



Figure 4.12 The stables courtyard

4.79 The list entry notes that it is included on the list for group value with the house.

CONTRIBUTION MADE BY SETTING TO SIGNIFICANCE

4.80 The stable block is located on the east side of Sir Graham Kirkham Avenue, opposite the access to Lanwades Hall.

4.81 Below, we again consider the contribution made to the setting of the listed building by the parcels of land within the Site identified above.

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) AND LAND TO THE SOUTH-WEST OF LANWADES HALL (3)

4.82 This part of the Site is both physically and functionally separated from the stables, which are interposed by Lanwades Hall, dense vegetation, two sides of the boundary fence and Sir Graham Kirkham Avenue.

4.83 The land was previously in use as paddocks, which were presumably for grazing, but this is not a sufficiently notable connection for the land to fall within the setting of the listed building.

4.84 Therefore, this part of the Site does not contribute to the setting or significance of the listed building.

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

4.85 This land is physically and functionally separated from the Stables by the linear route of Sir Graham Kirkham Avenue, and the existing poor quality AHT buildings to the south of the listed building.

4.86 As with the western portion, there is a limited historic association through the shared ownership of the land, and its use for grazing. This is no longer legible due to the construction of the unattractive AHT building to the south of Lanwades Hall, and does not contribute to the understanding or appreciation of the Stables.

4.87 Therefore, the land within the Site to the west of Sir Graham Kirkham Avenue makes no contribution to the setting of the listed building, as it is both physically and functionally separated by the existing AHT buildings and dense vegetation.

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

4.88 This paddock lies at the northern extent of the Site, to the north of the listed stables. It is adjacent to Sir Graham Kirkham Avenue, which is the principal approach to the stables.

4.89 It has an attractive, open character, with a post and rail fence, and retains the character of a paddock. The Stables can be seen across the space from the main road, and the paddock also contributes to the sense of openness in its environs in views from Sir Graham Kirkham Avenue.

4.90 This part of the Site makes a positive contribution to the setting of the listed Stables as it remains legible as a paddock, which is understood as associated with the equestrian function of the historic stables (albeit not its present use), and as an open space which provides an attractive visual context for the listed building.

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

4.91 This part of the Site includes the listed building itself.

4.92 The AHT buildings to the south are irregular in their character and arrangement, with the nearest comprising two storeys plus a steeply pitched roof, with a rendered exterior, set within car parking. The building is again understood separately from the listed stables, as part of a later and unrelated phase of development.



Figure 4.13 Front elevation of the stables



Figure 4.14 Rear of the stables

- 4.93

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.’
- 4.94

There is also a large range of signage associated with the AHT which contributes to an institutional character, and does not make any particular contribution to the listed building.
- 4.95

As a whole, the setting beyond the courtyard makes no particular contribution to the significance or appreciation of the listed building – the AHT buildings are utilitarian in character and sit within a campus that has a business park character.
- 4.96

We find that this part of the Site in its present arrangement is a detracting features in the setting of the listed building.
- LAND TO THE EAST, ADJOINING THE RESIDENTIAL AREA, OCCUPIED BY FORMER AHT BUILDINGS (7).**
- 4.97

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 the Stable.
- SUMMARY**
- 4.98

The setting of the Stables is, in the main, heavily altered. The building has long since lost its original use, which is communicated through the development associated with the AHT to the south and west. The introduction of these buildings, which have generous footprints and a utilitarian character, has had an urbanising effect. This is exacerbated by the large areas of hardstanding, used for car parking.
- 4.99

The area within the courtyard makes the principal contribution to the setting of the stables; from here, the building’s historic function can be understood, and views of the elevations appreciated.

- 4.100

The dense vegetation which characterises the east side of Sir Graham Kirkham Avenue and the northern boundary with the B1506 is an attractive feature which softens views of and from the stables. Only a limited part of the allocation site to the east has any visibility with the Stables, which are occluded entirely from areas to the south and west of Lanwades Hall.
- SETTING BEYOND THE SITE**
- 4.101

To the east, a two-storey building in red brick with a yellow brick string course faces Sire Lane, and the Bloor Homes development beyond. These are understood separately from the listed building due to the separating distance, and the contrast in use and character, and though there are some views toward the rear of the stables from Sire Lane, these are not a position from which the significance of the building is best appreciated.
- PAIR OF LODGE COTTAGES AND LINKING GATEWAY 250M NORTH OF LANWADES HALL (GRADE II)**
- 4.102

These lodge cottages are positioned at the gateway to Lanwades Hall, and were likewise built in 1907 and listed in 1984. They have a single storey with attics, in the Tudorbethan style.
- 4.103

The cottages form an attractive pair with Flemish gables, and clusters of six octagonal chimneys with moulded bases and star-tops (**Figure 4.14**). They are noted as being listed for their group value with the house.
- 4.104

Both the stables and the lodge cottages are associated with the functioning of the manor house and estate in 1907.
- CONTRIBUTION MADE BY SETTING TO SIGNIFICANCE**
- 4.105

The lodge cottages share an important setting relationship with the road, from which they mark the historic access route, and Lanwades House, with which they were formerly associated. The buildings retain their original arrangement flanking the principal entrance, and are associated with Lanwades Hall, to the south, though there are no views in which the three appear together.



