BUILT HERITAGE ASSESSMENT: HYBRID APPLICATION

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

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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 20th 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 621.2sqm 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.

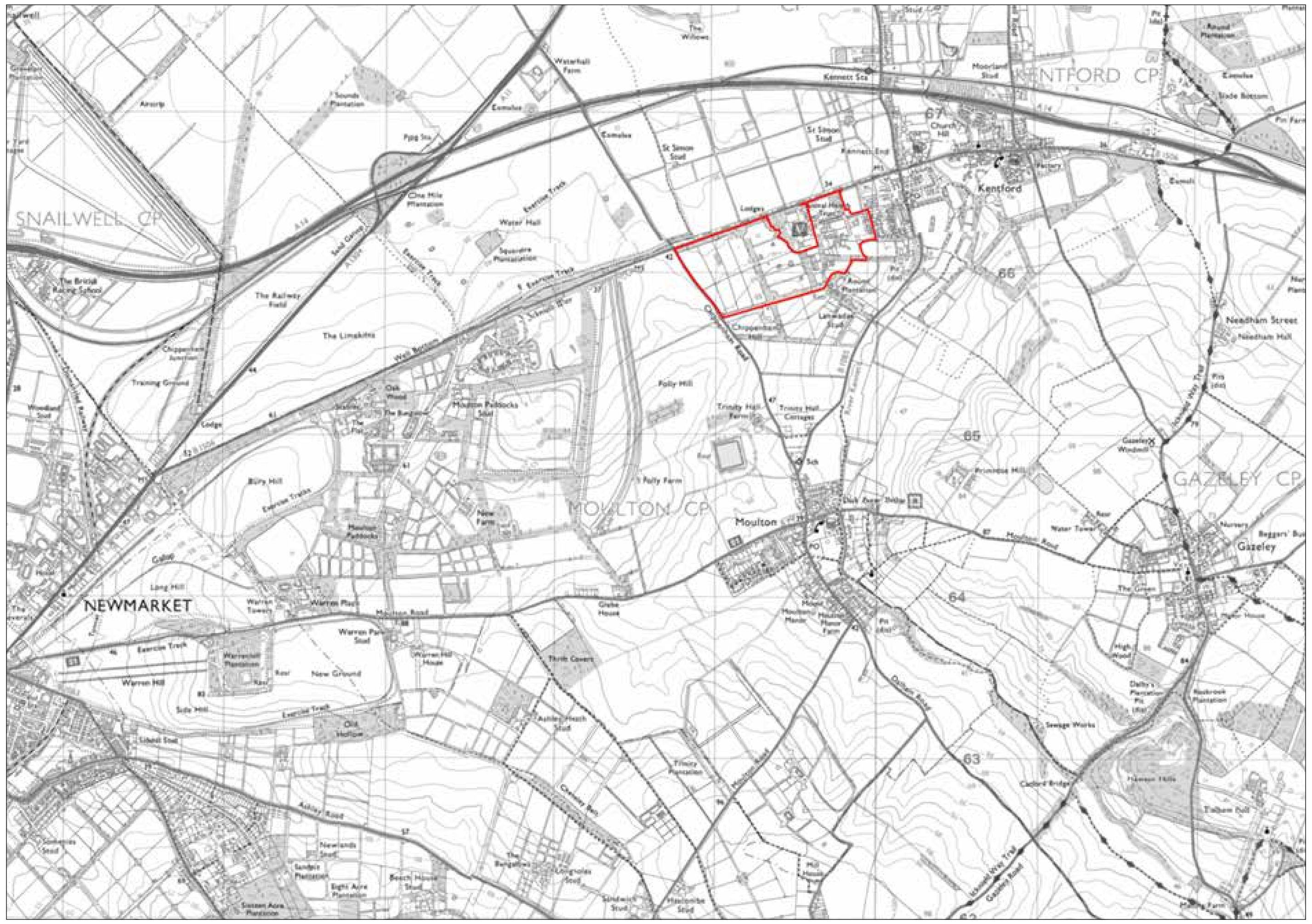

Figure 1.1 Site Plan

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

2.0
LEGISLATION AND PLANNING POLICY

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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) • Paragraph 207 • Paragraph 208 • Paragraph 210 • Paragraphs 212–215 • Paragraph 219

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 24th 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[1] 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').

