interior as part of this assessment but photographs of the interior available online demonstrate that the interiors will make some contribution to the significance of the building.
- 4.13 We have undertaken extensive archival and other research in order to understand the intent, construction and phasing of the building. It appears that the footprint of the house as it stands today is the result of a single principal phase of building.
- 4.14 The architect is unknown. We note the attribution of the building on the Hall’s website to JC Buckler – this being extremely unlikely given that he died aged 102 in 1894, prior to the house’s construction.
- 4.15 The building possesses historic and architectural interest as a good example of a gentleman’s residence of the period, built in the Tudor fashion. Its special interest derives in part from its interiors. Edward VII is known to have stayed at the house when attending Newmarket Races, which contributes to its historic interest.



Figure 4.3 Lanwades Hall

**CONTRIBUTION MADE BY SETTING TO SIGNIFICANCE**

- 4.16 Below, we provide an assessment of the contribution made by the setting of Lanwades Hall to its significance.
- 4.17 The principal setting of Lanwades Hall comprises its formal gardens, which are arranged around the house, and provide an attractive environment from which its particular historic and architectural interest can be appreciated. These differ in character from the open fields to the west, and the equestrian-related field arrangement to the east (now obviously much altered by the animal medical complex). The immediate grounds of the house provide a more formally landscaped environment for the immediate occupants of the house.

**THE DRIVEWAY AND APPROACH**

- 4.18 The house is approached via a long driveway from the B1506, which has a well-established character with mature specimen trees to each side of the central carriageway. The junction is marked by the two gate houses, themselves listed buildings (which are considered later in this section), and which convey to the visitor a sense of grandeur and arrival at a house of some status.



Figure 4.4 Driveway from Lanwades Hall



Figure 4.5 Lateral view from the driveway

- 4.19 The approach is an important aspect of the house's setting, which communicates the status of the building, as well as providing an attractive sequence for visitors to travel along. The house is revealed by degrees, before the visitor arrives at their destination, the main front area of the house and its front door facing south.
- 4.20 Passing along the driveway, there are some limited views out to the west beneath the tree canopy, in which the open character of the land beyond forms part of the experience and sense of grandeur and arrival. This is intermittent, however, and curtailed in some parts by a dense understorey along the boundary. Due to the topography, the visual horizon extends roughly to the upper parts of a single specimen tree visible to the south-west, which lies at a higher point of elevation.
- 4.21 The openness of this part of the house's setting makes a limited positive contribution to its significance – it is understood as a rural property of some status, but the fencing and containment of the land define its context quite tightly – The driveway curves slightly, and moves through a more dense area of tree cover, which contributes to a sense of enclosure, albeit with some views remaining beneath the canopy. There is a two-metre tall perimeter fence here which screens views south and west from the approach to the house. There is a band of planting to the south and west of the boundary fence which is yet to mature.
- 4.22 Whilst not a major aspect of setting, the general sense of openness beyond the immediate context as part of the approach makes a positive contribution to the setting of the listed building through the sense of its rural context. There is some historic connection between the house and this land forming part of the original estate. However, a visitor's attention is drawn to the immediate entrance sequence and the gradual reveal of the house to the visitor's left.
- 4.23 The western elevation of the house, which faces the drive, is irregular with smaller window apertures than the east, and an asymmetric composition with two projecting canted bays. It is possible that part of this range contained service spaces.
- 4.24 As the visitor approaches, the house becomes more of a focus. The ground level drops through the approach to the south of the house, and this part of the setting has an enclosed character – this part of the house (containing the front door) historically faced the tree lined avenue to

the south (from which it is now screened by hit-and-miss fencing several metres high). The southern boundary to the Site is densely planted. The southern elevation is attractive contains the front door to the house within its own crenelated bay, an elaborate Dutch Gable, and large stone mullioned windows with quatrefoil detailing above trefoil arched windows with the cupola tower off set to the right in elevation. Thus the front and the eastern elevations represent those principal areas of external interest.

- 4.25 It is relevant that the house lies at a lower point in the topography than its surroundings, which means that views out toward the wider landscape are inevitably oriented towards higher ground. This contributes to a sense of containment which is noticeable particularly to the south of the house, where the existing boundary fencing and dense boundary planting contribute to a sense of containment in this part of the setting.
- 4.26 This indicates that the house was not built in this position to take advantage of wide, expansive views across the countryside – if that were the case, one would expect the house to be constructed at the top of the hill instead.
- 4.27 There are some limited views out towards the canopy of trees to the west and south-west due to the fencing and topography.



