



node



Lawnswood Road, Stourbridge

Heritage statement

December 2021



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Prepared on behalf of Clowes Developments Ltd by Node
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Executive summary

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1. Executive summary

Overview

Node has been commissioned by Clowes Developments Ltd to undertake a heritage assessment and articulate the heritage-led approach to the design process for a site located at Lawnswood Road, Stourbridge.

This follows Node's appointment in 2019 to undertake a heritage-led masterplan on the site, which was presented as part of a submission to the South Staffordshire Local Plan review call for sites (December 2019).

Site

The site is located at Lawnswood Road, Stourbridge within South Staffordshire district. It is formed of two parcels of land located to the north and south of Lawnswood, which collectively measure 55.89ha (138.1 acres).

The site is not subject to any statutory heritage designations. It does, however, include an area of land within its northern parcel which is identified on Staffordshire's Historic Environment Record as a pleasure grounds and is within the immediate setting of heritage assets, including a stable range and entrance lodge to the east and Holland House to the south (all listed at grade II); together with the non-designated Lawnswood House and associated buildings, to the east of the site.

Project context

Following the initial stage 1 submission of the site to the Local Plan call for sites process, an 'Historic Environment Site Assessment' report was undertaken by AOC on behalf of South Staffordshire District Council, which highlighted heritage concerns with the site. In response, this study has reviewed in detail the site and its historic context, including defining the significance of the heritage assets which are referenced within the Historic Environment Site Assessment:

- Grade II listed stable range at Lawnswood House.
- Grade II listed entrance lodge with curved walling and gate piers at Lawnswood House.
- Grade II listed Holland House.

- Lawnswood House and non-designated assets associated with Lawnswood House, including Potting Sheds, Boiler House, Office and Glasshouse.
- Contemporary landscaped park and pleasure grounds extending north and west from Lawnswood House.
- Lawnswood Farm (recorded as Lawneswood Farm on the HER), located between the site's two land parcels.
- Wider non-designated heritage assets as identified on the Staffordshire Historic Environment Record.

It has considered the design proposals and subsequently appraised the assertions made within the historic environment site assessment.

Summary of findings

This study has demonstrated that the design development process that led to the production of the 2019 masterplan was informed by heritage analysis and a sensitive approach to design, shaped by heritage led design principles.

We consider that the design of development resolves the concerns raised in the 'Historic Environment Site Assessment' in the following ways:

- No development is proposed within the extent of the area identified on the HER as a non-designated landscaped park. Instead, the area is embraced within the development as the focal public spaces, and public access is enabled to allow greater appreciation of its landscape

amenity, and the heritage interest of the grounds and associated heritage assets of the Lawnswood House estate.

- Strategic green corridors are proposed either side of the non-designated landscaped park to create a buffer, which will protect the immediate setting of the parkland, together with Lawnswood House and associated buildings, including the two grade II listed buildings within the Lawnswood House estate.
- The strategic landscape design provides a southern landscape space which will ensure that development cannot physically or visually encroach upon the grade II listed Holland House, located to the south of the site.

- The design of the proposed clusters of built development are to be guided by the principle of responding to the historic setting of Lawnswood House, its associated buildings and landscaped park. This would require a sensitive approach to the interface with the landscape buffer, such as a lower density to development, which would be further softened and filtered by landscape planting.

Conclusion

The conclusion of this study counters the assertions made in the Historic Environment Site Assessment Phase 1 Report, which suggested that the site would result in: '*Significant effects predicted. Mitigation unlikely to be possible*'.

We argue within this study that through a sensitive approach to design as advocated by the heritage led design principles and illustrated by the resultant masterplan, these issues can be successfully mitigated to a large degree.

Where residual adverse impacts may remain, the development offers significant opportunities to provide public benefits to outweigh that harm, as required by the NPPF.

Moreover, the heritage-led design approach will create such benefits, notably enabling a new public amenity to be created from the historically private pleasure grounds, markedly enhancing the ability to experience its landscape and heritage value, as well as that of associated heritage assets (e.g. Lawnswood House).



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Introduction

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2. Introduction

Overview

Node has been commissioned by Clowes Developments Ltd to undertake a heritage assessment and articulate the heritage-led approach to the design process for a site located at Lawnswood Road, Stourbridge.

This follows Node's appointment in 2019 to undertake a heritage-led masterplan on the site, which was presented as part of a submission to the South Staffordshire Local Plan review call for sites (December 2019).

Node is an accredited practice with the Institute for Historic Building Conservation. This assessment has been undertaken by Katie Kershaw (IHBC) and Jack Hanson (AssocIHBC).

Site

The site is located at Lawnswood Road, Stourbridge within South Staffordshire district (identified on **fig 2.1**). It is formed of two parcels of land located to the north and south of Lawnswood, which collectively measure 55.89ha (138.1 acres).

The site is not subject to any statutory heritage designations. It does, however, include an area of land within its northern parcel which is identified on Staffordshire's Historic Environment Record as a pleasure grounds. It is within the immediate setting of heritage assets, including a stable range and entrance lodge to the east and Holland House to the south (all listed at grade II); together with the non-designated Lawnswood House and associated buildings, to the east of the site.

Project context

Following an initial stage 1 submission of the site to the Local Plan call for sites process, an 'Historic Environment Site Assessment' report was undertaken by AOC on behalf of South Staffordshire District Council.

It follows Historic England guidance (2015) recommending a five-step site allocation selection methodology:

- Step 1 Identify which heritage assets are affected by the potential site allocation...
- Step 2 Understand what contribution the site (in its current form) makes to the significance of the heritage asset(s)...
- Step 3 Identify what impact the allocation might have on that significance...

- Step 4 Consider maximising enhancements and avoiding harm...
- Step 5 Determine whether the proposed site allocation is appropriate in the light of the NPPF's test of soundness...

(Abridged from Historic England guidance).

The report highlights heritage concerns with the site. The assessment identifies the site as: *'Red: Significant effects predicted. Mitigation unlikely to be possible.'*

It states: *'Site 654 Lawnswood Site B: A Red indirect impact upon setting is predicted due to the presence of a non-designated landscaped park which extends across the central part of the site and due to the site's proximity to Listed Buildings associated with the park.'*



LEGEND

 Site boundary
(55.89ha)

0 200
metres



FIGURE 2.1 | SITE LOCATION | NTS

It provides greater detail as follows: 'Buildings: a stable range (List No. 1459911) and an entrance lodge (List No. 1459906) associated with Lawnswood House, itself a non-designated villa of 1839. The Staffordshire HER records a contemporary landscaped park and pleasure grounds extending north and west from Lawnswood House across the central part of the site and modern aerial mapping suggests that this park survives. A third unrelated Grade II Listed Building, Holland House (List No. 1277296) stands to the immediate south of the site.

Care will need to be taken to ensure that the settings of the Listed Buildings as well as the setting and character of the non-designated landscaped park are respected and retained by any development. This may mean that it is not possible to develop within the non-designated landscaped park.

Although no non-designated archaeological sites are recorded on the site, the Staffordshire HER records a range of non-designated assets within 500 m, including the projected line of the Greensforge to Droitwich Roman Road which passes immediately south of the site. Mitigation will be required to address any impacts upon archaeological remains which could potentially be present on the site.'

South Staffordshire Council, Historic Environment Site Assessment II Stage 1 Assessment Report

AOC Project Number: 24941

December 2019



Document structure

The purpose of this study is to review in detail the site and its historic context, present the design proposals and appraise the assertions made within the historic environment site assessment against our independent assessment.

In line with best practice established by Historic England in Advice Note 12: 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' (October 2019), the document is divided into the following chapters:

- **Legislation, policy and guidance:** the legal and policy framework governing the redevelopment of the site.
- **Site and context:** analysing the area's historic development describing the site and context as seen today.
- **Statement of significance:** identifying heritage assets, analysing their values and significance, and the contribution made by their setting.
- **Heritage impact assessment:** presenting the proposals and assessing their impact on the significance of heritage assets.



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Legislation, policy and guidance

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3. Legislation, policy and guidance

Legislation

Planning (Listed Buildings and Conservation Areas) 1990

- Section 66 states that ‘in considering whether to grant permission for development which affects a listed building or its setting, the local planning authority... shall have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest that it possesses’.

National policy

National Planning Policy Framework 2021

In defining heritage assets it states:

- ‘Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations’ (para 189).

With relevance to proposals affecting heritage assets, it states (abridged):

- That local planning authorities should require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting to a level of detail proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance... (para. 194).
- That local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset), taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on

a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal (para 195).

On considering impact on heritage assets it states (abridged):

- When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be), irrespective of the degree of harm (less than substantial, substantial, or total loss) (para 199).
- Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification. Substantial harm to, or loss of,

grade II listed buildings and grade II registered parks and gardens should be exceptional. Substantial harm to, or loss of, assets of the highest significance should be wholly exceptional (para 200).

- Where a proposed development will lead to substantial harm or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss (para 201)
- Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed

against the public benefits of the proposal including, where appropriate, securing its optimum viable use (para 202).

- The effect of an application on the significance of a non-designated heritage asset should be taken into account... and a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (para 203).
- Local planning authorities should look for opportunities for new development in Conservation Areas, and within the setting of heritage assets, to enhance or better reveal significance. Proposals that preserve those elements that make a positive contribution to an asset should be treated favourably (para 206).

National guidance Planning Policy Guidance

PPG provides guidance on delivery of the planning framework enacted under the NPPF. A dedicated section for Historic Environment provides direction on:

- Plan-making (paras 003 to 005)
- Decision-making (paras 006 to 021)
- Designated heritage assets (paras 022 to 038)
- Non-designated heritage assets (paras 039 to 041)
- Heritage consent processes (paras 042 to 057)
- Consultation and notification requirements (paras 058 to 063)

'Significance' is defined in the NPPF and PPG as 'the value of a heritage asset to this and future generations because of its heritage interest'. The basis of any heritage assessment is the identification and analysis of a heritage asset to identify individual 'values' (sometimes called 'interest' or 'merit') and how these come together to form its overall 'significance'.

Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England Advice Note 12, 2019)

This advice note, published in 2019, provides information on the analysis and assessment of heritage significance in line with the NPPF to assist owners, applicants, local planning authorities, planning and other consultants, and other interested parties in implementing

historic environment legislation, the policy in the NPPF and the related guidance given in the Planning Practice Guidance. This advice addresses the development of an analysis of heritage significance before discussing suggested structures for a statement of heritage significance.

The document advocates a stage based approach to developing applications for heritage consents, which it summarises as follows:

1. Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits
2. Understand the significance of the asset(s) This has been referenced in the development of this document.

These two stages fulfil the requirement in paragraph 189 of the NPPF and are undertaken by the applicant.

3. Understand the impact of the proposal on that significance

This stage fulfils the requirement in paragraph 190 of the NPPF and is undertaken by the LPA. However, the applicant needs to be aware of impacts so that the analysis of significance submitted to the LPA, under paragraph 189, is sufficient in its level of detail.

4. Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF
5. Look for opportunities to better reveal or enhance significance

These two stages are addressed by the assessment of impact by the LPA

but may also be addressed by the applicant in reaching a decision on the scope and design of a proposal.

This process has informed the structure and production of this heritage statement.

Principles of selection for listing buildings (DCMS 2018)

The Department of Culture, Media and Sport (DCMS) sets the statutory criteria for listing buildings. The criteria is split into two areas of heritage 'interest':

- Architectural interest: an asset must be 'of importance in its design, decoration, or craftsmanship. Special interest may also apply to particularly significant examples of building types or techniques'. 'For more recent buildings, in particular, the functioning of the building

(to the extent that this reflects on its original design and planned use, where known) will also be a consideration. Artistic distinction can also be a factor relevant to the architectural interest of the building'.

- Historic interest: an asset must 'illustrate important aspects of the nation's history, and/or have closely substantiated historical associations with nationally important individuals, groups or events, and the building itself in its current form will afford a strong connection with the valued aspect of history'.

Architectural and historic interest provide the principal criteria in listing buildings, however other considerations include:

- Group value.

- Fixtures and features of a building, and curtilage buildings.
- The character or appearance of conservation areas.
- Age and rarity.

Conservation principles, policies, and Guidance (English Heritage 2008)

English Heritage, in their 2008 policy document, introduced four heritage 'values':

- Evidential value: 'the potential of a place to yield evidence about past human activity', usually in 'the absence of written records' relying on the 'physical remains of human activity'.
- Historical value: 'the way in which past people, events, and aspects of life can be connected through a place to the present'.

This can be 'illustrative' and/or 'associative'.

- Aesthetic value: 'the way in which people draw sensory and intellectual stimulation from a place', deriving from either 'planned' or 'fortuitous' development.
- Communal value: the 'meanings of a place for the people who relate to it', drawing from a 'commemorative', 'symbolic', 'spiritual' or 'social' importance.

Conservation principles for the sustainable management of the historic environment (Historic England consultation draft, 2017)

In 2017, Historic England published a draft revision of the conservation principles (which has yet to be re-published). This consolidated the

heritage values into three areas of 'interest', drawing it closer to DCMS criteria:

- Historic interest: This refers again to 'illustrative' factors and places emphasis on 'surviving examples of an innovation of consequence, whether related to artistry, technology, or social organisation'. It also again references 'association' with a 'person, event, or moment'. It, however, now encompasses 'communal' value and states that illustrative or associative interest can become 'enmeshed with the identity of a community', particularly where this surpasses 'simple usefulness by the essential connection with the history of an asset'.
- Archaeological interest:

this equates to 'evidential' value or 'research' value and encompasses the potential of buildings, landscapes, and buried archaeological deposits to 'reveal evidence of past human activity' through investigation 'at some point'.

- Architectural and artistic interest: this derives from 'a contemporary appreciation of an asset's aesthetics'. Architectural interest refers to the 'art or science of the design, construction, craftsmanship, and decoration of buildings and structures'. 'Artistic' refers to the 'use of human imagination and skill to convey meaning through all forms of creative expression'.

Historic England: The setting of Heritage assets (2017)

There is a 'statutory obligation on decision-makers to have special regard to the desirability of preserving listed buildings and their setting'.

The document states that setting:

- '...can contribute to the significance of a heritage asset'
- '...can allow that significance to be appreciated'

It is important to acknowledge that 'setting is not itself a heritage asset, nor a heritage designation'. Instead its 'importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance'.