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

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

2.17 This guidance was published as a web-based resource on 27th 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

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.[2] 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).'[3]

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

3 *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

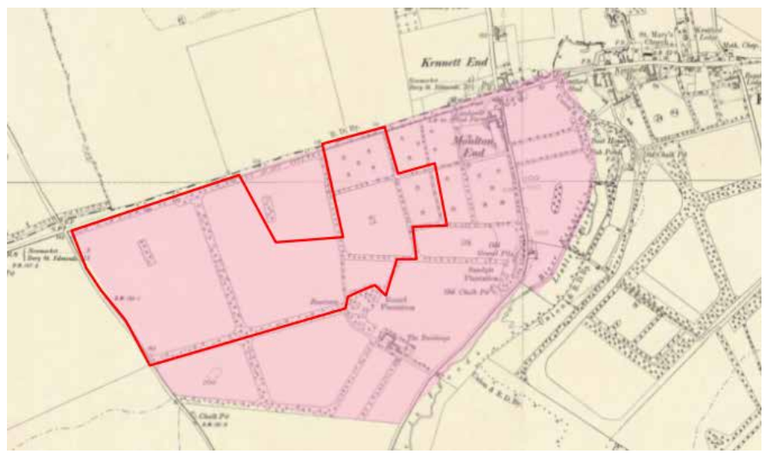


Figure 3.3 Likely extent of James Larnach's initial purchase of 193 acres shaded pink, based on the Ordnance Survey map of 1893 (Site redline approximate)

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.