Figure 4.15 Pair of lodge cottages

- THE WESTERN PLOTS OF LAND, WHICH ARE SEPARATED FROM THE REST OF THE SITE BY A DENSE VEGETATED BOUNDARY (1)**
- 4.106

These plots of land are separated from the gatehouses by the dense vegetation which marks the eastern boundary of these fields. Whilst the fields and the gatehouses were historically under the same ownership, this is not legible or sufficient to make a contribution to their significance.
- 4.107

This land does not therefore fall within the setting of the listed gatehouses.
- THE NORTH-WESTERN FIELD, WHICH IS TO THE WEST OF THE HOUSE AND DRIVEWAY (2)**
- 4.108

There is some intervisibility with this part of the Site through the tree cover which lines the driveway through the gatehouses and approaching Lanwades Hall. Where these occur, they contribute to the secluded character and grandeur of the estate (which is also part of the significance of the Lodges).

4.109 The historic association is not immediately obvious as the land is fenced off from the approach to Lanwades Hall, and is understood to be under separate ownership. However, the open character forms part of the arrival sequence which also takes in the Lodges.

4.110 This part of the setting therefore makes a limited positive contribution to the setting of the listed buildings.

LAND TO THE SOUTH-WEST OF LANWADES HALL (3) AND THE LAND TO THE SOUTH OF LANWADES HALL, WHICH INCLUDES THE FORMER TREE-LINED AVENUE (4)

4.111 This land is physically and functionally separate from the listed gatehouses, and is not accessed via the driveway which traverses them.

4.112 There is no relationship except for a generic connection resulting from their shared historic ownership, which is not legible or sufficient to make a contribution to their significance.

4.113 This land does not therefore fall within the setting of the listed gatehouses.

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 (6)

4.114 These parts of the Site are both physically and functionally separate from the listed gatehouses, and are not seen together in any views. They are approached via Sir Graham Kirkham Avenue, and are interposed by the boundary fence and dense vegetation in the environs of Lanwades Hall. These parcels do not form part of the setting of the listed buildings, and do not contribute to their significance or the appreciation thereof.

4.115 The Site is physically and functionally separate from the listed buildings, and the existing dense vegetation screens any intervisibility.

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

4.116 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.

OVERALL SUMMARY

4.117 Below, we include a table summary of which parcels of land contribute to the setting of which heritage assets.

4.118 This corresponds to the plan at **Figure 4.2** and forms the basis of our assessment of the effect of the proposals on the contribution made by setting to the significance of the identified listed buildings.

4.119 For the avoidance of doubt, where we find that parcels make no contribution to the setting of a heritage asset, these are scoped out of assessment for that asset as we do not consider that there is the potential for a change to that asset’s significance through the Proposed Development. This is because the land identified does not form part of its setting.

PARCEL	SETTING OF LANWADES HALL	SETTING OF THE STABLES	SETTING OF THE GATEHOUSES
1 The western plots of land, which are separated from the rest of the Site by a dense vegetated boundary	No	No	No
2 The north-western field, which is to the west of the house and driveway	Yes	No	Yes
3 Land to the south-west of Lanwades Hall	Yes	No	No
4 The land to the south of Lanwades Hall, which includes the former tree-lined avenue	Yes	No	No
5 The north-eastern paddock, which lies north of the stables and east of Sir Graham Kirkham Avenue	Yes	Yes	No
6 The land to the south of the paddock and stables, to the east of Sir Graham Kirkham Avenue	Yes	Yes	No
7 Land to the east, adjoining the residential area, occupied by former AHT buildings	No	No	No

Table 4.1 Summary of the contribution made by the different plots to the setting of the identified listed buildings

5.0

ASSESSMENT OF THE PROPOSALS

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

ASSESSMENT OF THE PROPOSALS

EASTERN PORTION: FULL APPLICATION

- 5.1 We here set out our assessment of the effect of the eastern part of the Proposed Development on the identified heritage assets.
- 5.2 This part of the proposals comprises 15.54 ha of land, comprising part of the redundant former AHT Research Facility, which includes former student accommodation, office space, plant rooms, laboratories and animal testing/ research facilities.
- 5.3 The proposals are for the redevelopment of the brownfield site with the erection of 302 dwellings and a convenience store, as well as high quality hard and soft landscaping with multi-functional uses.
- 5.4 None of the existing buildings at the site makes any contribution to the significance of any heritage asset and thus there is no effect on the significance of any asset by their demolition.
- 5.5 In developing the architectural approach to the proposals, Woods Hardwick have had regard to the prevailing character of built form in the local area. The majority of buildings are to be of two storeys (8-9m to ridgeline), with some two-and-a-half storey buildings to add variety to the roofline. Towards the northern boundary with Lanwades Hall, these decrease to 1.5 storeys.
- 5.6 The layout has sought to provide built form frontage to public spaces where possible, promoting an active streetscene. Placemaking for the Site has identified a number of sub-areas which will have their own character, including the Paddock, Sir Graham Kirkham Avenue, Beech Green, Beech Avenue and Sycamore Green. These are illustrated at **Figure 5.1**.
- 5.7 The proposals also incorporate open space which has primarily been designed around the existing mature trees and woodland areas.