**Figure 4.6** The top of the tree-lined avenue to the south, oriented towards Lanwades Hall, showing the hit-and-miss fencing to the south

- 4.28 The contribution to significance made by the planned driveway approach is in its surviving planned layout, mature landscape and by passing through the gate houses and the curved approach to the house, with its gradual revelation and appreciation of the architectural qualities of the house before arrival at house's front, to its south.

### **GARDENS TO THE EAST**

- 4.29 The gardens have a contained character, defined by the dense boundary planting which also screens views out towards the wider landscape. It is possible that this was intentional; defining the boundary between the domestic environment of the property, and activities associated with the former racing stables and later uses in the wider context.
- 4.30 The walled garden in particular is arranged to provide an attractive environment for the use of those occupying or visiting the house, which is designed to respond to the composition of the building. This is notable in the Hall's use as a wedding venue; it is evident that both the house and garden, as the most attractive element in the house's immediate landscaping is frequently used for wedding photography.
- 4.31 There is evidence of change in the wider landscape from which the house has been insulated within its plot – in particular, the development of Sir Graham Kirkham Avenue to the east, and the activities associated with the AHT. These have brought built form closer to the property to the south and east, and while these uses may be glimpsed, the effect on the listed building is very limited, if there is any, because of the tightly defined nature of the primary setting within the garden.
- 4.32 The dense vegetation in this area as a whole contributes to an attractive, established character.
- 4.33 The immediate setting of the listed building makes a positive contribution to its appreciation by providing an attractive backdrop within which its historic and architectural interest can be appreciated. The gardens in the surroundings of the house provide a planned landscape which is designed for this purpose, and is well-defined separate from built form in the wider context.

**WIDER FIELDS**

- 4.34 Turning now to the wider fields, we sub-divide this context into six separate plots, which are numbered on the plan at **Figure 4.2**. These comprise:
  - The western plots of land, which are separated from the rest of the Site by a dense vegetated boundary (1);
  - The north-western field, which is to the west of the house and driveway (2);
  - Land to the south-west of Lanwades Hall (3);
  - The land to the south of Lanwades Hall, which includes the former tree-lined avenue (4);
  - The north-eastern paddock, which lies north of the stables and east of Sir Graham Kirkham Avenue (5); and
  - The land to the south of the paddock and stables, to the east of Sir Graham Kirkham Avenue occupied by former AHT buildings (6).
  - Land to the east, adjoining the residential area, occupied by former AHT buildings (7).
- 4.35 The western plots of land, which are separated from the rest of the Site by a dense vegetated boundary (1)
- 4.36 This part of the Site is currently open fields with a broadly rectilinear layout and a small copse of trees.
- 4.37 There are no buildings in this part of the Site. It was acquired by Durham Matthews circa 1940-41, and was not part of the original racing complex.
- 4.38 There is a dense vegetated barrier which interposes this part of the Site and the fields to the east, which also screens views between the two and means that this part of the Site is understood separately. As such, it makes no contribution to the visual setting of Lanwades Hall.
- 4.39 There is a degree of historic connection as a result of the historic shared ownership – though this is not legible aside from its pastoral nature reflecting a possible home farm use. The two have been in separate ownership since the sale of Lanwades Hall from the AHT.
- 4.40 Further, the westernmost fields within the Site are not visible from the listed building, due to a dense vegetated boundary which extends broadly north-east to south-west. This western portion of land is associated more with School Road, and is physically independent of the hall.
- 4.41 Mindful of the approach set out in GPA3 and the Catesby judgment,