Setting can include, for example:

- Views of and from the asset

- How environmental factors such as noise, dust and vibration influence an experience of the asset
- The ability to understand the historic relationship between places

A critical, but not sole, part of setting is views which is defined as 'the purely visual impression of an asset or place'. This can include views:

- Where 'the composition within the view was a fundamental aspect of the design or function of the heritage asset'
- 'Where townscapes or villagescapes reveal views with unplanned or unintended beauty'
- 'With historical associations, such as the topography of battlefields'

- 'With cultural associations'
- 'Where relationships between the asset and other heritage assets or natural features or phenomena are particularly relevant'
- Where 'assets, whether contemporaneous or otherwise' were 'intended to be seen from one another for aesthetic, functional, ceremonial, or religious reasons'

When considering setting, it is important to acknowledge its differentiation from:

- 'Curtilage': this is a legal term 'describing an area around a building...' incorporating issues of ownership, functional association, and layout'.
- 'Character': this usually refers to an assessment of broader

townscape and refers to 'the group of qualities derived from its past uses that make it distinctive'

- 'Context: this is a non-statutory term used to 'describe any relationship between it and other heritage assets which is relevant to its significance including cultural, intellectual, spatial, or functional' and sometimes extends 'well beyond what might be considered an asset's setting'.

Local policy

South Staffordshire Core Strategy

The adopted core strategy (2012) has been reviewed with reference to its site specific and historic environment policies and guidance.

Site specific policy

As shown adjacent, the site is located within the green belt (policy GB1). No other site specific policies apply to it. The site's potential release from the green belt is the subject of the overarching representations to South Staffordshire District Council and are not dealt with by this study.

The historic environment

Strategic Objective 5 of the core strategy is:

'To protect, conserve and enhance the historic environment and heritage assets and ensure that the character

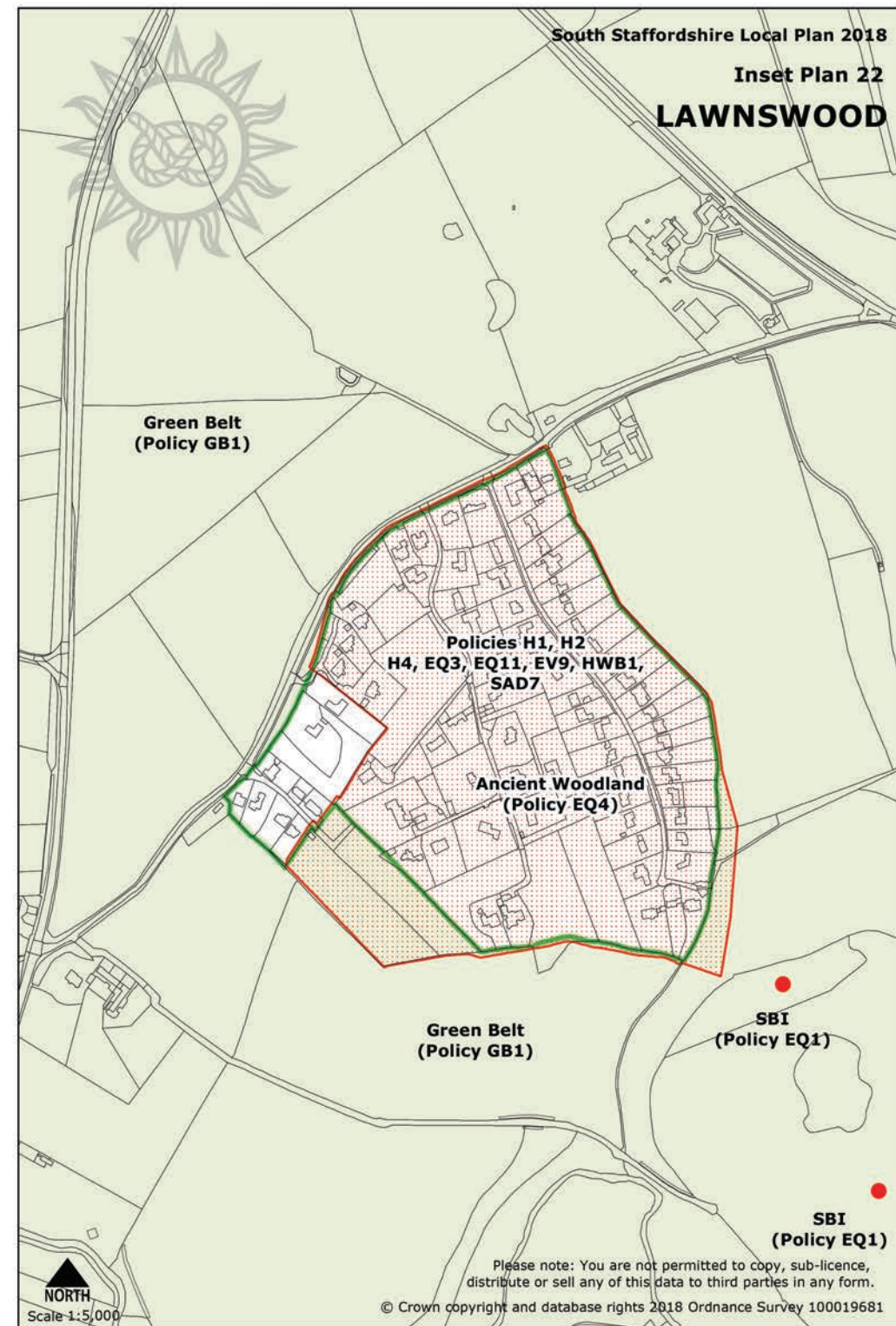
and appearance of the District's Conservation Areas is sustained and enhanced through management plans and high quality design.'

Specific development management policies relevant to this assessment include:

Core Policy 2: Protecting and Enhancing the Natural and Historic Environment

The Council will support development or other initiatives where they protect, conserve and enhance the District's natural and heritage assets including ecological networks internationally, nationally and locally important designations. Particular support will be given to initiatives to improve the natural environment where it is poor and increase the overall biodiversity of the District including the development

FIGURE 3.1 | SOUTH STAFFORDSHIRE LOCAL PLAN INSET 22: LAWNSWOOD | NTS



of green infrastructure links and to improve the historic environment where it is identified as at risk.

Development or initiatives will generally be supported which:

- a) will not have a detrimental impact upon the interests and significance of a natural or heritage asset;
- b) are not contrary to the control of development within internationally, nationally or locally designated areas including the Green Belt and Open Countryside, Cannock Chase Area of Outstanding Natural Beauty and Motte Meadows Special Area of Conservation, and contribute to the conservation and enhancement of the character of the landscape and local distinctiveness;
- c) are consistent with the sustainable management of the asset including the repair and reuse of historic

buildings;

d) protect and improve water and air quality;

e) provide mitigation or compensatory measures to address any potential harmful implications and supporting enhancement measures.

Development proposals should be consistent with the NPPF, the Supplementary Planning Documents on the Historic Environment and Biodiversity and other local planning policies.

Development proposals should have regard to and support the actions and objectives of the Severn and Humber River Basin Management Plans (RBMPs) and also have regard to the River Severn and River Trent Catchment Flood Management Plans (CFMPs).

Policy EQ3: Conservation, Preservation and Protection of Heritage Assets

The conservation and enhancement of South Staffordshire's historic environment will be achieved by a number of means:

a) The Council will establish, review and maintain records of known heritage assets including:

- Listed buildings
- Scheduled Ancient Monuments
- Conservation Areas
- Registered Parks and Gardens
- Buildings of Special Local Interest (a 'local list')
- Undesignated heritage assets
- Other historic landscapes

and will support and encourage ever greater appreciation, knowledge and

enjoyment of the District's historic environment and heritage assets through:

- joint working with local communities and interest groups such as civic and historical societies;
- the continual development and refinement of the Local List; and
- interaction with the County Council's Historic Environment Record (HER).

b) The Council will support and encourage measures which secure the improved maintenance, management and sustainable reuse of heritage assets, particularly those which are identified nationally or locally as being at risk. Where necessary an assessment will be made of whether the benefits of a proposal for enabling development, which would otherwise

conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

c) The Council will ensure that development which affects a heritage asset or its setting will be informed by a proportionate assessment of the significance of the asset, including its setting, which is likely to be affected by the proposals. These will be judged by considering the extent to which an asset's archaeological, architectural, historic or artistic interest will be harmed, including its conservation, in the interest of present and future generations.

d) In the case of development in a conservation area proposals will be considered against any management plan and appraisal adopted for that area.

e) The Council will consider the significance and setting of all proposed works to heritage assets, informed by relevant guidance that is supported by English Heritage. In addition the following principles will be adhered to:

- minimising the loss and disturbance of historic materials
- using appropriate materials, and
- ensuring alterations are reversible

f) The Council will require all works proposed to heritage assets, or sites with the potential to include assets, to be informed by a level of historical, architectural and archaeological evidence proportionate to their significance. Where appropriate, the Council may also require historical research and archaeological recording to be undertaken before works to a heritage asset commence.

Heritage assets including Listed Buildings (and those on a local list) Registered Parks and Gardens (and other historic landscapes) Conservation Areas and Scheduled Ancient Monuments are identified on the Policies Map and Inset Plans.

Development proposals should be consistent with the NPPF, the adopted Village Design Guide Supplementary Planning Document (or subsequent revisions) and other local planning policies.

South Staffordshire Draft Local Plan

The Local Plan is currently under review with a draft document currently at consultation stage.

South Staffordshire Historic Environment Character Assessment (2011)

The Historic Environment Character Assessment of 2011 has not specifically considered an assessment of the site or its near setting. It does however provide a useful map data source showing district wide information such as fieldscapes by period of origin, as shown adjacent, which highlights the site has being 18th / 19th Century in origin.



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Site and context

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4. Site and context

Introduction

This section provides:

- The phased progression of the site and context through time.
- A baseline description of the site and its context.

Historic development

This section outlines the historic development of the site and its local context as relevant to the study, to inform an understanding of its significance. It has been informed by a search of the Historic Environment Record via Heritage Gateway, The Victoria County History via British History Online, review of the Staffordshire Historic Landscape Character Assessment and site specific historic map regression analysis. Key features of the area's development are set out in brief below:

Early Development

A number of pre-historic and Roman settlements were located in the South Staffordshire landscape, the most local of which to the site is at Greensforge, a short distance to the north-west. A stray find site lies close to the site area, but nothing from this period has been found within the site itself.

Medieval

The Historic Environment Assessment identified that the broad area including and surrounding the site was covered by forest during the Medieval period. Archaeological survey recorded on the Historic Environment Record revealed cropmarks indicating the possible site of a former open or deserted Medieval settlement to the south of the site at Lawn's Wood, however there are no specific records relating to the site itself.

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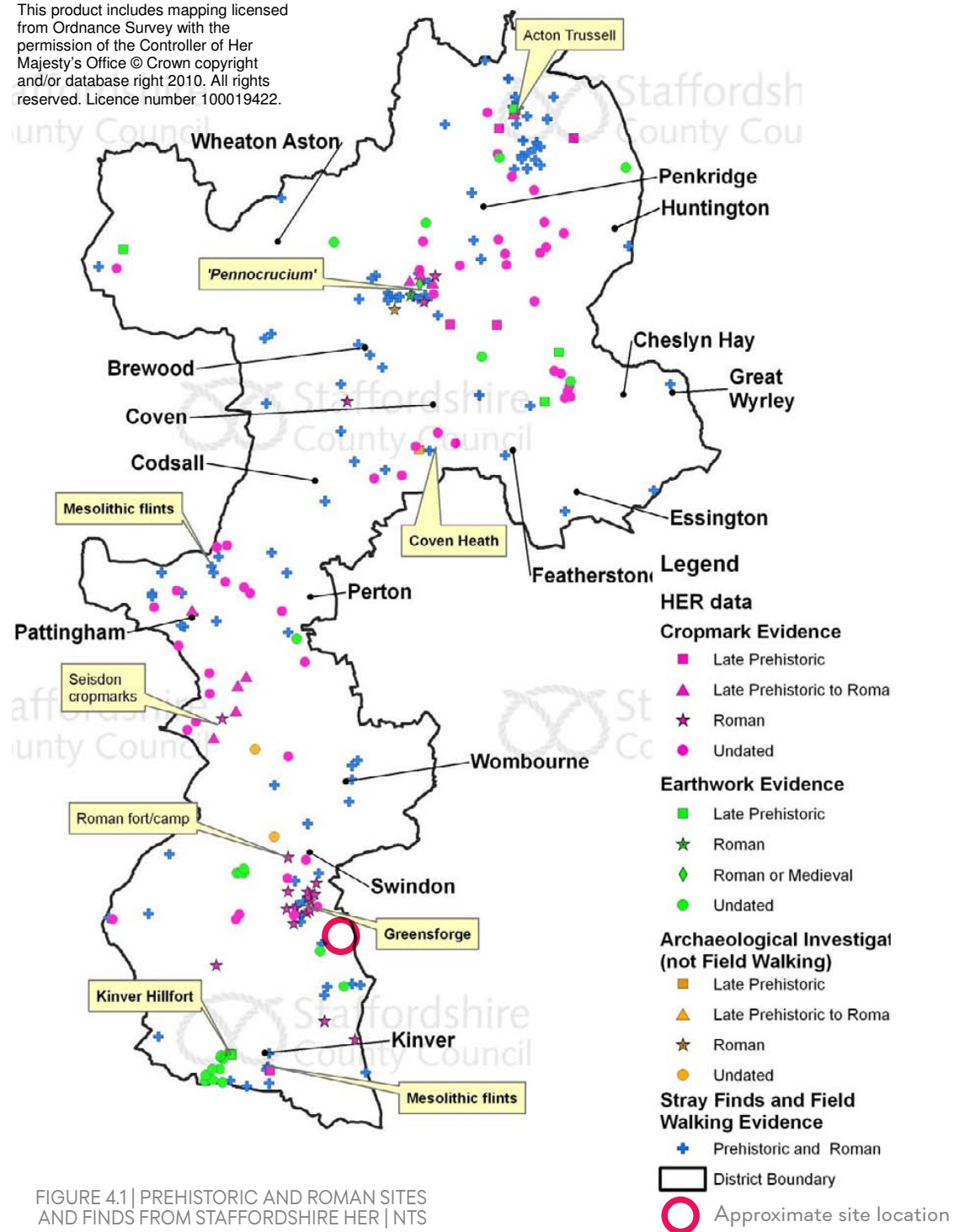