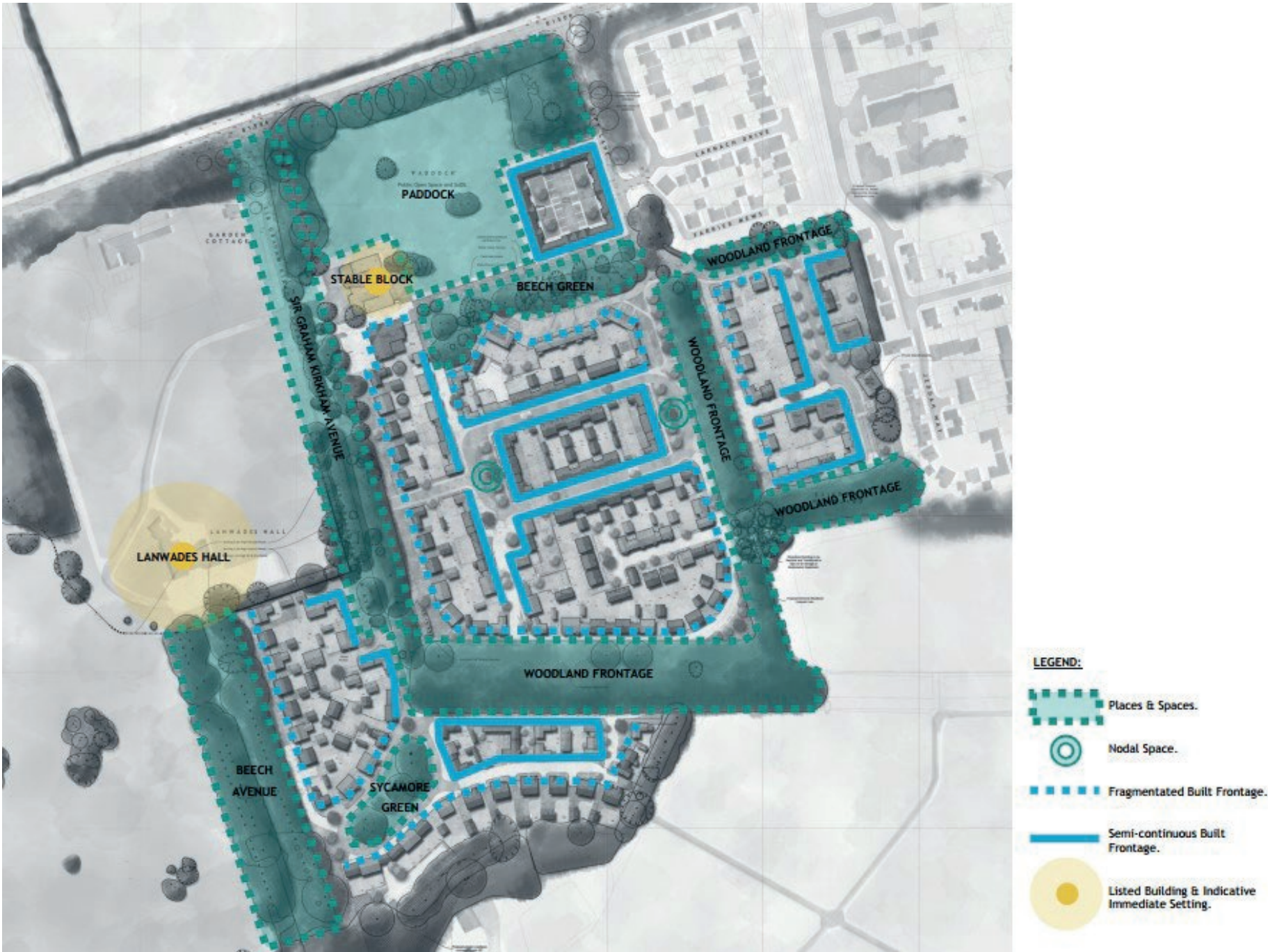


Figure 5.1 Placemaking Strategy across the Site (source: DAS)

LANWADES HALL (GRADE II)

- 5.8 The Full aspect of the Application concerns plots 4, 5, 6 and 7 within the Site. Areas 1, 2 and 3 are not within the Site redline for this aspect of the proposals.
- 5.9 The baseline assessment at **Section 4.0** has concluded that Plot 7 (land to the east, adjoining the residential area, occupied by former AHT buildings) does not form part of the setting of Lanwades Hall. Thus there is no impact on Lanwades Hall from the proposed development of Plot 7.
- 5.10 This being the case, we consider below the impact of Full application within the identified plots 4, 5 and 6 on the setting of Lanwades Hall.
- 5.11 We note here that the primary setting of the Hall, within its own landscaped gardens and plot, would be unaffected. There would be no visibility of the proposals from the walled garden, or in views towards the principal elevations.

PLOT 4

- 5.12 Within this plot, the existing poor-quality AHT building would be removed. As noted at baseline stage, this is not a prominent aspect in the setting of the listed building, but it is possible that there are some views through the tree cover to the upper parts, and the removal of this as a detracting element would be a positive change to the setting of the listed building.
- 5.13 To the south of Lanwades Hall, residential development of less than two storeys would be located closest to the boundary. The scale and density of development has been carefully considered for this parcel, with 28 dwellings within a site area of 1.19 ha. The existing tree-lined avenue at the east of the plot would be preserved, with bulb planting beneath the trees, though this would not likely be visible.
- 5.14 This would be separated and visually screened from the listed building by the existing boundary treatment of 2m, and the dense vegetation which lines the boundary to the south-east of the house.
- 5.15 The frontage to the beech avenue to the west would be fragmented, with gaps between buildings creating intermittent views through between the development and the open land. To the east, the frontage to Sir Graham Kirkham Avenue would be semi-continuous – though this is oriented away from the listed building and would not affect its setting. (Figure 5.2).