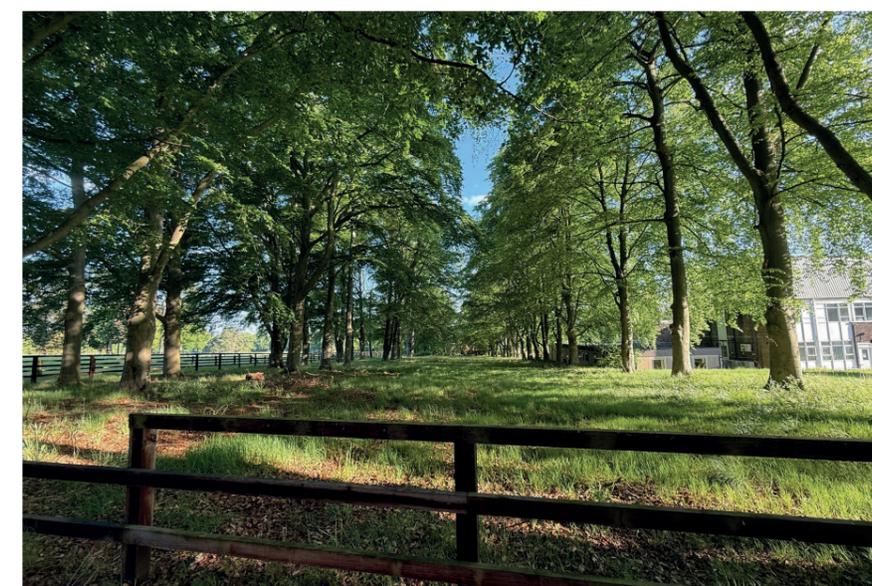
therefore, we do not consider that this part of the Site is part of the setting or significance of Lanwades Hall.

**THE NORTH-WESTERN FIELD, WHICH IS TO THE WEST OF THE HOUSE AND DRIVEWAY (2) AND LAND TO THE SOUTH-WEST OF LANWADES HALL (3)**

- 4.42 This part of the Site is located to the west of the Lanwades Hall driveway and approach enclave. The land was historically open as late as 1929, as shown by historic plans, before being subdivided into a series of rectilinear paddocks.
- 4.43 There are views out from the driveway to Lanwades Hall into this part of the Site (**Figure 4.5**), however reciprocal views towards the Hall from Field 2 are limited by the dense tree cover and the topography. There is also a 2m fence around the boundary with the southern part of the hall, which provides further visual screening. Where views across this part of the Site do occur, they contribute to the sense that Lanwades Hall lies within a rural, remote context.
- 4.44 The land to the west of the house was later managed from the home farm, which is not listed and lies outwith the Site, and none of the Site land forming part of a planned landscape associated with the house (being instead in functional agricultural use and later institutional use associated with the AHT).
- 4.45 This part of the Site was retained by the AHT as part of the 2017 sale of Lanwades Hall, and as such the two have been disaggregated from the Hall since that date.
- 4.46 The setting relationship that exists between this part of the Site and the Hall therefore comprises an historic association as a result of their shared ownership between 1929 and 2017. This is not immediately apparent, and as the house is no longer associated with a stud farm (or other equestrian facility) the proximity of the paddock is not legible as having been part of a wider complex. This historic association is not a strong one.
- 4.47 Plots 2 and 3 contribute to some degree to the significance of Lanwades Hall and the entrance lodges in that they reflect the original rural setting of the Hall, but it did not form a planned landscape, nor have any stronger association than ownership.

**THE LAND TO THE SOUTH OF LANWADES HALL, WHICH INCLUDES THE FORMER TREE-LINED AVENUE (4)**

- 4.48 This part of the Site does make a contribution to the setting of the listed building by conveying a sense of openness and tranquillity, which is experienced in views forming part of the approach sequence to the house. This is experienced over a short duration, however, as the boundary fence and topography screens these for part of the duration of the driveway (**Figure 4.6**).
- 4.49 The overall contribution is therefore a limited positive one.



**Figure 4.7** View north along the tree-lined avenue towards Lanwades Hall

- 4.50 This part of the Site lies closest to Lanwades Hall, albeit separated by the hit-and-miss fencing that forms its southern boundary, which limits intervisibility.
- 4.51 To the immediate south of the house is a tree avenue which would likely have formed an historic planned approach to or view from the south of the house (**Figure 4.7**). This is not abundantly clear, however, due to the rising topography, which diminishes any sense of arrival or reveal that might have existed at the Hall due to its lower position in the landscape.