FIGURE 4.1 | PREHISTORIC AND ROMAN SITES AND FINDS FROM STAFFORDSHIRE HER | NTS

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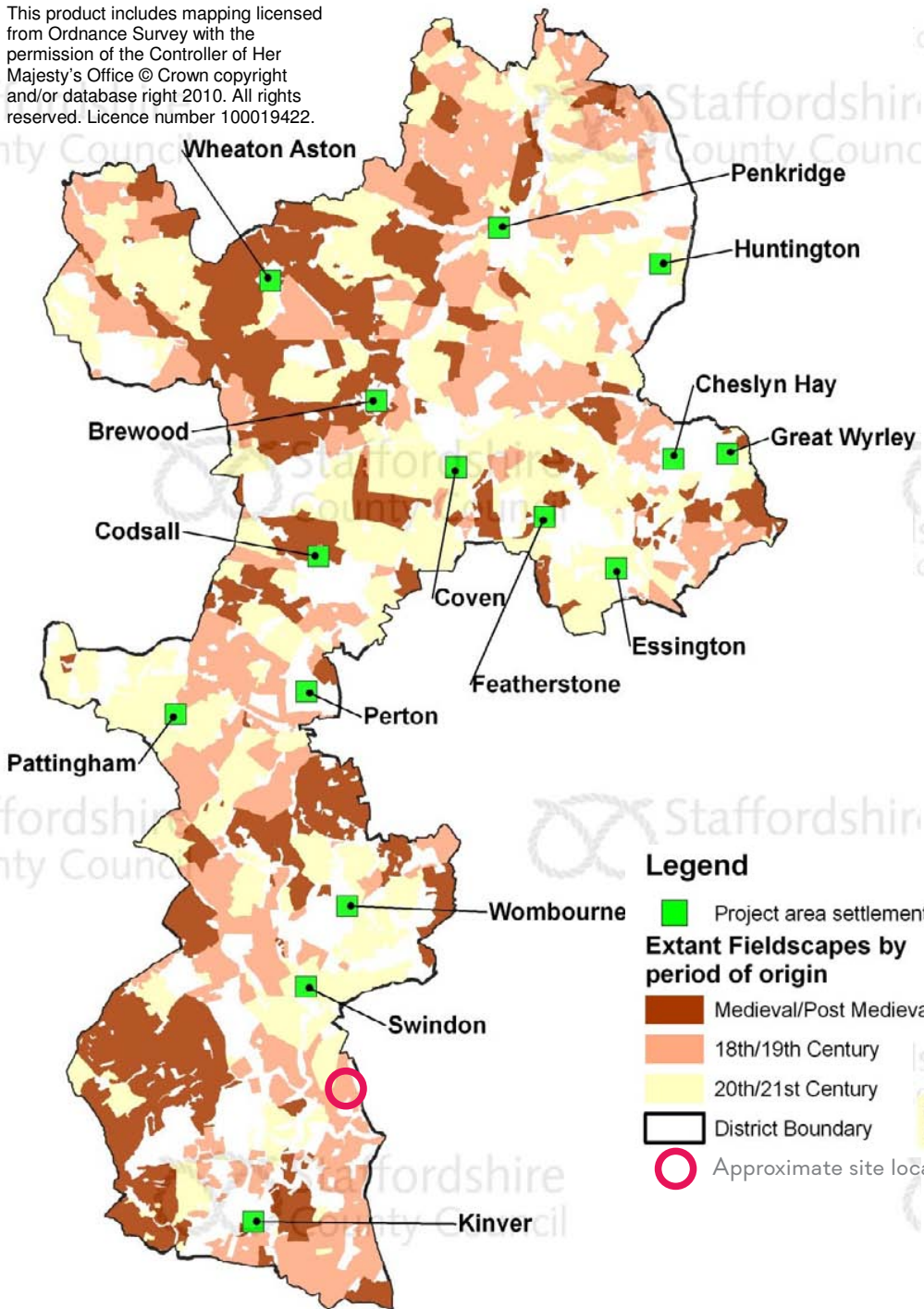


FIGURE 4.2 | HLC TYPES FIELDSCAPES BY PERIOD OF ORIGIN | NTS

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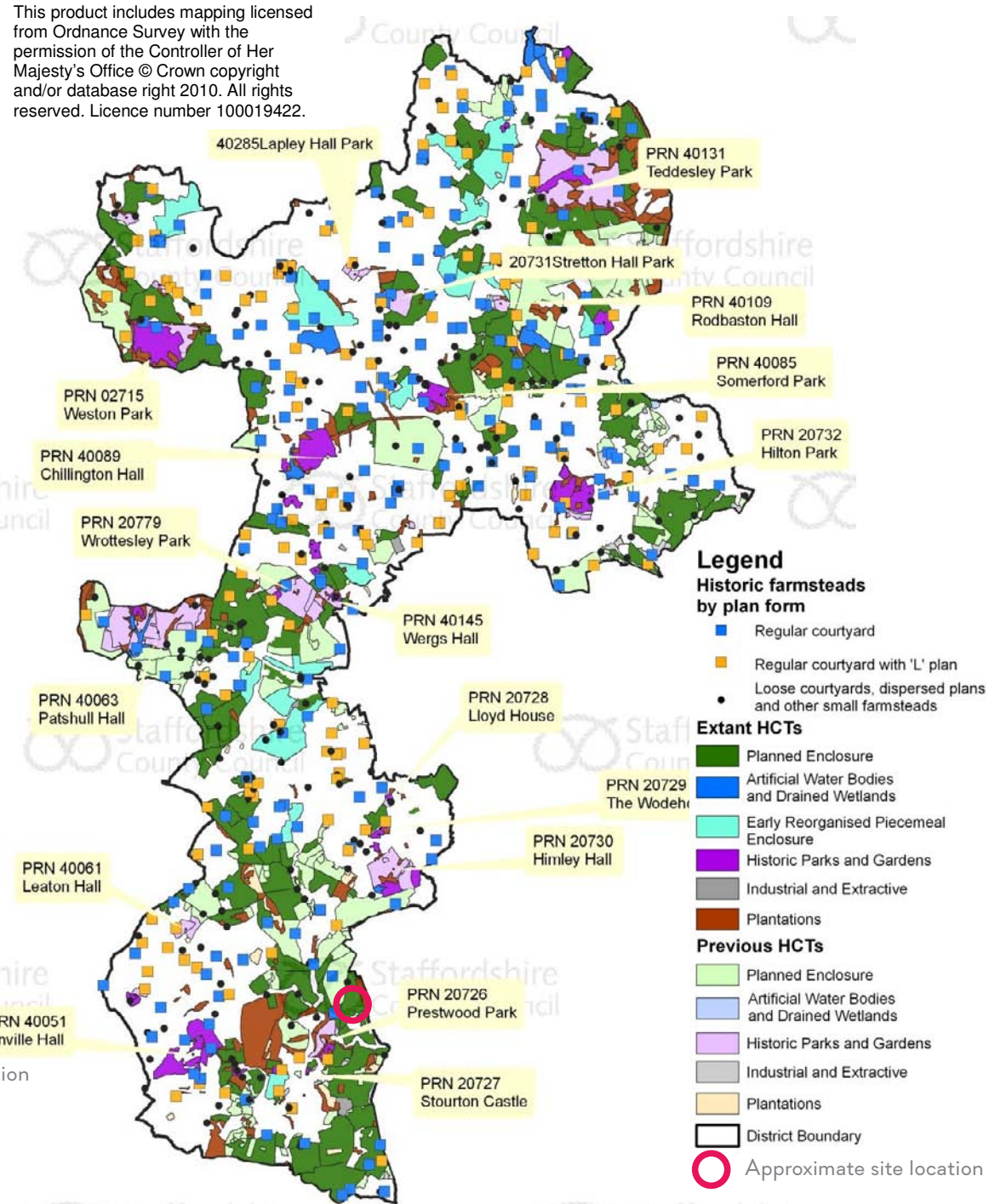


FIGURE 4.3 | HCTS 18TH AND 19TH CENTURY | NTS

17th century

Prestwood Park, a landscape park around Prestwood House, was built on the site of a medieval hunting lodge to the west of the present day A449. Holland House, an extant grade II listed building, located to the south of the site at the junction of Lawnswood and A449, was constructed in the late C17.

18th and 19th century

The Historic Environment Assessments documents the C18 and C19 enclosure of land within and around the site as fieldscapes.

Research undertaken by Historic England in the process of assessing Lawnswood House and associated buildings for inscription onto the National Heritage List recorded the following history of the development of

Lawnswood House during the C19:

'Lawnswood House is not depicted on the tithe map of 1839, though the corresponding apportionment describes a 'New House, Garden and Pleasure Ground'. It is likely that Lawnswood was in the process of being erected when the tithe surveys took place; a construction date of 1839 is therefore probable. The house was built for George Firmstone who was an iron founder located in neighbouring Stourbridge.

Lawnswood House is depicted along with its entrance lodge and stable range on Fowler's map of the parish dating from 1840. By the time of the Ordnance Survey map of 1883, Lawnswood is depicted as an L-shaped building with an additional detached range to the east. The map also shows an entrance lodge to the south-east of

the house, stable range to the north-east, and glasshouses and walled garden to the east.'

A Topographical Dictionary of England, originally published by S Lewis, London, 1848 describes the House as follows:

'Lawns-Wood is a handsome structure in the Italian style, erected at a cost of £20,000, on an eminence commanding some fine views, and in a demesne which has been much improved.'

Map evidence from the late C19 shows Lawnswood House, its associated buildings and its landscape setting in some detail. The layout of landscape and buildings has changed little in the intervening period.

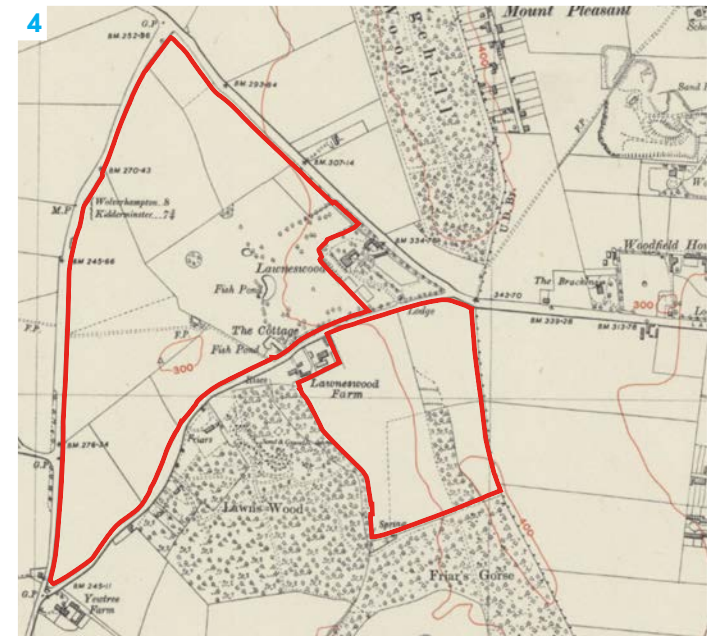
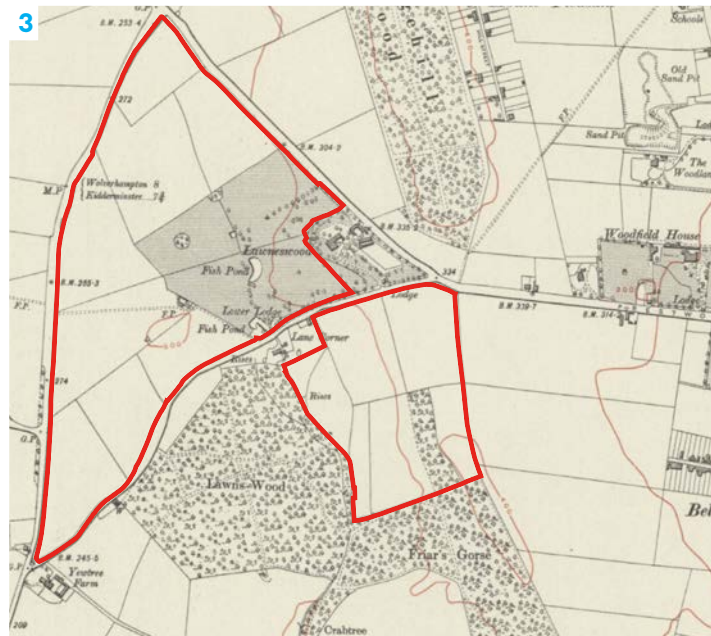
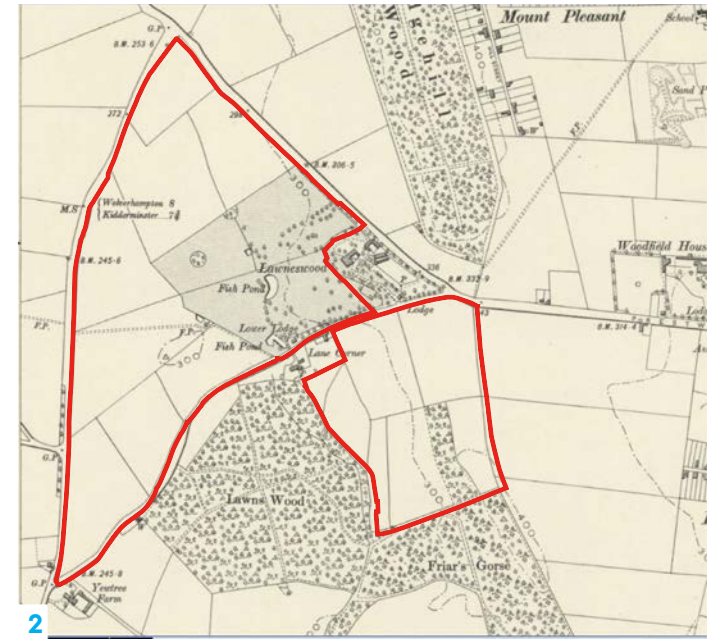
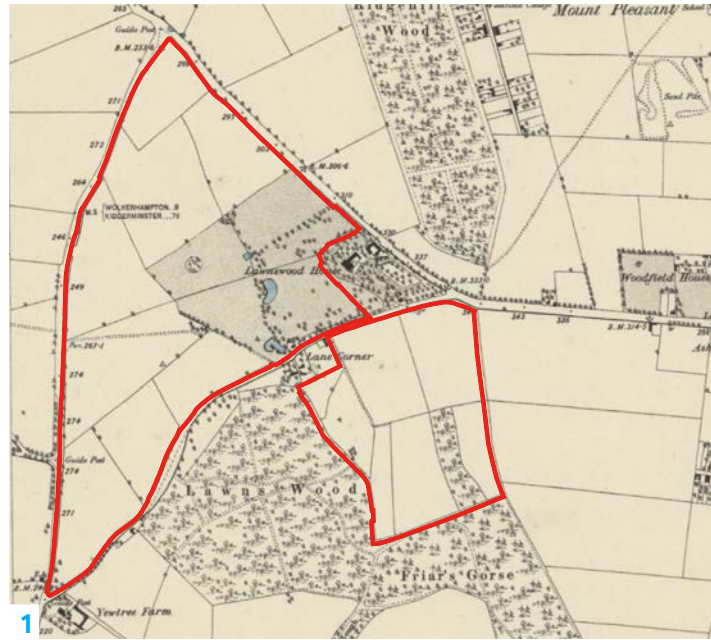
20th century onwards