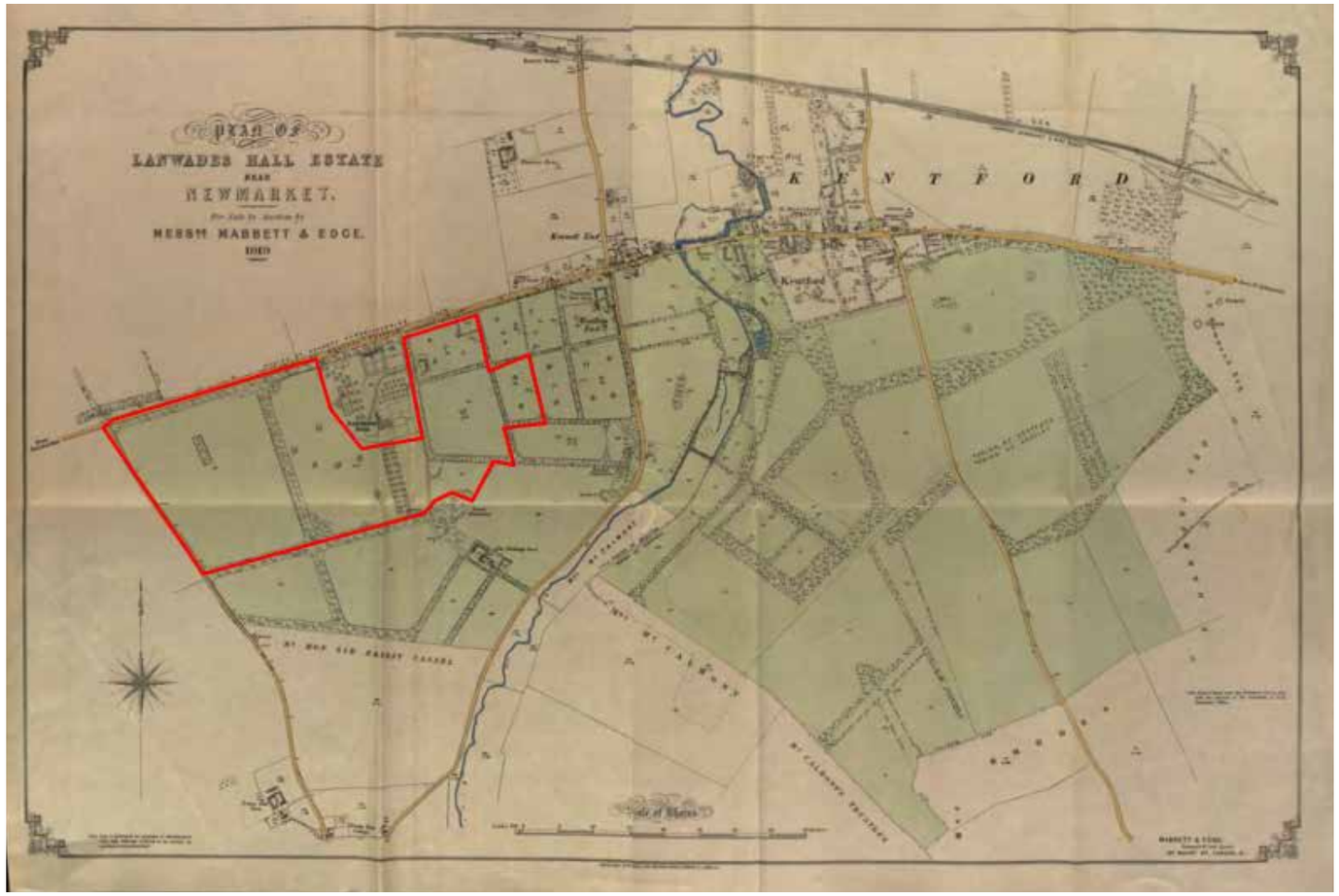


Figure 3.4 The 1919 Sales Plan (redline approximate)

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**.

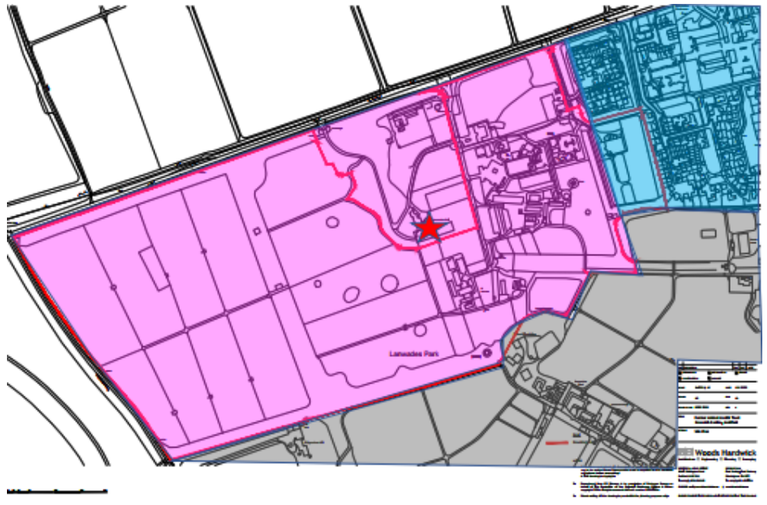


Figure 3.7 Land sold to the Animal Health Trust in 1946 (shown in pink), land retained by Cyril Kirk until 1948 (shown in blue) (base map not showing present day arrangement)

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.