- 4.52 Today, the two are interposed by the hit and miss fencing, and therefore any connection is severed. Whilst the tree avenue remains legible as a landscape feature, it does not connect to the listed building.
- 4.53 Parts of the Hall can be seen from parts of this plot, notably the tower and cupola (Figure 4.8).
- 4.54 There is a large building forming part of the AHT located to the east of the tree lined avenue, which is a poor quality and unattractive three-storey building with a corrugated roof and external plant. Whilst unattractive, the building is somewhat screened by the vegetation. It is possible that there would be some views of the top of the building from within the environs of the Hall, in which case it would be a detracting feature in its setting. Due to the dense tree cover, however, this is unlikely to be a prominent element.
- 4.55 The construction of the AHT building has changed the character of the land in this part of the Site from an open space or paddock to a somewhat industrial or institutional feel, which is not legible as part of any historic racing or stud complex.
- 4.56 This part of the Site therefore makes a mixed contribution to the setting of the listed building. On the one hand, the tree avenue is an attractive landscape feature, whilst the AHT building is an unattractive, anachronistic element. The two do not share a particular visual relationship with the listed building, and this part of the Site is not an area from which the Hall is best appreciated.



Figure 4.8 Poor quality AHT building and cupola of the listed building

- 4.57 We do not consider that this part of the Site makes any particular contribution to the setting of the listed building, as the two are understood separately in their present arrangement.

**THE NORTH-EASTERN PADDOCK, WHICH LIES NORTH OF THE STABLES AND EAST OF SIR GRAHAM KIRKHAM AVENUE (5)**

- 4.58 This part of the Site lies to the north-east of Lanwades Hall, and is accessed via Sir Graham Kirkham Avenue. The paddock forms part of the landholding sold to Durham Matthews in 1929 and shares an historic association with the Hall through their shared ownership, and its historic use as part of the stud complex (albeit there was no further association with the stud or a racing yard from this date) However, today they are now understood separately as they are in separate ownership and use since the sale of the Hall in 2007.
- 4.59 There is no intentional intervisibility with the listed building, historically or in the present day, and the boundary fencing that defines the perimeter of the Site screens views towards the Hall. There is a degree of historical association through the historic shared ownership, and as the paddock formed part of the stud landholding and associated complex. However, this is not legible to the casual visitor – the access to the Hall lies further east (entering into its own self-contained environs), while the paddock is adjacent to Sir Graham Kirkham Avenue. The paddock does not contribute to the significance of the listed building, or its appreciation.
- 4.60 There is therefore no particular setting relationship between the paddock and the Hall.

**THE LAND TO THE SOUTH OF THE PADDOCK AND STABLES, TO THE EAST OF SIR GRAHAM KIRKHAM AVENUE (6).**

- 4.61 This part of the Site includes the grade II listed former Stable block, and the land to its south.
- 4.62 First, there is an historic relationship between the stables and the hall, as the former functioned as an associated building that was part of the wider estate complex for the Hall. Whilst not immediately obvious due to the separate ownership, there is a close historical association between the two therefore, which makes a mutually positive contribution to their respective setting.



Figure 4.9 AHT building with large chimney

- 4.63 The land to the east has been built on, and in institutional uses by the AHT since the mid-20th century, and its character is reflective of this function, including administrative buildings, car parking, research laboratories and a large chimney serving various institutional activities.
- 4.64 None of these possess any heritage value, and they date from after the use as a stud farm. None are curtilage listed.
- 4.65 The extensive hardstanding, car parking and signage have the character of a business park (Figure 4.9). The land is not legible as part of the stud farm or equestrian complex.
- 4.66 The AHT buildings are accessed via Sir Graham Kirkham Avenue, which is separate from the principal access to the Hall, and is thus functionally a separate site to the Hall.
- 4.67 Architecturally, the buildings are utilitarian, and do not respond to the historic character of the listed building.