- 5.16 The character of the land would change from the existing large-footprint laboratory complex of built form within car parking to a light residential enclave. Whilst the extent of development would increase (and the openness in the northern part of this plot correspondingly decrease), the character of the residential development would have a more welcoming character due to the domestic scale and character.
- 5.17 Due to the changes in topography, it is possible that there may be some views from the south of Lanwades Hall towards the new development, filtered through the tree line.
- 5.18 This would be limited to some peripheral visibility, which would not affect the intrinsic significance of the listed building, or the understanding of its status within its defined, primary setting.



Figure 1.1: Typical Elevations fronting Beech Avenue.

Figure 5.2 Typical elevations fronting the Beech Avenue character area (source: DAS)

- 5.19 Conversely, views from this part of the Site towards the top of Lanwades hall (the tower and Cupola) will be maintained as an attractive filtered background element and the opportunity to enjoy these increased through the opening up of the Site.
- 5.20 The beech avenue to the south of Lanwades Hall would be preserved as open space, though we note that there is presently hit-and-miss fencing along the southern boundary, which limits views into this part of the Site. A general awareness of the established vegetation beyond remains, however, and the character of this would be preserved.
- 5.21 The removal of the unattractive, semi-industrial AHT building to the south-east of Lanwades Hall would remove an intrusive element, and the change in the character of the land from the AHT complex to a housing development would be an enhancement.
- 5.22 The dense woodland frontages to the east and south mean that this parcel would be understood independently of the wider development, forming a small enclave to the south of the listed building, and accessed via Sir Graham Kirkham Avenue.
- 5.23 The building line would be brought closer to the boundary with Lanwades Hall to the south, and there is the potential for some views out towards the upper parts of the dwellings through the tree line. These would have a very slight suburbanising effect on its setting. As a whole, we find a net slight adverse effect on the setting of the listed building as a result of the development in Parcel 4.

PLOT 5

- 5.24 The proposals for Plot 5 comprise the retention of the paddock as open space providing amenity to residents as well as SuDS and play equipment, thus retaining its general open character.
- 5.25 There is new development proposed to the eastern end of the paddock on the site of an existing unattractive building, but this has no effect on an appreciation of Lanwades Hall.
- 5.26 There is an historic route from the north of the house to the stable block, which crosses the Avenue. This would be preserved, though we note that due to the different land ownership, the route is not traversable from end to end. The use of the former stable block has been disaggregated from the hall, and the link remains as evidence of the historic relationship.
- 5.27 As identified in the previous section, there is no particular setting relationship between this plot and Lanwades Hall, we do not anticipate that the change to this land would be noticeable from the environs of Lanwades Hall owing to the interposing vegetation along both sides of Sir Graham Kirkham Avenue and distance.
- 5.28 Thus there is no effect on the setting of the hall.

PLOT 6

- 5.29 First, and as described at baseline stage, Lanwades Hall is functionally separate from the land on the east side of Sir Graham Kirkham Avenue—there are limited views in or out owing to the existing boundary treatment, and the principal access route to the Hall is from the west.
- 5.30 Sire Lane, which runs to the north-east of this parcel, would provide the principal access to 96 dwellings, and as such would be more animated than in the present condition.
- 5.31 The southern side of the paddock would also include an east-west footpath link linking Sire Lane to Sir Graham Kirkham Avenue, and would be flanked by gallop fencing to respond to the local landscape character.
- 5.32 The land in its present condition has an institutional character, derived from the AHT buildings which occupy large footprints set within wide areas of hardstanding/ car parking. The buildings are of varying ages and character, but much of the site has the character of a business park. There is a large amount of signage to facilitate movement around the former AHT site.



Figure 5.3 The proposed Paddock character area (source: DAS)

- 5.33 The proposals include the removal of all of the former AHT buildings, and their replacement with residential development of two storeys (8–9m to ridgeline) with opportunities to consider rising to 2.5 storeys to animate the roof scale⁵. This is consistent with the height of the existing buildings and would not increase the scale of development in this part of the Site.
- 5.34 We note that the Transport Assessment submitted as part of this application finds a notably reduced intensity of use from that of the AHT, with 184 fewer trips being undertaken in the AM peak, 243 fewer trips PM