Research undertaken by Historic England in the process of assessing Lawnswood House and associated buildings for inscription onto the National Heritage List recorded the following history of the development of Lawnswood House in the C20:

'The principal house underwent significant alteration in the 1920s and 30s when the house came under new ownership. Internal alterations were made including the opening up of the former library, strong room, butler's pantry and china closet to create a large entrance hall. The principal stair was also replaced at this time, and a large fireplace was inserted at the south end of the hall. Ornate wooden fireplace surrounds with foliate carvings were inserted into morning room and dining room,

The adjacent plans show the following:

1. Ordnance Survey of 1886
2. Ordnance Survey of 1903
3. Ordnance Survey of 1921
4. Ordnance Survey of 1949



replacing the earlier fireplaces. The service range was also reconfigured internally during this time, with many of the rooms being opened up and the former laundry and cooking kitchen being incorporated into a new garage extension. It is likely that the colonnaded entrance to the south-east of the house was also rebuilt on a slightly reduced footprint at this time.

The 1938 Ordnance Survey map shows that the glasshouses within the walled garden had been demolished by this date, as had a small conservatory on the south east elevation of the house. By 1968 a new glasshouse had been erected running parallel to the potting shed on the south elevation of the north wall of the walled garden.

In the early-C21 the timber rafters on the north-east section of the stable range were renewed with all of the

rafters in this section of the building replaced; a moving shutter was also added to the vehicle entrance to the east of the range. The fireplaces in the domestic section of the stable range are all replacements of the late-C20.'

The early C21 saw the conversion and opening of Lawnswood House to the public for use as a restaurant called The Roe Deer. This has restored the main building and has brought about adaptation within its immediate curtilage to allow access and egress (which includes the setting of the grade II listed stables and lodge), together with space for car parking within the gardens. The former pleasure grounds of Lawnswood House now form part of a separate ownership, hence forming part of this study.

A review of map evidence from throughout the C20 suggests little in

the way of substantive changes within the site area. The wider setting of the site did however see incremental change through the latter C20 with development encroaching closer to the site area from the growing conurbation to the east.

This developmental history is clearly reflected in the townscape character of the nearby environment to the east, together with small pockets of development to the south, where woodland was cleared to provide modest scale residential development.

Summary

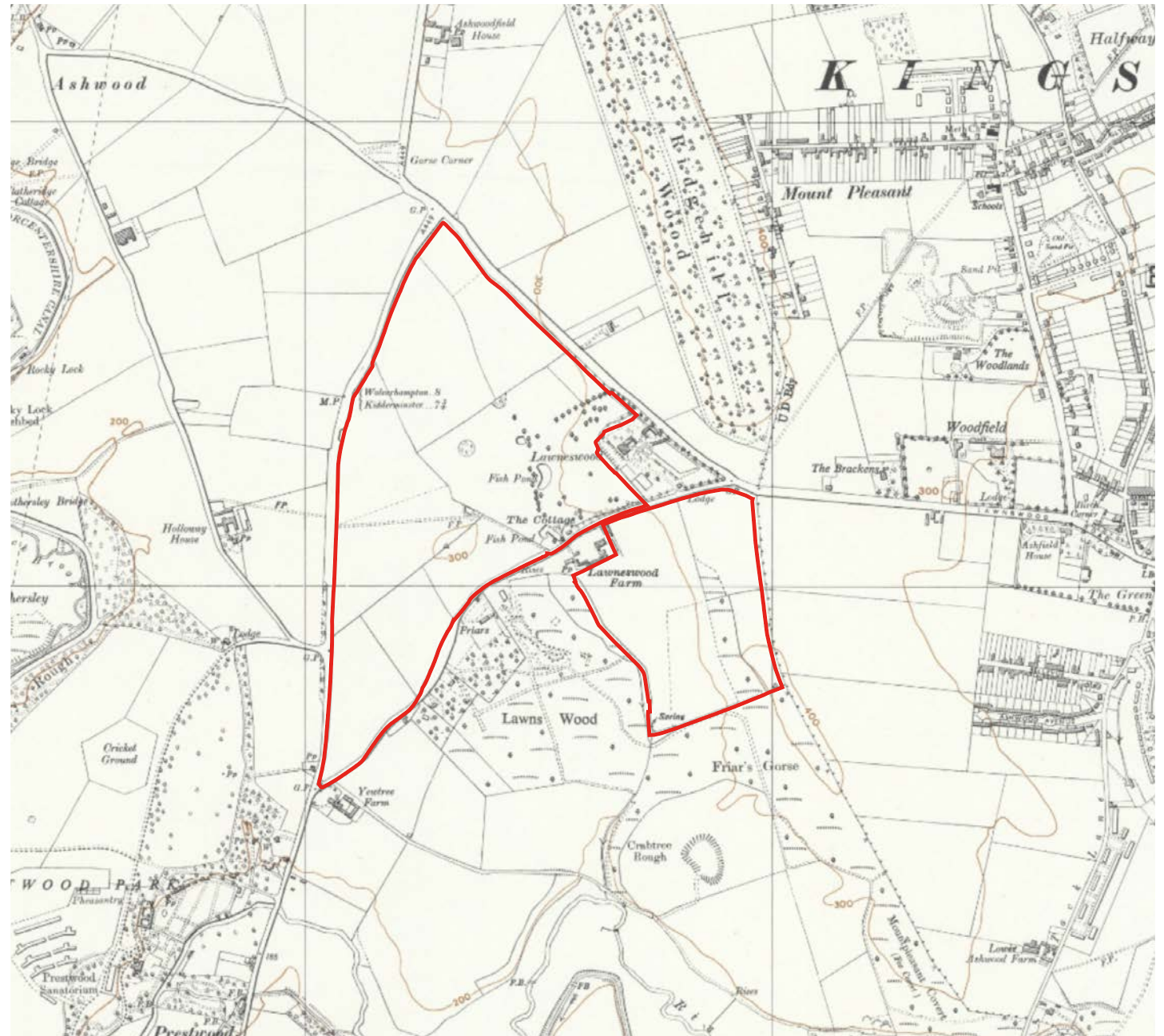
The site's history can be understood in the following principal phases:

- Although the local area was known to have been occupied in pre-historic and Roman times, there is no evidence of occupation of the site during this period.

- The site is likely to have formed part of the wider area of forestry known as Kinver Forest up to and throughout the Medieval period.
- The site and context was enclosed as fieldscapes in C18/19.
- Lawnswood House and associated buildings and pleasure grounds were constructed in the mid C19.
- Modest degrees of development took place within the Lawnswood estate during the C20, with change primarily related to internal alterations.
- Lawnswood House converted for use as a restaurant and public house: The Roe Deer, in the early C21.

The adjacent plan shows the following:

1. Ordnance Survey of 1955



Images as follows:

1. Nearby residential character, Lawnswood Road
2. Rural character of Lawnswood (route)
3. Retail, Lawnswood Road
4. Suburban character of Lawnswood Road

Local context

The site is located at Lawnswood Road, Stourbridge within South Staffordshire district. The site is within a transitional context on the edge of the urban area, with Wordsley and the wider Black Country conurbation to the east and the rural landscape setting of South Staffordshire to the west. To the immediate east along Lawnswood Road, there is a more suburban character to development typified by low density postwar development set back from the road.

It is within the setting of a number of heritage assets, including a stable range and entrance lodge to the east and Holland House to the south (all listed at grade II); together with the non-designated Lawnswood House and associated buildings, again, located to the east of the site.





LEGEND

 Site boundary
(55.89ha)

FIGURE 4.4 | SITE LOCATION | NTS

Site description

The site is identified on **fig 4.5**.

It is formed of two parcels of land located to the north and south of Lawnswood, which collectively measure 55.89ha in area.

The site is currently undeveloped land, comprised of a series of individual fields, largely agricultural in nature, subdivided by hedgerow field boundaries. It contains a number of individual trees and groupings of trees, together with water features including ponds and ditches.

The site itself is not subject to any statutory heritage designation. It does, however, include an area of land within its northern parcel which is identified on Staffordshire's Historic Environment Record.

This area formed pleasure grounds for the adjacent Lawnswood House. It is clearly distinct in landscape character from the rest of the site area. Although it has not been maintained as a formal garden, it is not utilised for agriculture and still contains a number of relict features of its design as pleasure grounds for the adjacent Lawnswood House, including specimen tree planting and fish ponds.

There is significant topographical change across the site's two land parcels. The northern parcel drops in level from 91m to 73m AOD from northeast to south west. The southern parcel has a high plateau of 125m AOD at its south-eastern corner. A band of woodland at 100m AOD runs through the centre of the site, with a drop in levels to 75m AOD on the western boundary.

These changes in levels allow views across and through the site, including from Lawnswood House across the former pleasure grounds and from various points within the site and around its boundary towards the Ridgehill Wood, an area of woodland on the hill to the east of the site.

A number of public rights of way and footways on the public highway pass around the site perimeter. A public right of way bisects the northern parcel, passing broadly east to west; and another bisects the southern parcel, passing broadly north to south through the centre of the parcel.

Images overleaf as follows:

1. Individual mature trees along field boundaries
2. Views across site to woodland
3. Water body within northern boundary
4. Landscape character, southern land parcel
5. View north through southern land parcel
6. View from upper plateau of southern land parcel
7. Views into Lawnswood House and associated buildings from southern land parcel
8. Public right of way through southern land parcel



LEGEND

Site boundary (55.89ha)

Access & movement

Existing footway

Existing public footpath

Existing pedestrian access

Existing agricultural access

Landscape features

Contour levels

Existing tree canopy

Existing waterbody

Existing watercourse

Placemaking

Sensitive boundary

Wide views over setting of Lanswood house

Wide views over the site

Long views to woodland ridge

0 200
metres

FIGURE 4.5 | SITE ANALYSIS | 1:6,250



1



2



Lawnswood Road / Heritage statement

3



4



5



6



7



8



5

Statements of significance

- 1 Executive summary
- 2 Introduction
- 3 Legislation, policy and guidance
- 4 Site and context
- 5 Statements of significance**
- 6 Heritage impact assessment



5. Statements of significance

Introduction

This section identifies and considers the values and significance of designated and non designated heritage assets likely to be impacted by the development of the site.

NB. The scope of assessment follows NPPF paragraph 194, in that **"... the level of detail should be proportionate to the [heritage] assets' importance and no more than is sufficient to understand the potential impacts of the proposal on their significance..."**.

Heritage assets

Figure 5.1, overleaf highlights the heritage assets within the local context of the site.

A process of identification of heritage assets was undertaken utilising map and secondary source data including:

- historicengland.org.uk/listing/the-list
- www.heritagegateway.org.uk

The potential for impact upon these assets arising from development was assessed via a primary survey, allowing the production of a shortlist of assets requiring further consideration on the basis of potential impact upon their settings. This includes those assets specifically referenced within the Staffordshire Historic Environment Record.