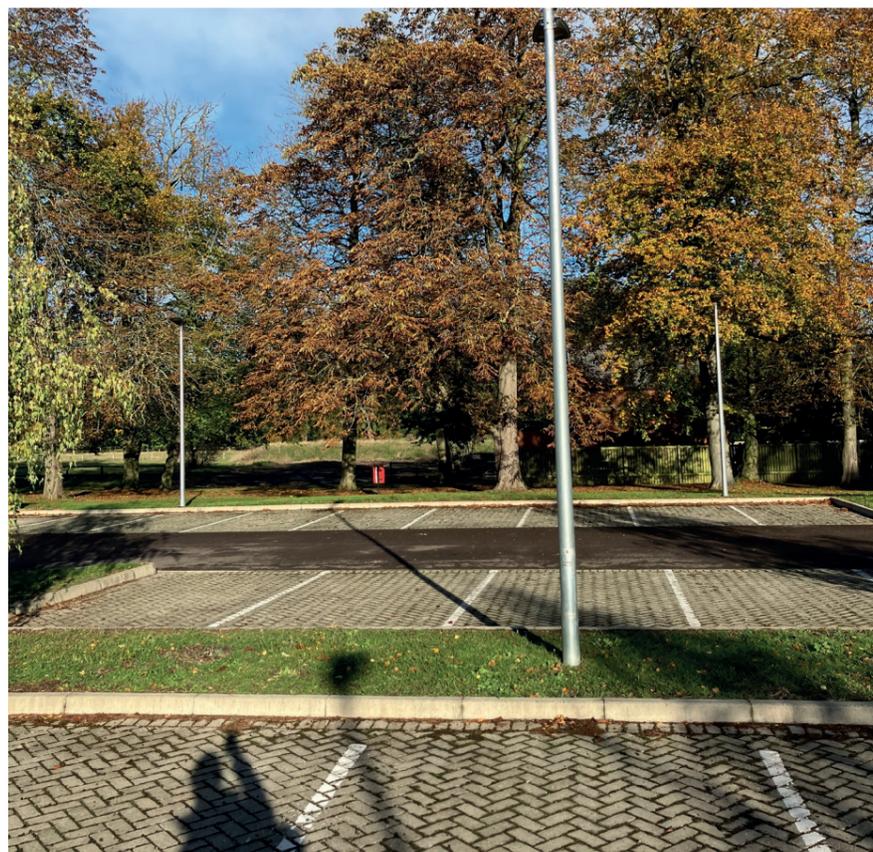


Figure 4.10 Hardstanding and street lights

- 4.68 There are no intended and very limited incidental views from this part of the Site toward the listed building, and the two are interposed by dense vegetation and a fence. Views from within and around the buildings of the hall are extremely limited, of there is an awareness of the presence of the hall at all.
- 4.69 This being the case, this part of the Site does particularly not contribute to the setting of Lanwades Hall, with the exception of the historic association with the former stud activities and the Hall’s associated Stables building. The setting relationship is, now, incidental and offers no opportunity to appreciate the special qualities of the Hall.
- 4.70 The land has been developed for an institutional and use and character associated with uses that do not relate to the original residential character and use of the house.

**LAND TO THE EAST, ADJOINING THE RESIDENTIAL AREA, OCCUPIED BY FORMER AHT BUILDINGS (7)**

- 4.71 This land is occupied by an unattractive research and morgue facility. There is no intervisibility with the Hall, and so we do not consider that this parcel of land makes any contribution, nor forms part of the setting of Lanwades Hall.

**SUMMARY**

- 4.72 Whilst, as demonstrated in the preceding section, there was historically some association between the Hall and land within the wider site, this is no longer evident in character or use to the casual observer because of the change of use over time (particularly in regard to the land developed for the AHT), and the dense screening provided by the existing hedges.
- 4.73 The historic association with the stud and Lanarch’s use was eroded before being finally severed in 1929, since which point the two have been both physically and functionally separate.
- 4.74 The visual relationship today between Lanwades Hall and the wider landscape is limited to a view in/ out through a gap in the vegetation to the south-west of the house, which allows some views toward the wider landscape. These views don’t contribute particularly to the building’s special interest or the appreciation thereof, as they lie on private land (which is not publicly accessible) which has no extant functional or other relationship with the house.
- 4.75 Taken as a whole, we find that that the setting relationship between Lanwades Hall and the Site is limited to some generic intervisibility towards the south-west.
- 4.76 The majority of the Site is not experienced within the setting of the listed building. The historical associations alone at this particular Site are not sufficient to bring the wider land into the setting of the listed building.
- 4.77 This finding is supported by the grant of consent for the Bloor homes development to the east of the listed building, which also lies on land which was within the Lanwades estate prior to 1929. The Committee Report<sup>4</sup> associated with the consent does not refer to a setting relationship with the listed building, or the potential for a change to be experienced. For the avoidance of doubt, we agree with this finding.

<sup>4</sup> LPA Ref: D/14/0692/FUL

**STABLE BLOCK 200M NORTH-EAST OF LANWADES HALL (GRADE II)**

- 4.78 Like the manor house, the stable block was listed in 1984, and also built circa 1907. It comprises three ranges around a courtyard with a wall enclosing the fourth side. It has a loft and grooms’ quarters above, and is built in red brick with parapet gables.



Figure 4.11 The entrance to the stables