5 Design and Access Statement, p. 26

- peak, and 3334 fewer trips over the whole day. There would also be fewer deliveries, and other activity associated with the semi-industrial use.
- 5.35 The proposals seek to give this area a defined character, with the northernmost extent described in the DAS as 'Beech Green', with building types responding to the prevailing character of the locality and incorporating Duke of Bedford style cottages, brick and flint buildings. These are a more contextual form of development than the existing AHT buildings, which have a generic business park character.
- 5.36 To the east of Sir Graham Kirkham Avenue, the boundary is defined by two lines of mature avenue planting, which maintains the current separation of the AHT buildings to the road.
- 5.37 Similarly, the northern edge of the plot building the line has been carefully considered to respond to the existing trees, and new built form is proposed within the footprint of the existing hardstanding to minimise the effect on these.
- 5.38 A shop is proposed here in the location of the large building south of the stable block, which would invite and facilitate movement through this part of the Site.
- 5.39 The building types proposed here are again contextual, with a range of two storey houses with pitched roofs proposed for the boundary with Sir Graham Kirkham Avenue.
- 5.40 There is the potential for some limited views through from the environs of Lanwades Hall towards this parcel of development. Where these occur, they would be filtered through the dense tree cover, and understood as lying outwith the immediate enclave of the Hall. They are no more impactful than any similarly glimpsed views of the existing buildings.
- 5.41 The houses provide a more appealing and welcoming form of development than the AHT buildings, and the permeability of this part of the Site would also be improved.
- 5.42 As a whole, the change to this parcel would not be a notable change to the setting of the listed building. However, where any visibility were to occur, the developed scenario would be more attractive and appropriate in its wider vicinity than the existing AHT buildings. While not readily noticeable, this would be a very slight enhancement to the building's setting.



Figure 3.10: Typical Elevations in the Eastern Sector.

Figure 5.4 Typical elevations in the 'Eastern Sector', which lies within Plot Six (source: DAS)



Figure 3.13: Typical Elevations along Sire Graham Kirkham Avenue.

Figure 5.5 Typical elevations facing Sir Graham Kirkham Avenue

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

- 5.43 As noted at baseline stage, only plots 5 and 6 form part of the setting of the listed stables, and so our assessment here is limited to those areas.
- 5.44 The stable block is presently used as a visitor centre for the Site. Its setting makes a mixed positive contribution to its significance, as set out in the preceding section. The change of use to a Community/ Workspace hub would not include any physical alterations to the building, and as such, there would be no effect on its fabric nor its significance
- 5.45 The principal interest of the stables is derived from its distinctive exterior, arranged around a central courtyard.
- 5.46 The courtyard space within the enclosure of the former stables would not change. This is the area of the Site which makes the greatest contribution to the setting of the stables, as it is from here that the inward-facing elevations can be appreciated, and the form and historic function of the building as a whole.

PLOT 5

- 5.47 The proposals for Plot 5 would retain the paddock as open space providing amenity to residents as well as SuDS and play equipment.
- 5.48 There is an historic route from the north of the house to the stable block, which crosses the Avenue. This would be preserved, though we note that due to the different land ownership, the route is not traversable from end to end. The use of the former stable block has been disaggregated from the hall, and the link remains as evidence of the historic relationship.
- 5.49 The paddock to the north of the stables would remain as open space. At present, this area is not publicly accessible (and indeed a notice on the gate entrance to the Site advertises the security arrangements), and converting this for public access would improve the opportunity to appreciate the stable block at close range. The existing woodland here would be preserved, and the legibility of its historic function as a paddock would remain, as would its contribution to the setting of the listed building.
- 5.50 In views from the access road to the west, the visitor's ability to appreciate the stables would be unimpeded.
- 5.51 The change in character from an open paddock space to a more cultivated amenity space associated with a housing development would be noticeable, and would have a suburbanising effect on the setting of the listed building.

5.52	There is new development proposed to the eastern end of the paddock on the site of an existing unattractive building ('Paddock') ⁶ . While the proposed building has a slightly larger footprint envelope than the existing building, the proposed development is attractive, and arranged around a central courtyard, in a style and materiality to reflect the existing listed stable, and arranged at 1.5 storeys.		trees, and new built form is proposed within the footprint of the existing hardstanding to minimise the effect on these.		a detracting feature in the building's setting, and would also improve the opportunity for more people to appreciate the historic and architectural interest of the Stables through the activation of the Site and the encouragement of movement along new pedestrian and cycle ways, and the increased use of the paddock to the north for recreational purposes.
	PLOT 6				
5.53	To the south and south-east of the stables, the existing range of utilitarian, later 20th century AHT buildings would be demolished. As discussed previously, these are a detracting element in the setting of the listed building, through their functional appearance, lack of cohesion, and large areas of unrelieved hardstanding.	5.59	The eastern side of Sir Graham Kirkham Avenue is defined by two lines of mature avenue planting. A shop is proposed here in the location of the large building south of the stable block, which would invite and facilitate movement through this part of the Site, and correspondingly introduce more people to appreciate the special interest of the stables.	5.69	These aspects are, in our view, an improvement from the baseline scenario.
5.54	Further south is a range of development of two storeys with a pitched roof and cream render, set within a car park.	5.60	The building types within Plot 6 are derived from development in the wider context, with a range of two storey houses with pitched roofs proposed for the boundary with Sir Graham Kirkham Avenue, with varied brick tones and detailing.	5.70	The change in character of the paddock would erode slightly the legibility of this part of the Stables' setting as a paddock associated with an equestrian use. But this needs to be considered as part of the proposals as a whole.
5.55	Also as noted previously, there is no curtilage relationship between the listed building and any of the AHT buildings to be removed.	5.61	In terms of scale, the buildings would sit within the height envelope established by the AHT buildings, but would provide a more permeable, attractive development.	5.71	The significance of the listed building would be preserved.
5.56	The use of Sire Lane for access to 96 dwellings would bring increased traffic and activity to this part of the stables' setting, which would increase the opportunity for the appreciation of the listed building, but also have some suburbanising effect albeit replacing buildings of one type with another.	5.62	The scale of development here is of 1.5-2 storeys, and set at a distance of approximately 100m from the stables, thus allowing the listed building to maintain its prominence.		PAIR OF LODGE COTTAGES AND LINKING GATEWAY 250M NORTH OF LANWADES HALL (GRADE II)
5.57	The introduction of gallop fencing to define the adjacent footpath would be an appropriate and contextual addition., and the landscaping boundary to the northern edge is maintained in its current width, and affords opportunities for planting.	5.63	The redevelopment of the land to the east of the stables within Plot 6 would have a neutral effect on the setting of the listed building – whilst visible, the built form would not affect the appreciation of the listed building, or its intrinsic significance.	5.72	The eastern site is both physically and functionally separate from the lodges, and does not contribute to their significance, as discussed in the preceding section.
5.58	The proposals seek to give the area of built form nearest to the stables a defined character, with the northernmost extent described in the DAS as 'Beech Green', with building types responding to the prevailing character of the locality and incorporating Duke of Bedford style cottages, brick and flint buildings. These are a more contextual form of development than the existing AHT buildings, which have a generic business park character. The building line has been carefully considered to respond to the existing	5.64	The new buildings would better respond to the character of the listed building through their use of an appropriate material palette.	5.73	The lodges would continue to be appreciated as part of the sequence approaching Lanwades Hall, and their association with the hall would remain.
		5.65	The change from institutional use to residential would open the site to greater access, and improve the opportunity to see and appreciate the listed building through the new pedestrian/ cycle routes adjacent.	5.74	The proposals would not result in any change to their physical setting, as the listed buildings are both physically and functionally separate from this part of the Site.
		5.66	The extensive hardstanding associated with the AHT buildings would be removed.	5.75	There would be no effect on the setting of the lodges as a result of the development at the eastern site.
		5.67	As a whole we find that the new development to the south would preserve the contribution made by setting to the listed building.		
		5.68	Taken as a whole, the proposals would introduce a more suburban character to the setting of the listed building. However, this change would be from the existing business park complex to the south, which is		