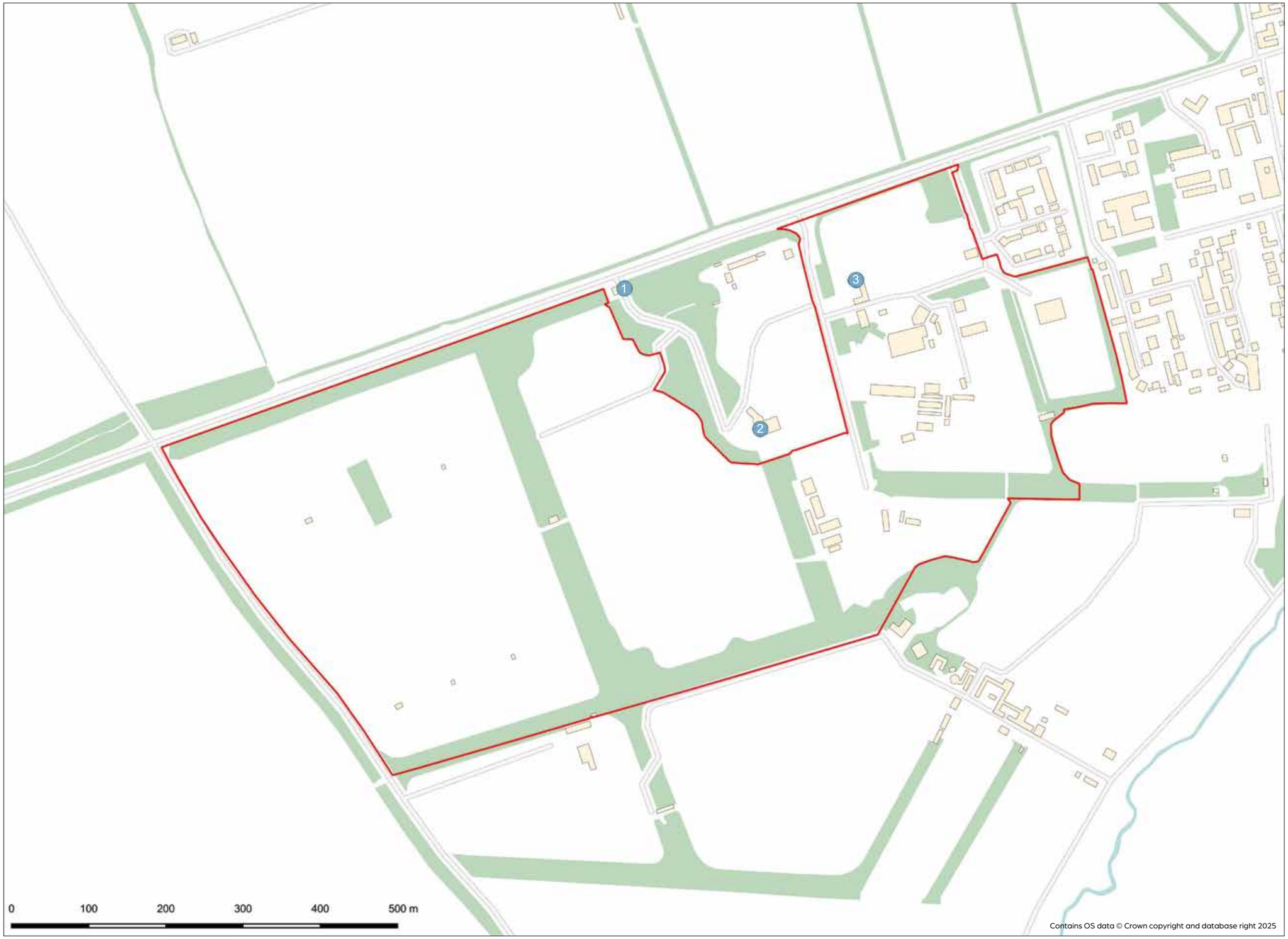
4.5 Notwithstanding that the following paragraphs assess the contribution made to the significance of the assets, The reader should note that the Site does not fall within the curtilage of any listed building, as agreed by the Council.

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 than 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