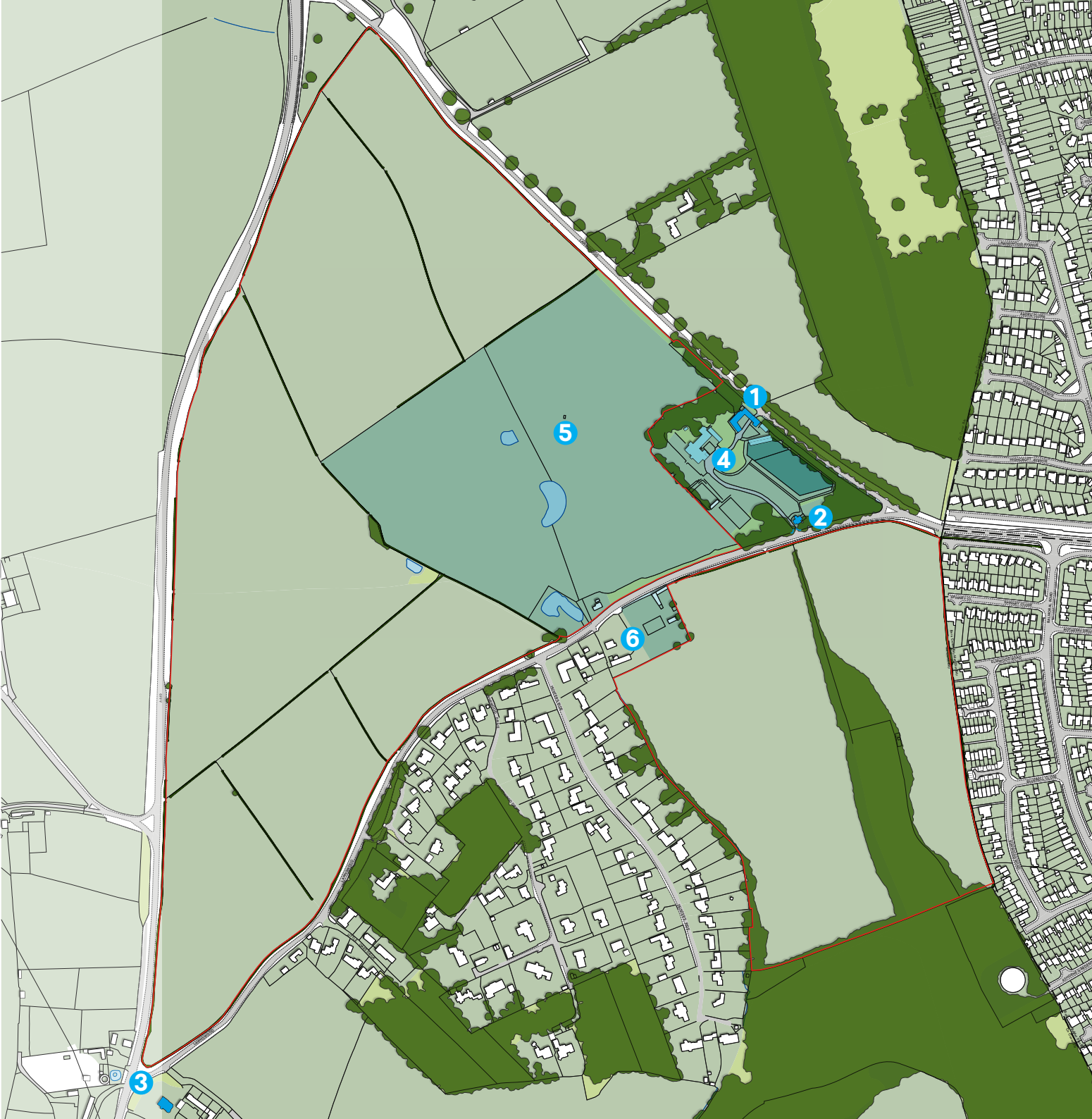
Heritage assets and their current and potential future relationship with the site are considered over the following pages, as follows:

Listed buildings:




- Grade II listed stable range at Lawnswood House. (**fig 5.1 map reference #1**)
- Grade II listed entrance lodge with curved walling and gate piers at Lawnswood House. (**#2**)
- Grade II listed Holland House stands to the immediate south of the site. (**#3**)

Non designated heritage assets:

- Lawnswood House and non-designated assets associated with Lawnswood House, including Potting Sheds, Boiler House, Office and Glasshouse. (**#4**)
- Contemporary landscaped park and pleasure grounds extending north and west from Lawnswood House. (**#5**)
- Lawnswood Farm (recorded as Lawneswood Farm on the HER), located between the site's two land parcels. (**#6**)
- Wider non-designated heritage assets as identified on the Staffordshire Historic Environment Record. (**fig 5.2**)



LEGEND

-  Site boundary (55.89ha)
-  Grade II listed building
-  Non-designated heritage asset

1. Stable range at Lawnswood House
2. Entrance lodge with curved walling and gate piers at Lawnswood House
3. Holland House
4. Lawnswood House and associated non-designated heritage assets, including potting sheds, boiler house, office and glasshouse
5. Landscaped park and pleasure grounds extending north and west from Lawnswood House
6. Lawnswood Farm

0 200
metres



FIGURE 5.1 | HERITAGE ASSETS | 1:6,250

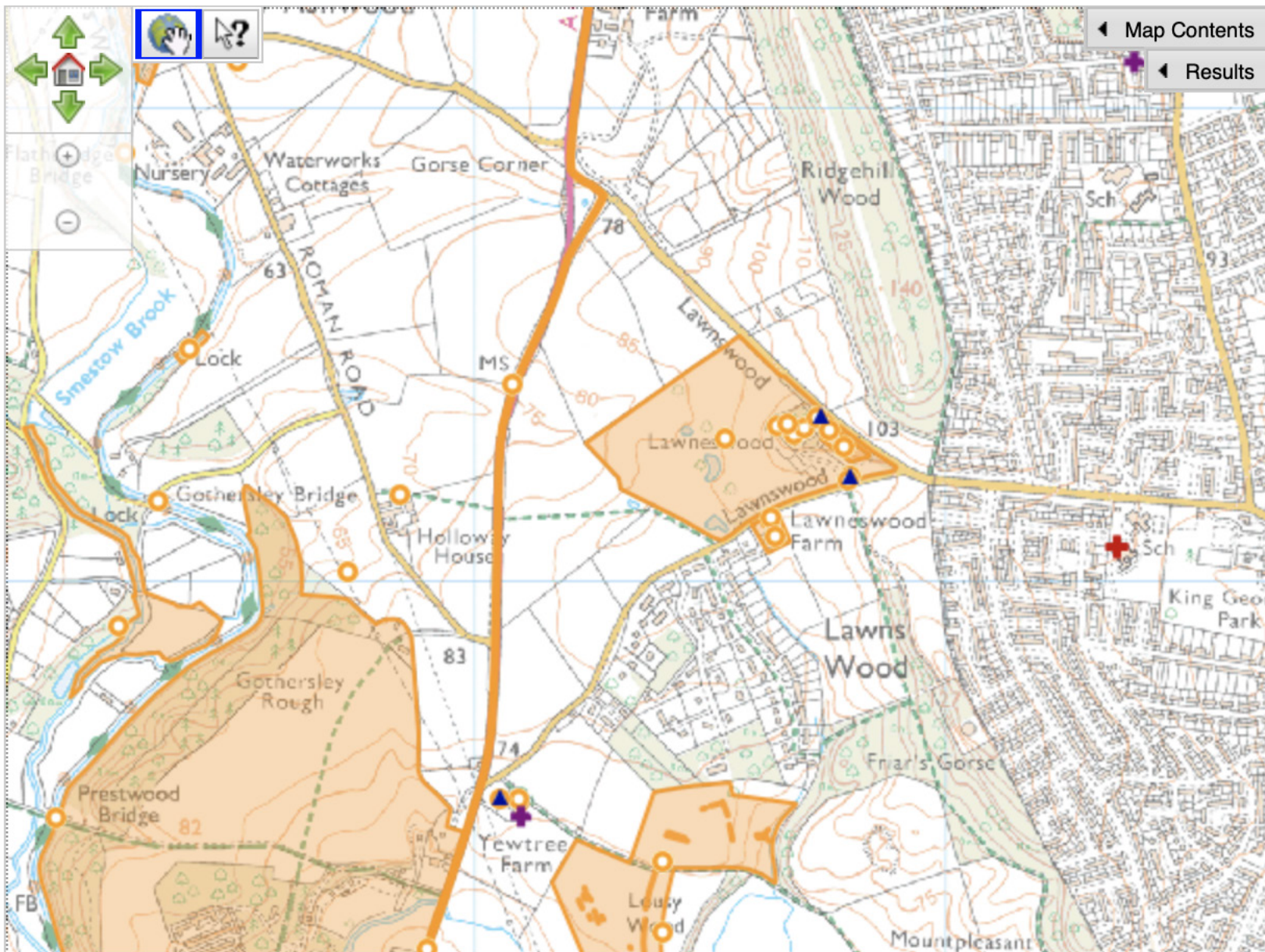
Wider non designated heritage assets:

A review of wider heritage assets on the Historic Environment Record was undertaken. The Historic Environment Assessment report stated:

Although no non-designated archaeological sites are recorded on the site, the Staffordshire HER records a range of non-designated assets within 500 m, including the projected line of the Greensforge to Droitwich Roman Road which passes immediately south of the site. Mitigation will be required to address any impacts upon archaeological remains which could potentially be present on the site.'

The plan overleaf highlights the HER records within reasonable proximity of the site, which does not identify the location of a projected line of the Roman Road to the south of the site.

Archaeological investigation is beyond the scope of this report, but it is noted that there is archaeological potential in the locality stemming from the area's known developmental history, which would require suitable assessment as part of more detailed development of proposals on the site.



- ▲ Listed Building (NHLE)
- EH PastScape
- Local HER record points
- ▭ Local HER record polygons
- ✚ NMR Excavation Index

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FIGURE 5.2 | HISTORIC ENVIRONMENT RECORD | NTS

Stable range at Lawnswood House

Overview

- Heritage category: listed building, grade: II
- Located to the immediate east of the northern parcel

The stable range was evaluated for listing as part of the wider Lawnswood House complex of buildings by Historic England in 2018. A significant level of assessment of significance was undertaken as part of this process, which has been reproduced below.

The list description states:

'Architectural and Historic Interest

The stable range at Lawnswood House, Stourbridge is listed at Grade II for the following principal reasons:

Architectural interest:

* as a building displaying a good level of architectural quality in its craftsmanship and design, with a tower and Italianate detailing; * the stable range has a good degree of survival and is very little altered, retaining its mid-C19 loose boxes and windows.

Historic interest:

* the building is a good example of a stable range with attached accommodation block from this period.

History

Lawnswood House is not depicted on the tithe map of 1839, though the corresponding apportionment describes a 'New House, Garden and Pleasure Ground'. It is likely that Lawnswood was in the process of being erected when the tithe surveys took

place; a construction date of 1839 is therefore probable. The house was built for George Firmstone who was an iron founder located in neighbouring Stourbridge.

Lawnswood House is depicted along with its entrance lodge and stable range on Fowler's map of the parish dating from 1840. By the time of the Ordnance Survey map of 1883, Lawnswood is depicted as an L-shaped building with an additional detached range to the east. The map also shows an entrance lodge to the south-east of the house, stable range to the north-east, and glasshouses and walled garden to the east.

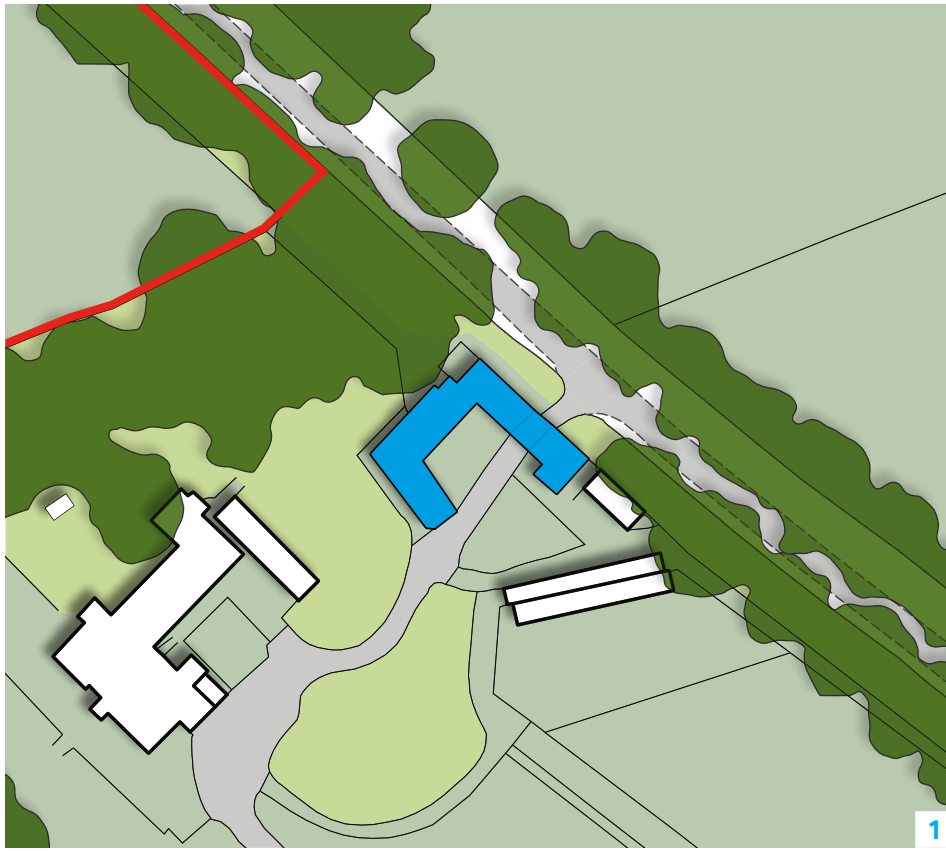
The principal house underwent significant alteration in the 1920s and 30s when the house came under new ownership. Internal alterations were made including the opening up

Images overleaf as follows:

1. Location plan
2. Stable range
3. Stable range within landscape
4. External view of stable range from Lawnswood

of the former library, strong room, butler's pantry and china closet to create a large entrance hall. The principal stair was also replaced at this time, and a large fireplace was inserted at the south end of the hall. Ornate wooden fireplace surrounds with foliate carvings were inserted into morning room and dining room, replacing the earlier fireplaces. The service range was also reconfigured internally during this time, with many of the rooms being opened up and the former laundry and cooking kitchen being incorporated into a new garage extension. It is likely that the colonnaded entrance to the south-east of the house was also rebuilt on a slightly reduced footprint at this time.

The 1938 Ordnance Survey map shows that the glasshouses within the walled garden had been demolished by this date, as had a small conservatory



on the south east elevation of the house. By 1968 a new glasshouse had been erected running parallel to the potting shed on the south elevation of the north wall of the walled garden.

In the early-C21 the timber rafters on the north-east section of the stable range were renewed with all of the rafters in this section of the building replaced; a moving shutter was also added to the vehicle entrance to the east of the range. The fireplaces in the domestic section of the stable range are all replacements of the late-C20.

Details

A stable range with domestic range to the south-east, built in 1839.

MATERIALS: the building is constructed of brick, in a stretcher bond, with slate roof.

PLAN: the stable range is located to the north-east of Lawnswood House comprising three ranges surrounding a courtyard to the south. There is an attached L-shaped domestic building providing accommodation to the south east of the stables.

EXTERIOR: the north and west ranges are single-storey with stable doors and C19 casement windows with a

mounting block to the left (south-west). The west range has, on its south elevation, a stilted arch window with C19 casement. The east elevation of this west range has two openings with shutters but neither with glazing; both openings are situated to either side of a stable door. To the right (north) is a further double timber door.

The north range has three further stable doors, with C19 windows in between; the two windows and door at the very east of the range have segmental arches. At the north-east corner of the north range is a tower, which is square on plan, with open arcading supported by impost at its top. Below is a bull's eye window on each elevation with two very small lights on its south elevation. The tower is accessed via an external stair leading from the courtyard.