6 Design and Access Statement p. 28

6.0

HYBRID APPLICATION INCLUDING WESTERN PORTION

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

HYBRID APPLICATION INCLUDING WESTERN PORTION

- 6.1
- The hybrid application incorporates the land and proposals which form part of the detailed application, as well as an outline application for land to the west.
- 6.2
- The proposals across both sites include the erection of 860 dwellings, a convenience store, a 90-bed care home, and hard and soft landscaping including multi-functional open spaces and SuDS.
- 6.3
- This includes the detailed portion of the Site which was considered in the preceding section. For the avoidance of doubt, we cross-refer here to the detailed proposals as appropriate, and do not reproduce the assessment.
- 6.4
- We do not identify a cumulative effect that would arising from the development of Plots 4, 5 and 6 and 7 along with the development of Plots 1, 2 and 3. In other words, the inclusion of Plots 1, 2 and 3 within our assessment of the hybrid does not alter our appraisal of the effects of the development arising from plots 4, 5, 6 and 7.
- 6.5
- Thus the proposals within the Hybrid application generate the same setting effects (including benefits where they exist) as identified in the assessment of the Detailed Application, arising from those plots.
- 6.6
- There is no effect on the Hall as experienced from its primary setting (i.e. within the defined gardens and landscaped plot). The ability to appreciate its elevations and the planned landscaping would not be affected.
- 6.7
- This section therefore sets out a written narrative assessing the hybrid application as a whole.

LANWADES HALL (GRADE II)

PLOT 1

- 6.8
- First is the land furthest west within the Site, adjacent to School Road, where a green landscaped buffer sets development back from the B1506 and west of the new principal access route into the Site. This portion of the Site makes no contribution to the setting of the Hall in its present configuration, due to the separating distance, topography and interposing fence/ vegetation. This would not change as a result of the proposals, and the development here would have no effect on the setting or significance of the listed building.
- 6.9
- The new access would by separate from the approach to Lanwades Hall, located approximately 140m west along the B1506. The interposing landscaping would contribute to an established character, and the experience of approaching the Hall along the B1506 would not be adversely affected.

- 6.10
- This would have a net neutral effect on the setting of the listed building.

PLOT 2 AND PLOT 3

SCHOOL SITE

- 6.11
- The school site would be perceptible from the approach to Lanwades Hall, in some views out to the east.
- 6.12
- Where visible, this would be seen through the understorey of the existing vegetated boundary, which is to be reinforced by a 5m wide landscaped buffer.
- 6.13
- While the application is in outline, such an effect has the potential to include the appurtenances of school uses, such as fences, sports equipment etc. There will be potential to mitigate these effects by the positioning of the building away from the boundary, further to the west, and the careful design of the school site, along with the detailed design of the landscaped buffer.
- 6.14
- This would have a slight suburbanising effect on the setting of the hall, as this would form part of the experience of its principal approach. Upon arrival at the hall entrance itself, however, the school site would not be visible through the vegetation, and the immediate context of the hall would be experienced separately.