LOCATION:
Lanwades Hall

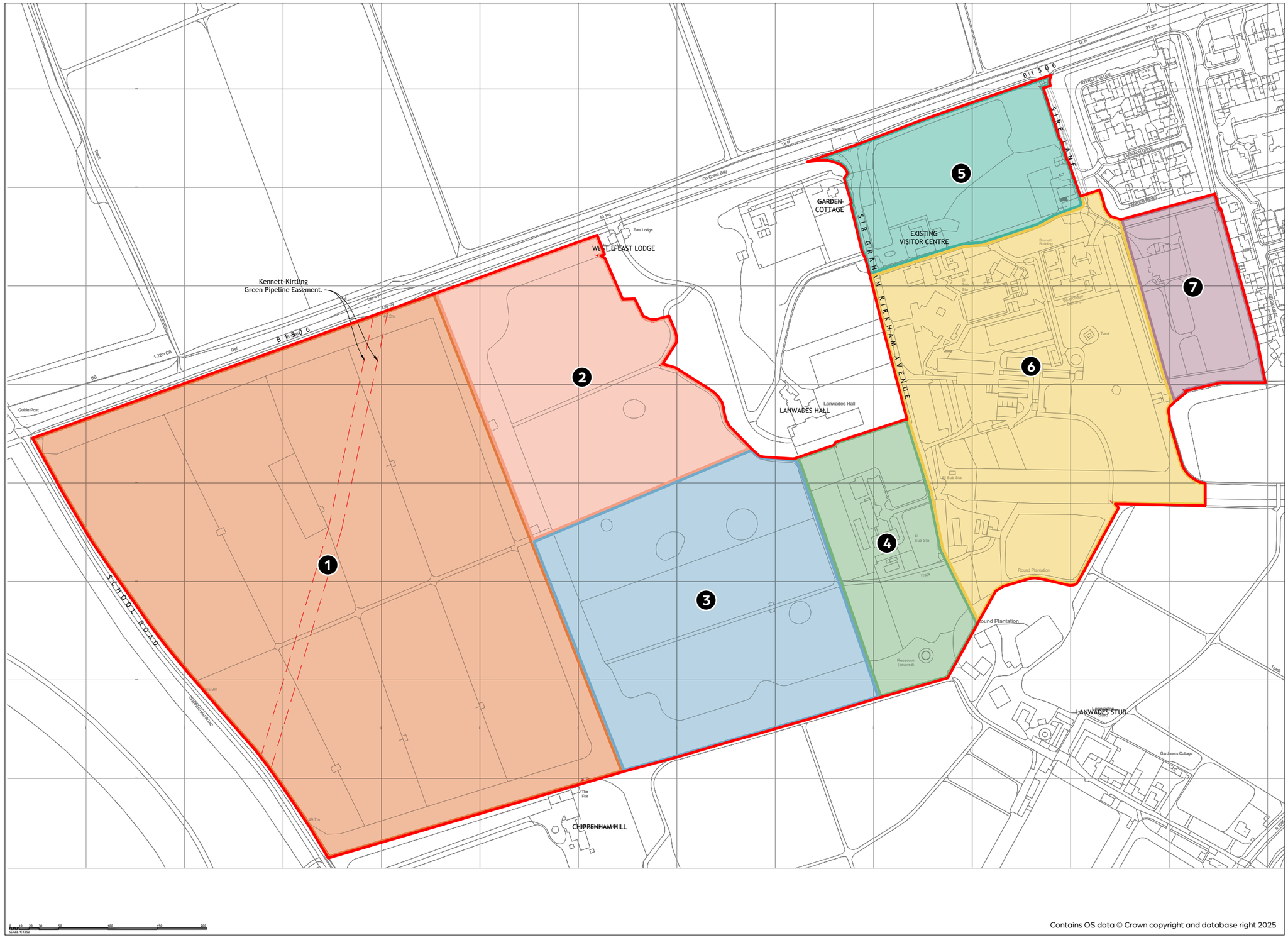
DATE:
April 2025

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



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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

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,
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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 astern 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.

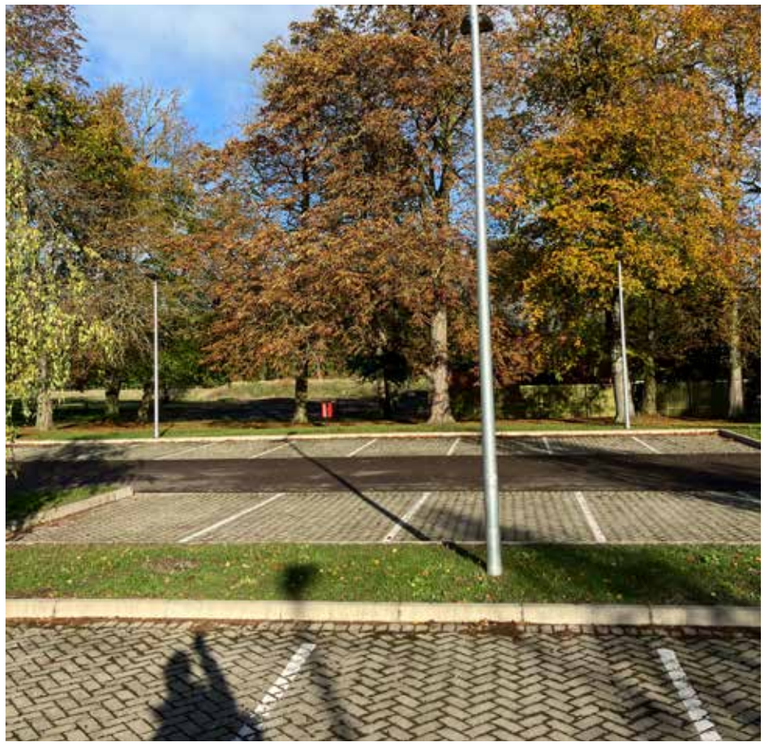

Figure 4.10 Hardstanding and street lights

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. Vies 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[4] 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.

4 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

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.