The east range is of two-storeys and has two further stable doors under segmental arches and three C19 stilted arch windows. There is a large opening to the south to accommodate vehicles, with a late-C20 moving shutter. Further to the south of the stable range is an L shaped domestic building with projecting bay window on

the ground floor and casement above. On the south-east elevation is the entrance to the building, with further C19 casements to the right.

INTERIOR: the stable ranges retain their loose boxes, of which there are seven across the three ranges. The drinking troughs in the loose boxes are constructed of concrete blocks and are C20 replacements. At the north-west of the building is a tack room retaining its C19 fireplace.

The domestic building to the south-east has on its ground floor a kitchen and two reception rooms, both with late-C20 fireplaces. On the first floor there is a bathroom and two bedrooms, neither of which contains a fireplace.

Setting and relationship to site

The key contributions of setting to significance are the relationships between the stables and other traditional buildings and historic spaces of the Lawnswood House complex. These buildings have a longstanding functional and architectural relationship, which remains legible today. The principal relationships of the stable are with: the house, through their shared aesthetic and the historical occupation of the dwellings by the stable's main users; and the landscaped pleasure grounds, where the house's occupants (likely) rode horses recreationally. These relationships both bolster and enable appreciation of the shared architectural and historic interest of the Lawnswood assets - all products of a substantial high-status domestic development within the plot in the mid-19th century.

The stable's setting is nestled, with views from and of the asset curtailed by a densely planted enclosure of hedgerows and trees. Parts of the northern elevations can be appreciated from Lawnswood Road, where today they provide a drive

through egress for The Roe Deer restaurant. That experience includes a glimpse of the ornate tower.

The asset's wider setting is defined by historic rural landscapes to the west, and substantive modern suburban development to the east. The rural landscape provides allusion to the historical landscape setting of the Lawnswood House complex, whereas the suburban areas encroach upon it.

The site constitutes rural landscape parcels within the wider setting of the heritage asset. As identified, these areas make a minor positive contribution, but to a degree limited by the density of the existing mature landscaping between the listed building and the site boundaries, and by nature of the main elements of contribution (via setting) deriving from the relationships to the Lawnswood House estate. The screening is to an extent that there are no direct visual relationships between the site and the heritage asset. The northern parcel of the site and the asset are, however, encountered (but not concurrently) when traversing Lawnswood Road, providing an indirectly linked experience of landscape character and heritage interest.

Entrance lodge with curved walling and gate piers at Lawnswood House

Overview

- Heritage category: listed building, grade: II
- Located to the east of the northern parcel and to the north of the southern parcel

The entrance lodge was evaluated for listing as part of the wider Lawnswood House complex of buildings by Historic England in 2018. A significant level of assessment of significance was undertaken as part of this process, which has been reproduced below.

The list description states:

Architectural and Historic Interest

The entrance lodge at Lawnswood House, Stourbridge is listed at Grade II for the following principal reasons:

Architectural interest:

* as an impressive example of an Italianate entrance lodge, designed to give passers-by a taste of the architectural quality of the principal house beyond; * as a high quality and well-crafted building with good quality

architectural detailing including octagonal turret and windows with moulded corncicing; * the building survives remarkably intact and retains many of its mid-C19 windows, its plan-form and internal joinery.

Historic interest:

* as a surviving entrance lodge from the mid-C19, displaying the functions of a small estate in this period.

History

See stable range, described above for the history of the Lawnswood House estate.

Details

An entrance lodge with curved walling and gate piers built in 1839.

MATERIALS: constructed of brick with stucco render incised to resemble ashlar under a slate roof.

PLAN: the lodge is roughly cruciform on plan with octagonal turret to the north.

EXTERIOR: the principal façade (south-west) features a single-storey projecting entrance porch with pediment above. There is a central recessed entrance door with stone

steps and cornice supported by consoles. To the north is an octagonal turret with several blind windows, three at first-floor level and three at ground-floor level. The ground-floor has a central window with pediment supported by consoles with two windows to either side with moulded cornice supported by consoles, the most easterly of these being blind. In between are two narrow lights, both of which are blind. At first floor level are three round-headed windows with hood moulding; the most westerly of these being blind, again there are two blind narrow lights in between. The north-east elevation has a central projecting bay with hipped roof. To the left is a lean-to roof covering the rear entrance to the building.

INTERIOR: on the ground floor of the lodge is a kitchen and two reception rooms both with late-C20 fireplaces. There is some surviving joinery in the building with built-in cupboards in one of the reception rooms and shutters in the entrance hall and reception room to the south-east. There are two bedrooms at first-floor level which retain their C19 sash windows.

Setting and relationship to site

The key contributions of setting to significance are the relationships between the lodge and other traditional buildings and historic spaces within the Lawnswood House complex. These buildings have a longstanding functional and architectural relationship, which remains legible today. The principal relationships of the lodge, and its sweeping walls and gate piers is to the house, with the lodge's designed aesthetic mirroring the house, and its prominent siting at the main driveway consciously chosen to both announce and control entrance to the historic estate. These relationship both bolster and enable appreciation of the shared architectural and historic interest of the Lawnswood assets: all products of a substantial high-status domestic development within the plot in the mid-19th century.

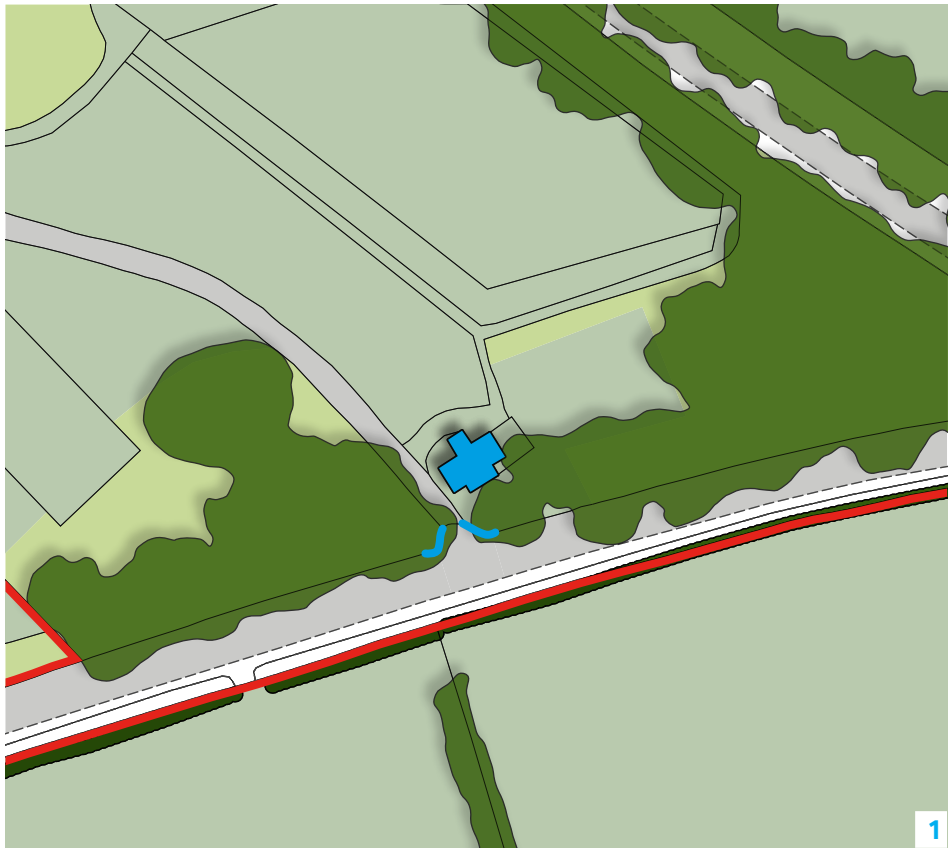
Visually, the lodge is not prominent until in proximity. Views from and of the asset are curtailed by a densely planted enclosure of hedgerows and trees. The experience changes sharply when arriving at the estate's entrance, with the attractive architecture and white rendering coming abruptly into view, through the gateway.

The asset's wider setting is defined by historic rural landscapes to the west, and modern suburban development to the east. The rural landscape provides allusion to the historical landscape setting of the Lawnswood House complex, whereas the suburban encroaches upon it. View of rural fields are afforded from the gateway, and likely the upper storey windows of its western elevation.

The site constitutes rural landscape parcels within the wider setting of the heritage asset. As identified, these areas make a minor positive contribution, but to a degree limited by the density of the existing mature landscape between the listed building and the site boundaries, and by nature of the main elements of contribution (via setting) deriving from the relationships to the Lawnswood House estate. There is a visual relationship between the entrance lodge, walling and gate piers and the southern parcel of land, located opposite the listed building on Lawnswood, where the rising topography allows views into and out of the listed building. There is no visual relationship with the northern parcel of the site by virtue of their location and the mature landscaping of the estate.

Images overleaf as follows:

1. Location plan
2. Curved wall and gatepiers with lodge set behind
3. Entrance lodge viewed from Lawnswood
4. Entrance lodge viewed from estate



Entrance lodge, walls and gate piers

Lawnswood House, Lawnswood, Stourbridge

Overview

- Heritage Category: non-designated heritage asset
- MonUID:MST23185 / HER Number:59301
- Located to the east of the northern parcel and to the north of the southern parcel

The Lawnswood House complex of buildings was evaluated for listing by Historic England in 2018. The building, together with a number of ancillary structures were not found to meet the necessary criteria for statutory listing. As such, they have been recorded on the Staffordshire Historic Environment Record as a non-designated heritage asset.

A considerable level of assessment of significance was undertaken as part of the evaluation process, which has been reproduced below, including consideration of:

- Lawnswood House
- Potting Sheds, Boiler House, Office and Glasshouse
- Walled Garden
- Dairy, Knife Room and Coal Store

The Historic Environment Record summarising this process states:

Architectural and Historic Interest: Lawnswood House

An Italianate villa dating to 1839, built for local iron founder George Frimstone. The house is of brick with stucco render incised to resemble ashlar and a slate roof. It is set within its own grounds with associated service wing, entrance lodge, stable range and walled garden.

It is likely that Lawnswood was in the process of being erected when the tithe surveys took place as although it is not depicted on the tithe map of 1839 the corresponding apportionment describes a 'New House, Garden and Pleasure Ground' and therefore a construction date of 1839 is considered probable. The house was built for George Frimstone who was an iron founder located in neighbouring Stourbridge.

By the time of the Ordnance Survey map of 1883, Lawnswood is depicted as an L-shaped building with an additional detached range to the east. The map also shows an entrance lodge to the south-east of the house, stable range to the north-east, and glasshouses and walled garden to the east. The majority of the windows in the principal house are single-paned sashes and are replacements from the

Images overleaf as follows:

1. Location plan
2. Current main entrance to restaurant at Lawnswood House
3. Aerial view of Lawnswood House in landscape setting (source: Savills)
4. Principal south-western elevation onto parkland

later 19th century, whilst the windows from the service range predominantly date to the early 20th century.

A historic photograph dating from 1893 shows that the central bay on the south-west elevation of the house was originally three storeys; it has since been reduced to two which probably also took place in the early 20th century. The photograph also shows that the building had balconies on the first-floor of this elevation which have since been lost.

The building underwent significant alteration in the 1920s and 1930s when the house came under new ownership. Internal alterations were made including the opening up of the former library, strong room, butler's pantry and china closet to create a large entrance hall. The principal stair was also replaced at



this time, and a large fireplace was inserted at the south end of the hall. Ornate wooden fireplace surrounds with foliate carvings were inserted into morning room and dining room, replacing the earlier fireplaces. The service range was also reconfigured internally during this time, with many of the rooms being opened up and the former laundry and cooking kitchen being incorporated into a new garage extension. It is likely that the colonnaded entrance to the south-east of the house was also rebuilt on a slightly reduced footprint at this time.

Historic plans show that the area to the south-east of the house had originally been a yard enclosed by a wall. This has since been lost however it is likely that the footings of the wall of the yard have been used to create a formal garden in this area. In addition, much of the fenestration

within the service range was altered during the early 20th century. This includes the insertion of several larger windows on the ground floor of the north-west elevation and the insertion of several windows into the corridor of the service range, on the south-east elevation.

By the 1938 Ordnance Survey map a small conservatory on the south east elevation of the house had been demolished. The house is of brick construction, set on a stone plinth with stucco render incised to resemble ashlar and a slate roof. The entrance elevation (south-east) features a hipped bay to the centre with a further projecting bay with pediment to the left. At ground-floor level there is a two-light window with rounded hood mould and double doors to the left. At first floor is a two-light window with cornice supported by consoles

and a further round-headed window to the left. This façade contains the main entrance to the building which is accessed via a colonnade with pediment supported by columns. On all façades the principal building features a moulded string course between the ground and first storeys with deep coving below the eaves. To the right is the former service range which features a regular fenestration and a parallel single-storey lean-to range to the south housing the service corridor.

The garden (south-west) elevation has a projecting bay at its centre with a pediment above. The building is symmetrical to either side with narrow recess containing narrow window openings at both levels then a further projecting two bays with a window at both ground and first floor. The central bay has an entrance door, with narrow

Images overleaf as follows:

1. Mature landscape
2. Access route to Lawnswood House
3. Lawnswood House in landscape setting
4. Car park developed within garden area

margin glazing to either side, and a two-light window with rounded hood mould above.

The north-west elevation contains a tower at its centre, with a projecting, pedimented bay to the right, and three-storey former service range of four bays to the left. To the far left is a single-storey range with garage extension beyond. The north-east elevation has an irregular fenestration with the profile of the covered entrance colonnade to the left. At the centre is a second tower with large leaded window of early 20th century date to the left. Here there are also steps to access the cellar below. There are chimney stacks at either end of the former service range and also three further stacks in the principal range running north-west to south-east.



The principal entrance to the main house is situated on the south-east elevation which leads to a small entrance porch and through to a large hall. The majority of the fixtures and features within this section of the building date to the 1920s with the Arts and Crafts style joinery constructed of oak. There is a deep inglenook fireplace of early 20th century date to the south of the hall, with stone surround and wooden panelling to either side with glazed cupboards. There is decorative plasterwork in a foliate design above. There are three principal reception rooms on the ground floor, formerly in use as the morning room, drawing room and dining room. The drawing room, opposite the main stair contains the only original mid 19th century fireplace within this section of the building; this room also has mouldings

which have been applied to the walls to give a panelled effect. The other two reception rooms contain early 20th century replacement fireplaces. The windows within this section of the building are predominantly single pane late 19th century sashes, though there are early 20th century double doors in the dining room to access the gardens on the north elevation. There is a decorative modillion cornice in both the drawing room and morning room to the far south-west of the house.