- 6.15
- There would also be a change to the audible experience in this part of the building’s setting, as the sound of school children would be perceptible as part of the approach to the hall during school hours.
- 6.16
- The driveway approach to the building bends away from the proposed school site, before heading along a straight southerly section, from which one experiences a gradual reveal of the Hall within the confined setting of the immediate Hall environs.
- 6.17
- As visitors pass further along the driveway, there would be some views out toward residential development to the south-west, where in the baseline configuration the upper parts of some tree canopies can be seen above the boundary fencing. Recent landscaping planting to the southwest will mature over time, further screening views.
- 6.18
- Development on Plot 3 to the southwest of the Hall is set back approximately 80m from the boundary, and at its closest extent comprises development of less than two storeys, rising to 2.5–3 storeys further west. There is an existing building of up to 3 storeys to the south-east, thought his is not a prominent element in the setting of the listed building.
- 6.19
- The change in the character of this land from open space to residential development would not be a widely perceptible one, due to the existing boundary fencing and distance and the generally enclosed nature of the approach to the Hall, and the designed sequence to the house drawing the most attention.
- 6.20
- However, there is the potential for some partial views of the upper parts of the development at roof level over the boundary fence. There are likely to be some views of Plot three from the upper windows of Lanwades Hall. This will be a change in character of views from the house from its historic open rural setting, but as set out in the previous section, this does not appear to be a planned view, and is not a planned landscape.
- 6.21
- This is evidenced by the position and orientation of the house.
- 6.22
- The gardens to the east would not be affected by the change, and nor would an appreciation of the house from the gardens or from the house’s front. Therefore the effect of the development on the Hall arising from the visual effect of views out from the immediate setting of the hall are limited.

- 6.23 The overall effect of the development of Plots 2 and 3 would be that there would also be filtered views toward this part of the development experienced through the 5-metre landscaping buffer which defines the northern part of the boundary between the hall and site and across the southern part of the boundary. These would also be seen in the context of the existing 2m high acoustic fencing, which screens intervisibility between the listed building and this part of the Site. Once mature, the boundary planting would provide an effective screen.
- 6.24 Where this occurs, the impression of Lanwades Hall as an isolated country house would be slightly eroded when experienced from some limited parts of its immediate setting through the introduction of a more suburban character of development in this part of its setting. Whilst the Site itself makes no particular contribution to the building's setting, the impression of openness in the wider context would be reduced.
- 6.25 This would cause a very low level of harm to the listed building through the change in character to some of the land which forms its setting. Set in context, the principal aspects of setting would not change – the house would remain accessed via its defined driveway, and the landscaped gardens to the east would be unaffected.
- 6.26 The harm we identify is capable of some mitigation through detailed design – in terms of the spacing between buildings, materiality of roof treatments, and orientation of buildings.
- 6.27 The intrinsic significance of the listed building would not change.

PAIR OF LODGE COTTAGES AND LINKING GATEWAY 250M NORTH OF LANWADES HALL (GRADE II)

PLOT 2

- 6.28 As is the case with Lanwades Hall, the school site would be a perceptible addition in the setting of the Lodges.
- 6.29 The Gatehouses presently stand as a pair of houses set within a rural context, marking the boundary to a house of high status. The change would introduce a minor suburban character to the west arising from the new school. The school would not however interfere with axial views of the Gatehouses, nor effect an understanding the intrinsic relationship between the Hall and Gatehouses.
- 6.30 Furthermore the principal setting of the gatehouses, comprising the established landscape along the driveway, would be contained within the 5m landscape buffer to the west, and views towards the new development would be correspondingly limited, if any occurred at all.
- 6.31 Traveling south, the association with Lanwades Hall would remain, though views toward development seen over the fence to the south-west may contribute to a diminished sense of openness in the wider landscape.
- 6.32 Overall, we identify a very limited impact upon the setting of the gatehouses as a result of the outline parcels of the hybrid application that are located to the immediate west of the boundary with the Lanwades Hall site.
- 6.33 These would be experienced over a short duration, and would not affect the intrinsic significance of the listed building.

- 6.34 There would be no effect on the gatehouses' setting or significance as a result of the detailed portion of the hybrid proposals to the east as these plots do not contribute to their setting.
- 6.35 As a whole, we find a net slight adverse effect as a result of the development within the building's setting in Plot 2.
- 6.36 Stable Block 200m north-east of Lanwades Hall (grade II)
- 6.37 As established at baseline stage, plots 1, 2 and 3 lie to the west of Lanwades Hall and do not make any contribution to the setting or significance of the stable block, because of the physical separation, lack of intervisibility, and degree of alteration of the wider context.
- 6.38 Whilst there was historically a potential functional relationship (horses stabled in the listed block may have been turned out in the paddocks to the west), this is not apparent to the visitor, and does not convey any particular significance.
- 6.39 The dense landscaping buffers along Sir Graham Kirkham Avenue and to the east of the tree lined avenue (south of Lanwades Hall) contribute further to the sense of enclosure, and the experience of the stables is contained entirely within the western portion of the Site.
- 6.40 The Outline aspects of the proposals do not therefore change the assessment from the conclusions of the detailed scheme.
- 6.41 We therefore find that the hybrid proposals would not cause harm to the setting or by extension significance of the grade II listed Stables.