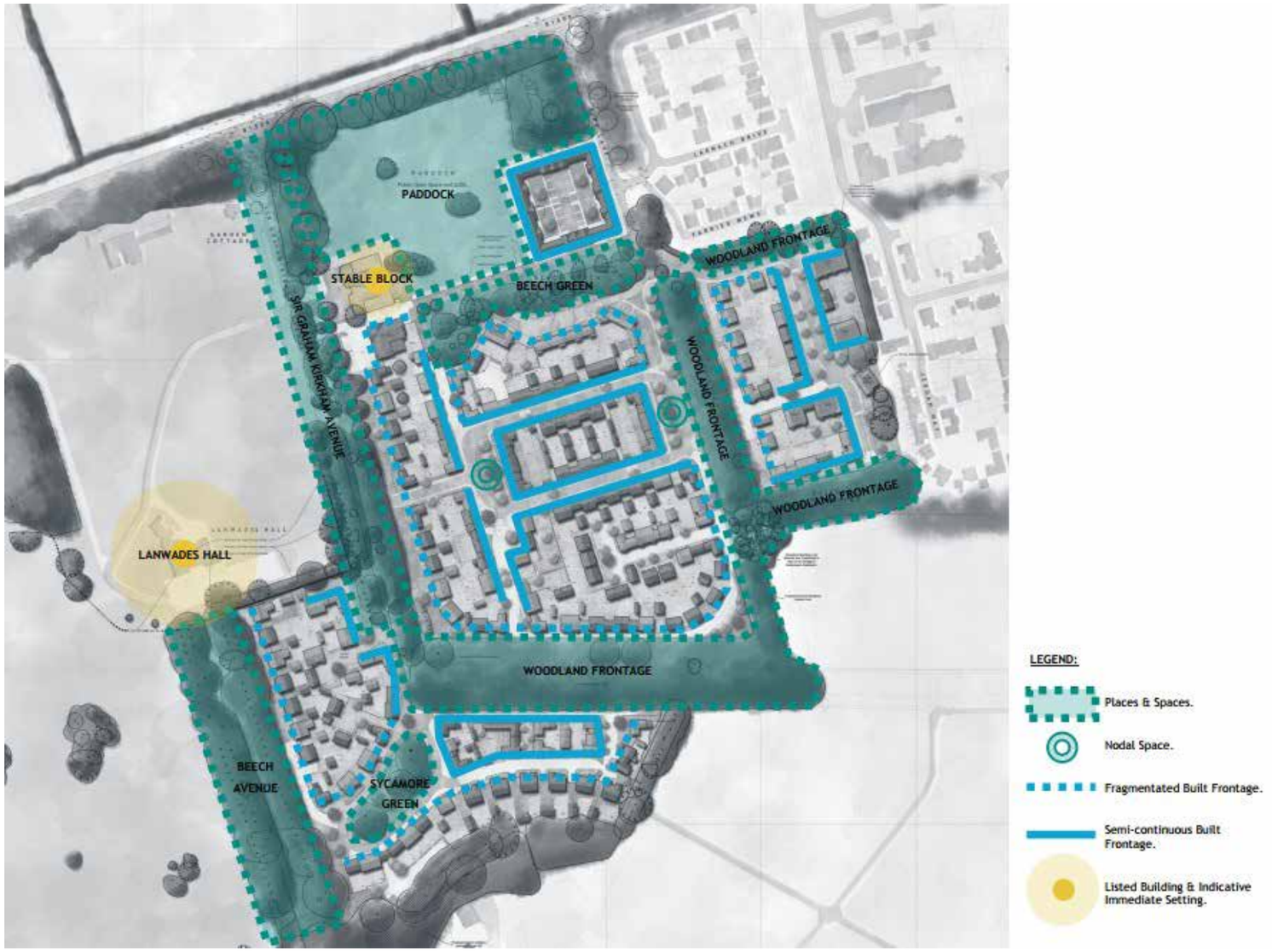

Figure 5.1 Placemaking Strategy across the Site (source: DAS)

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 scale[5]. 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 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.

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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.

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.

5.54 Further south is a range of development of two storeys with a pitched roof and cream render, set within a car park.

5.55 Also as noted previously, there is no curtilage relationship between the listed building and any of the AHT buildings to be removed.

5.56 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.

5.57 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.

5.58 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 trees, and new built form is proposed within the footprint of the existing hardstanding to minimise the effect on these.

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.

5.60 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.

5.61 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.

5.62 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.

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.

5.64 The new buildings would better respond to the character of the listed building through their use of an appropriate material palette.

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.

5.66 The extensive hardstanding associated with the AHT buildings would be removed.

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 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.

5.69 These aspects are, in our view, an improvement from the baseline scenario.

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.

5.71 The significance of the listed building would be preserved.

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

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.

5.73 The lodges would continue to be appreciated as part of the sequence approaching Lanwades Hall, and their association with the hall would remain.

5.74 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.

5.75 There would be no effect on the setting of the lodges as a result of the development at the eastern site.

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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

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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 detraction 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.

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