The stair at the north end of the hall is panelled and has a ramped handrail with barley-twist balusters. Above the stair is an internal leaded oriel window and on the north-east elevation, overlooking the former yard, is a large leaded window of six lights. Directly above the stair at first-floor level is a coffered ceiling. At first-floor level, the main stair leads to a landing

which accesses the seven principal bedrooms, two of which are located in the former service range. Three bathrooms and a further cloakroom are also accessed from the hall. All of the bedrooms, with the exception of one at the very south-west of the building, retain their mid 19th century fire surrounds; however they have all had mid 20th century gas fires inserted into them.

To the north-east of the principal rooms is the linear former service range containing a separate mid 19th century service stair. This range contains a number of reception rooms at ground-floor level, including kitchen and larder, with single-storey service corridor to the south. There is one unaltered room on this level as one of the two original larders surviving with work surfaces supported by brick arches. However, the original features

Images overleaf as follows:

1. Mature landscape
2. Potting Sheds, Boiler House, Office and Glasshouse
3. Walled garden
4. Potting Sheds, Boiler House, Office and Glasshouse interface with walled garden

within this level of the service range have largely been lost. At first-floor level in this section of the building the bedroom fireplace surrounds survive from the period of the building's construction. The service stair accesses the second-storey which contains two rooms and bathroom to the north-east. These retain their fireplaces from the mid 19th century. To the south of the stair is a hallway with roof light and a further room beyond with 19th century fireplace.

There is a cellar which is accessed below the service stair at ground level; this contains rooms with shelving to accommodate wine storage and also further rooms to house the building's heating services. One of the cellar rooms contains a late 19th century inbuilt Milner's safe.



Potting Sheds, Boiler House, Office and Glasshouse

Potting sheds with boiler house and office, built on the north side of the north wall of the walled garden at Lawnswood House which itself was built for local iron founder George Firmstone in circa 1839. An abutting glasshouse was added to the south side of the north wall of the walled garden in the mid 20th century.

A potting shed located on the north side of the north wall of the walled garden (PRN 59306) at Lawnswood House (PRN 59301). The potting shed range has a boiler house at the western end and offices and potting rooms to the east. There are no surviving fireplaces within the range. The lean-to roof is supported on iron half-trusses with circular piercing.

By 1968 a new glasshouse had been erected running parallel to the potting shed on the south elevation of the north wall of the walled garden.

This mid 20th century lean-to glasshouse was manufactured by Skinner Board and Co., a horticultural building and heating company that was established in 1884 and continued trading until the 1970s.

Walled Garden

A walled garden, probably established in the mid 19th century to serve Lawnswood House which itself was built for local iron founder George Firmstone.

A walled garden built to serve Lawnswood House, itself was built for local iron founder George Firmstone in circa 1839. The walled garden measures approximately 90 metres north to south and 40 metres west to east. Later 19th century mapping (from circa 1883) shows glasshouses and the walled garden. The 1938 Ordnance Survey map shows that the glasshouses within the walled garden had been demolished by this date. By 1968 a new glasshouse had been erected running parallel to the potting shed on the south elevation of the north wall of the walled garden.

This mid 20th century lean-to glasshouse was manufactured by Skinner Board and Co., a horticultural building and heating company that was established in 1884 and continued trading until the 1970s.

Dairy, Knife Room and Coal Store

A series of brick vaults which housed the dairy, knife room and coal store to the mid 19th century Lawnswood House.

A series of brick vaults which housed the dairy, knife room and coal store to the mid 19th century Lawnswood House. Each room is accessed via a wooden door through a brick arch with brick vaulting inside. The room at the very north of the range contains a 19th century window of 24 panes.

Summary of significance

Lawnswood House and its associated walled garden with potting shed were assessed by Historic England for listing in August-September 2018. The assessment concluded that they were not suitable for listing for the following principal reasons:

Lack of architectural interest:

* the loss of the original principal stair and the replacement of some of the downstairs fireplaces has had a detrimental impact on the Italianate architectural scheme; the Arts and Crafts-style joinery does not complement the architectural intention of the 1839 building;

* the reduction of the central bay of the garden (south-west) elevation by one storey has altered the proportions of this façade and reduces the impact of the original architectural scheme;

* the principal house has been altered internally with the loss of the original plan form, including library, strong room, butler's pantry and china closet to create a large entrance hall;

* the glasshouse in the walled garden is a later, mid-C20 replacement and is too late in date to meet the criteria for listing, moreover the remainder of the walled garden does not possess the high levels of special architectural or historic interest required to merit listing.

Lack of historic interest:

* the building is of clear local interest as an example of a mid-C19 villa, but does not possess the requisite level of interest for statutory listing.

Conversion to Roe Deer restaurant

Following the assessment for listing by Historic England, Lawnswood House was converted and since 2019 has traded as the Roe Deer pub and restaurant. Whilst this has ensured the ongoing conservation of the building through active use, the process has further adapted Lawnswood House internally and altered its use from its original residential function, with resultant impact upon significance.

Setting and relationship to site

The key contributions of setting to significance are the relationships between the house and other traditional buildings and historic spaces within the Lawnswood House complex, including a lodge, stable, potting shed, boiler house, office, glasshouse, walled garden, dairy, knife room and cold store. These buildings have a longstanding functional and architectural relationship, which remains legible today.

As the focal point of the estate, the house has important relationship to all features therein. The architectural and functional relationship between the house, the lodge and stables has been discussed in previous sections – both

used by the house's occupants for functional purposes (stabling horses and announcing/controlling entrance), and as a means of expressing wealth. This complex of buildings is enclosed by a densely planted landscape boundary comprising hedgerows and trees. The boundary screens the house from both splayed 'arms' of Lawnswood Road, and creates a very strong sense of privacy when within.

A key relationship is with the landscaped pleasure grounds immediately north and west. Designed as a recreational extension to the main estate plot, the grounds provided both an amenity and a further means of demarcating high social status and economic prosperity. Views are afforded across the grounds from adjacent and within the house and, reciprocally, the house's architectural interest can be experienced and appreciated from within.

The design and layout of the grounds are important to consider when qualifying their contributions to the house's significance. Historical mapping (see page 57) illustrates the planning of a dense enclosure of trees within the grounds, with two lines running perpendicular from the

splayed 'arms' of Lawnswood Road.

This created an area of visual enclosure in the immediate setting of the house: this barrier likely enhanced the sense of prominence of the house within the enclosed space, but limited views of it from beyond. Today that barrier has become fragmented through a steady, and incremental loss of trees.

The visibility of the house from within the grounds (and vice versa) is therefore more open than historically. The experiences do remain, however, filtered by vegetation to an extent dependent on the season.

The asset's wider setting is defined by historic rural landscapes to the west, and substantive modern suburban development to the east. The rural landscape provides allusion to the historical landscape setting of the Lawnswood House complex, whereas the suburban areas encroach upon it. The dense vegetation boundaries around the house limit views of both landscapes, new and old. Glimpses of distant rural fields are afforded from the house's south-western elements (internal and external), filtered through the lines of trees planted within the pleasure grounds.

The site's existing relationship with house derives from the relationships between it and its historic pleasure grounds (included within the site boundary), and the aforementioned glimpse of rural parcels (some of which are within the site boundary) from within and adjacent the south-western elevation.

Otherwise, the site constitutes rural landscape parcels within the wider setting of the heritage asset with no inter-visibility due to the density of the existing mature landscaping between the building and the site boundaries.

There may be historical relationships between the house and rural parcels in the wider landscape, via ownership, however the degree to which this ownership is tangible to those experiencing the asset today, via and within its setting today, is limited.

Gardens and Pleasure Ground, Lawnswood House, Lawnswood, Stourbridge

Overview

- Heritage Category: non-designated heritage asset
- MonUID: MST23186 /HER Number: 59302
- Located partially within the boundary of the northern land parcel.

The gardens and pleasure grounds associated with Lawnswood House was evaluated as part of the wider listing assessment undertaken by Historic England in 2018.

The gardens and pleasure grounds have been recorded on the Staffordshire Historic Environment Record as a non-designated

heritage asset. A considerable level of assessment of significance was undertaken as part of the evaluation process. The Historic Environment Record summarising this process states:

Architectural and Historic Interest

'The gardens and 'pleasure ground' associated with Lawnswood House, probably established in circa 1839 for local iron founder George Frimstone.

It is likely that Lawnswood was in the process of being erected when the tithe surveys took place as although it is not depicted on the tithe map of 1839 the corresponding apportionment describes a 'New House, Garden and Pleasure Ground' and therefore a construction date of 1839 is considered probable. The house was built for George Firmstone who was an iron founder located in neighbouring Stourbridge.

The extent of the 'gardens' are depicted on the 2nd Edition Ordnance Survey map (circa 1900) and included two fishponds as well as a walled garden.'

Our research has found a detailed illustration of the gardens and 'pleasure ground' on the Ordnance Survey of 1882. Regression analysis demonstrates that key designed landscape features remain *in situ*. This includes hedgerows, areas of copse, and ponds. Slightly degraded (through loss of trees) but still tangible, is an extensive belt of trees, arranged in two lines aligned perpendicular to the splaying road, and at a right-angle to one another. The trees may have been designed to establish a visual screen to/from the house, and a divide between areas of more enclosed setting in closer proximity to the

Images overleaf as follows:

1. Location plan
2. Landscape character
3. Aerial view of Lawnswood House in landscape setting (source: Savills)
4. Principal south-western elevation onto parkland

house, and areas with greater visual connection to the wider landscape to the outside.

Setting and relationship to site

The key contributions of setting to significance are the relationships between the landscaped pleasure grounds and other traditional buildings and historic spaces within the Lawnswood House complex. These relationships are detailed in full in previous sections. Key is the relationship to the house, and the ground's enhancement of the ability to appreciate its architectural and historic interest, both through views, and through enabling better understanding of the ambitions and status of its historical occupants.

As described above, the pleasure grounds are subtly divided into two distinct sections by a right-angled





belt of trees: one in closer proximity of the house, historically providing a visually enclosed immediate setting; and the second outside (north and west) of the belt, with greater visual relationship with the wider context of agrarian field networks. In both cases, their respective visual relationships (with house and wider context) enable appreciation of the Lawnswood estate's status within the local

landscape. Today when experienced within the landscape, either in views afforded by the footpath or roads running adjacent, the grounds are read as a designed estate landscape set at a somewhat elevation position within rural landscape.

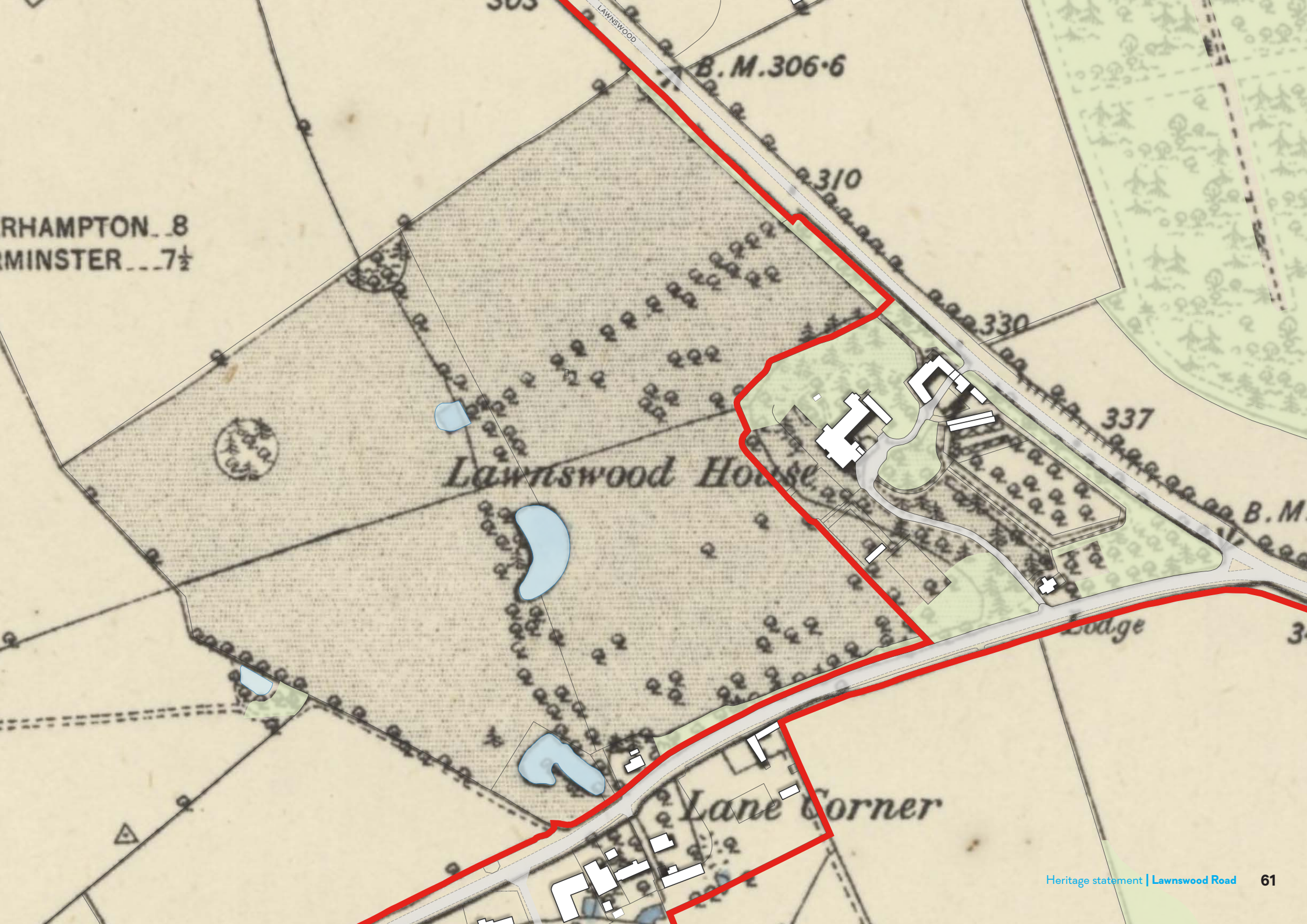
The grounds are located within the site boundary. Their relationship with other areas of the site is formed of views into/from open field parcels

to the immediate north and west, and glimpses of other elements of the site, over the roads, filtered by trees and hedgerows. The site's other field parcels contribute to significance by forming part of the wider historic agrarian setting of the grounds. This contribution has been marginally eroded through some field amalgamation, but remains tangible.