7.0 CONCLUSION

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

CONCLUSION

- 7.1
- Below, we provide a brief conclusion on the effects of the proposals on the setting of the identified heritage assets.
- 7.2
- The Site is divided into two portions – the detailed and outline portions of the hybrid application. These are physically and functionally separate, due to the layout of the Site, and as such the effects of developing one part are not necessarily experienced by assets located in another.
- 7.3
- This means that the detailed proposals have the potential to affect the setting of both Lanwades Hall (grade II) and the Stables (also grade II), but due to the positioning and interposing built form/ vegetation, not the lodge cottages.
- 7.4
- The outline proposals for the eastern part of the Site, however, have the potential to affect the setting of Lanwades Hall and the lodge cottages, but not the Stables, which are located within the western portion and separated by interposing development and vegetation.
- 7.5
- This also means that there is no ‘cumulative’ effect, or increase in impact, to either the stables or lodge cottages as a result of developing the two parts of the Site in conjunction with one another.
- 7.6
- We set out a brief summary of our assessment of each, as well as policy compliance, below.

DETAILED PORTION

- 7.7
- In conclusion, we find that the detailed proposals would have no effect on the principal setting of Lanwades Hall, which is experienced within the driveway approach, its defined, walled gardens, and in views of its south elevation.
- 7.8
- Collectively, these contribute to a sense of containment in the building’s setting, through which filtered views of the wider context provide some contribution, though detracting elements such as the AHT building to the south-east may also be perceptible.

- 7.9
- The change in the character of the land to the south and east would have a slight suburbanising effect on the building’s character where this is experienced – however, this would be limited in both extent and nature, due to the interposing vegetation and fencing. Views would likely be glimpsed and transient, though a sense of development closer to the listed building than presently experienced would persist. In forming our judgment, we are mindful that the scale of development has been moderated to step down towards the boundary, and that the siting and orientation of units in Development Parcel E has been carefully considered to avoid presenting blank elevations to the listed building.
- 7.10
- We are also mindful of the existing unattractive laboratory building to the south of the Hall.
- 7.11
- There would be no change to the setting of the lodge cottages which mark the approach to Lanwades Hall from the north.
- 7.12
- Turning now to the stable block, there would be a notable change to setting through the replacement of the business-park style buildings to the south with a new residential development which is sub-divided into a number of character areas reflective of their surroundings.
- 7.13
- The traffic movement along Sir Graham Kirkham Avenue would be reduced from during the AHT usage, which would be an improvement.
- 7.14
- There would be a slight suburbanising effect on the setting of the stable through the landscaping and introduction of pathways and the change to the land’s character, but this would not be adversely impactful.
- 7.15
- The proposals would also improve the opportunity for the public to appreciate the stable by providing improved access, which would be a heritage benefit.
- 7.16
- We find a net neutral effect on the setting of the listed building.

OUTLINE PORTION

- 7.17
- The boundaries of the Hall are densely planted with a range of species, and more recent specimens along the western boundary will mature over the coming years and further screen views out in this direction.

- 7.18
- There would be no additional change to the setting of the grade II listed stables as a result of the Outline part of the proposals, because the listed building is both physically and functionally separate from this part of the Site.
- 7.19
- The minor benefit identified resulting from the detailed proportion would also apply to the Stables as part of the hybrid application.
- 7.20
- There would be some, minor impact on Lanwades Hall as a result of the school building to the west of the approach, and development in its wider setting. However, this would be set back from the listed building behind a 5m landscaped buffer, and would be a glimpsed, peripheral element in its setting, and would not affect its appreciation within its principal setting (its own grounds).
- 7.21
- We do not identify a significant detracting from the entrance sequence approaching the Hall, because of its existing physical characteristics and the dense boundaries.
- 7.22
- The lodge cottages would remain appreciable as an ancillary building to the Hall, forming part of the formal approach sequence. The school development to the west would be a perceptible change to their setting, though not a prominent one.
- 7.23
- Overall, we identify a level of less-than-substantial harm to Lanwades Hall as a result of the suburbanising effect on its setting. This is at a very low level, and stands to be considered as part of the wider planning balance undertaken by the decision maker in accordance with the provisions of the NPPF.

POLICY COMPLIANCE

- 7.24
- Under Section 38(6) of the Planning and Compulsory Purchase Act 2004, development plan forms the starting point for determination of this application.
- 7.25
- In our judgement the development would lead to a net enhancement to the setting of the Stables, while there would be some, limited harm to Lanwades Hall through the introduction of development to its south and west.

- 7.26 As noted previously, the adopted Forest Heath Core Strategy Development Plan (2010) does not fully comply with the balancing provision set out at paragraph 208 of the NPPF, and so in this case the NPPF takes precedence with reduced weight accorded to the adopted policy.
- 7.27 That finding would comply with the policy tests set out in Policy SP14 of the emerging West Suffolk Local Plan Submission Draft Local Plan. Policy LP50 (Listed Buildings) states that 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 its public benefits. In our judgement while the development does lead to some harm, those works help to deliver the demonstrable public benefits/enhancements and so meet the objective of the policy. This needs to be weighed in the planning balance in accordance with paragraph 215 of the NPPF.
- 7.28 It is on that basis, and the heritage balancing exercise we have articulated above that the development would comply with paragraphs 207, 208, 210, 212 and 219 of the NPPF, and therefore the decision maker can discharge their legal duties under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

MONTAGU EVANS

**70 ST MARY AXE,
LONDON, EC3A 8BE**

TEL: +44 (0)20 7493 4002



WWW.MONTAGU-EVANS.CO.UK
LONDON | EDINBURGH | GLASGOW | MANCHESTER