Images as follows:

Above: panorama of pleasure ground from the garden of the Roe Deer restaurant

Overleaf: Ordnance Survey of 1882 with current day overlay and site boundary



RHAMPTON .8
MINSTER ...7½

B.M. 306.6

310

330

337

B.M.

Lawnswood House

Lodge

Lane Corner

Holland House

Overview

- Heritage category: listed building, grade: II
- Located to the south of the site boundary

Architectural and Historic Interest

The list description states: 'Farmhouse, now house. Late C17, remodelled and extended circa 1840. Red brick (Flemish bond); plain tile roof with shaped gables; brick central stack with 4 square section shafts. Principal range aligned north-south facing west with 2 rear wings aligned east-west; C19 additions to the east of these wings.

WEST FRONT: 2 storeys; 3 bays, C19 casements with wooden mullions and raised plaster surrounds. Central gabled break of circa 1840 with blind rectangular loop in the shaped gable,

and at ground level a stone bench with shaped brackets on piers supporting a hipped roof.

SOUTH FRONT: gable end of main range to left with attached rear wing to which has been added a C19 single-storey porch with shaped gable and rounded entrance arch. Two C 19 gabled extension wings to the right.

NORTH FRONT: gable-end of front range to the right with attached rear wing, the former has small blocked windows with gauged brick heads. Gabled C 19 extension to the left has cast iron casements with patterned glazing bars.

The building has been substantially restored during the C21 and is currently a residential property. Its significance is derived from its age, its architectural character and its historic function as a farmhouse, given the importance of farming within the local landscape.

Setting and relationship to site

The immediate setting of Holland House is its domestic plot. The plot is largely enclosed by a densely planted landscape boundary comprising hedgerows and trees to the west onto the A449, wrapping around the northern boundary onto Lawnswood. The boundary planting is lower to the east over the arable landscape with a lower hedgerow and sporadic trees allowing filtered views into the upper floors of the farmstead complex from the north.

Immediately east is an L-plan complex of (now converted) farm buildings. The buildings have an historical functional relationship with the asset, and their survival helps illustrate its previous functions as a farmhouse.

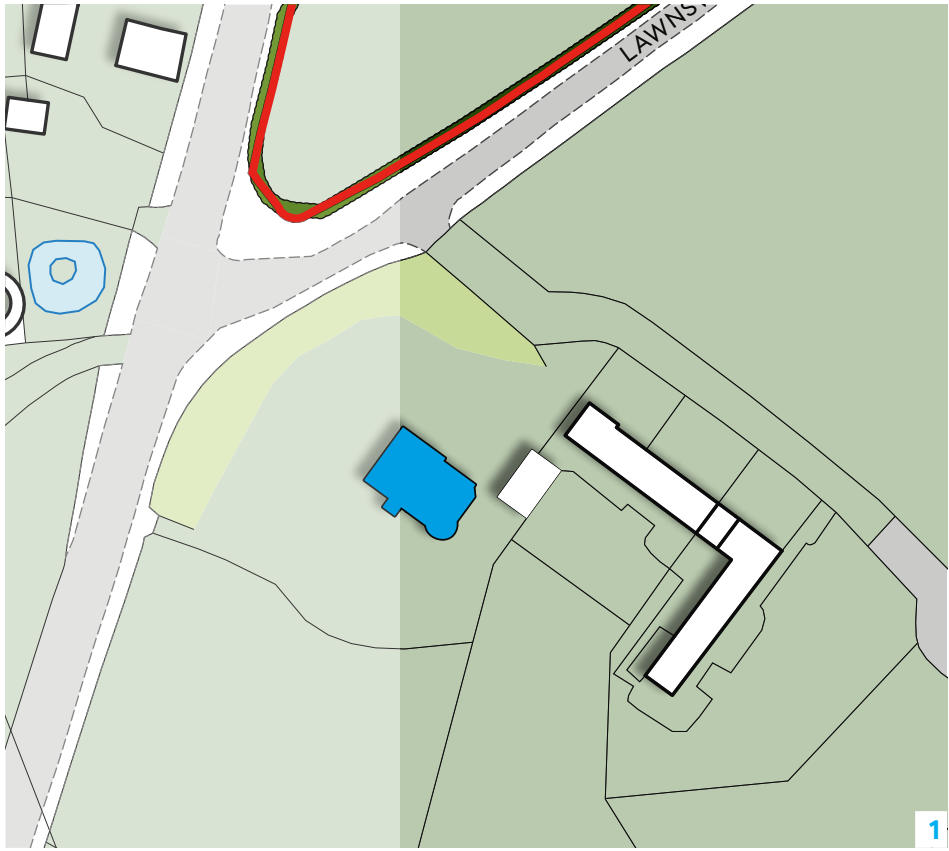
The wider landscape setting is characterised by an arrangement of fields, woodlands, lanes (etc.)

Images overleaf as follows:

1. Location plan
2. Holland House access from Lawnswood
3. Holland House viewed from access road
4. Holland House in its landscape setting

symptomatic of the area's rural landscapes. The farmhouse will have historical functional relationships with this landscape, now severed by its sole residential function, but remaining subtly tangible through the dynamic of the asset's architecture, siting, and context relative to neighbouring buildings and spaces.

Low levels of hedgerow to either side of Lawnswood allow the potential for a very limited visual relationship between the listed building and the south of the northern parcel of the site. Topographic change within the site limits this to a very small area at the southern tip. Distance, intervening development and landscape to the north-east limits the interrelationship between the listed building and the southern parcel of the site.



Lawnswood Farm, Lawnswood Road, Kinver

Overview

- Heritage Category: non-designated heritage asset
- MonUID: MST22296 / HER Number: 58428
- Located adjacent to the northern boundary of the southern land parcel and to the south of the northern land parcel, on Lawnswood

Architectural and Historic Interest

The historic environment record describes Lawnswood Farm (recorded as Lawneswood Farm) as follows: 'A farmstead established in the later 1920s or 1930s, incorporating an earlier (19th century) outfarm (PRN 58427). The farmstead has a generally dispersed plan.'

The outfarm is described as follows: 'An isolated outfarm with loose, two-sided yard and additional yard area to the west. The outfarm had been established by the late 19th century and was expanded in the late 1920s or 1930s to form Lawneswood Farm.'

Lawnswood Farm has a modest degree of architectural and historic interest stemming from its collective form as a farmstead comprised of several distinct elements, developed over time from a C19 outfarm into the mid

C20 collection of building, revealing changing patterns of agricultural methods. The principal building has been subject to recent conversion to residential accommodation.

Images overleaf as follows:

1. Location plan
2. View north-east from Lawnswood
3. View into the farmstead from southern land parcel
4. View south-west from Lawnswood

Setting and relationship to site

Lawnswood Farm's immediate setting is the collection of building forming with farmstead, with the wider setting comprised of the agricultural land around it. Both support appreciation of the farmstead's historical functional role within the local landscape's agrarian economy.

It has limited enclosure along its boundaries and is situated in a prominent position along Lawnswood, allowing views into and out of the farmstead.

This includes the southern land parcel of the site, where the rising topography allows views into and out of the farmstead.





6

Heritage impact assessment

- 1 Executive summary
- 2 Introduction
- 3 Legislation, policy and guidance
- 4 Site and context
- 5 Statements of significance
- 6 Heritage impact assessment



6. Heritage impact assessment

Introduction

This section provides an overview of the proposed development and an assessment of the impact of the proposals on the significance of the heritage assets.

The impact assessment is structured as follows:

- **Heritage principles:** a description of the design principles which guided the development of the masterplan and how it relates to the historic environment.
- **The proposals:** a description of the proposed design and its relationship with the historic environment.
- **Impact assessment:** a narrative commentary on the scheme and its heritage impact.

Heritage led design principles

An understanding of the heritage and landscape sensitivity of the site and its context led to the creation of design principles for the masterplan. The relevance of these principles in relation to the historic environment is set out below:

1. Green infrastructure

This principle proposes the definition of significant areas of undeveloped landscape space within the site area. Most notably in relation to the historic environment, this includes the preservation of the entire area identified on the HER as pleasure grounds. This area would be retained and could be enhanced as part of proposals to better reveal the significance of this area. Furthermore, the ability for the public to access

this space would provide greater understanding of the gardens themselves and the Lawnswood House estate (including its statutory designations), with the potential for interpretation to be implemented within the landscape to assist this process.

In the south of the site, proposed landscape space creates a significant buffer to the listed building at Holland House.

Additionally, this principle proposes the creation of a series of strategic green corridors through the site. These corridors allow the retention of existing landscape assets and provides a buffer to existing heritage assets including the pleasure grounds and listed buildings around Lawnswood House

2. Blue infrastructure

Beyond the creation of new water bodies and swales for practical drainage and landscape amenity purposes, the blue infrastructure principle recognises the importance of retaining the existing water bodies relating to Lawnswood House's pleasure grounds, which as the historic development section identified, have been a key part of the estate's landscape setting since at least the late C19 (and likely earlier).



LEGEND


 Site boundary (55.89ha)

1. Green infrastructure

 Strategic green corridor


2. Blue infrastructure

 Existing pond


 Surface water attenuation

 Swale

3. Historic setting

 Appreciate character/ setting

4. Residential clusters

 Residential development

 Public open space

0 200
metres

FIGURE 6.1 | HERITAGE LED PRINCIPLES | 1:6,250

3. Historic setting

The historic setting principle makes it clear that the area identified on the HER is a defined part of the historic setting of Lawnswood House and its associated buildings (including both listed buildings). This reinforces the need to preserve this area by any masterplan which comes forward on the site.

4. Residential clusters.

The principles of the creation of residential clusters seeks to minimise the site's potential to overwhelm its setting, including the heritage assets identified within the local area, through overly dense and inappropriate development. The principle relates to the creation of a range of individual small clusters of development, which could take on unique characteristics and respond to their differing contexts.

The proposals

The masterplan demonstrates how the four heritage-led design principles can be practically delivered within the site, with proposed clusters of development nestled within significant areas of landscape, providing a sensitive design proposal that mitigates its impact on the surrounding historic and landscape environment.

This provides 20.05ha of potential developable residential land within a 55.89ha site area.

The area of the site identified for landscape retention and enhancement is 35.84ha. This constitutes 64% of the total site area. This landscape space includes the entire extent of the area identified on the HER as pertaining to the pleasure grounds associated with Lawnswood House, together with public open space and strategic green corridors.

Impact assessment

An assessment of the impact of the proposed development on each of the identified heritage assets, together with relevant mitigations and justification for the assessment is set out in the table overleaf.



LEGEND

Site boundary (55.89ha)

Land use

Residential development (20.05ha)

Public Open Space

Children's play area

Access & movement

Existing footway

Strategic pedestrian/ cycle link

1. Stable range at Lawnswood House
2. Entrance lodge with curved walling and gate piers at Lawnswood House
3. Holland House
4. Lawnswood House and associated non designated heritage assets, including potting sheds, boiler house, office and glasshouse
5. Landscaped park and pleasure grounds extending north and west from Lawnswood House
6. Lawnswood Farm

0 200
metres

FIGURE 6.2 | PROPOSED LAYOUT | 1:6,250

Heritage asset	Proposed mitigation	Impact	Justification
Stables range at Lawnswood House (GrII listed)	<ul style="list-style-type: none"> • Preservation of full extent of Lawnswood estate and enabling of public access to pleasure grounds • Definition of additional landscape buffer around the pleasure grounds to further offset development • Sensitive built edge to development along the boundary with the landscape buffer: lower density development with tree planting to filter edges 	<p>Very low adverse</p> <p>(Lowest end of "less than substantial harm")</p>	<ul style="list-style-type: none"> • The traditional fabric of the building will not be directly impacted. The key elements of setting that contribute to significance (the relationships with the Lawnswood House complex) will be unaffected. • There will be no/very limited potential for intervisibility between the listed building and proposed development by virtue of its location and existing level of containment from the site by the landscape around Lawnswood House. • Some adverse impact via loss of the rural character of views along Lawnswood, experienced before encountering the stables, and providing an indirect allusion to original landscape context. • The mitigations employed by the proposed design will further ensure that development will be set far from the listed building in the northern parcel, with very limited potential to impact upon the experience of the listed building - or be read as part of its setting. • An increase in vehicle and pedestrian road users passing the listed building along Lawnswood associated with the development, bringing greater activity within the rural context (noise etc.) but also greater numbers of people appreciating the asset.
Entrance Lodge at Lawnswood House (GrII listed)	<ul style="list-style-type: none"> • Definition of landscape buffer on the northern edge of the southern parcel to offset development • Sensitive built edge to development along the northern boundary of the southern parcel: lower density development with tree planting to filter edges • Preservation of full extent of Lawnswood estate and enabling of public access to pleasure grounds 	<p>Low adverse</p> <p>(Low end of "less than substantial harm")</p>	<ul style="list-style-type: none"> • The traditional fabric of the building will not be directly impacted. The key elements of setting that contribute to significance (the relationships with the Lawnswood House complex) will be unaffected. • There will be limited intervisibility between the listed building and proposed development by virtue of its location and existing level of containment from the site by the mature landscape on the boundary of the listed building onto Lawnswood. • The mitigations employed by the proposed design will further ensure that development will be set back from the listed building within both parcels, with very limited potential to impact upon the experience of the listed building - or be read as part of its setting from the northern parcel. • Although the landscape boundary will filter views strongly and diminish the potential for a relationship, the topographical change in the southern parcel will result in development of this land resulting in a minor degree of perceptible change to the setting of the listed building. • An increase in vehicle and pedestrian road users passing the listed building along Lawnswood associated with the development, bringing greater activity within the rural context (noise etc.) but also greater numbers of people appreciating the asset.
Lawnswood House and associated non-designated heritage assets	<ul style="list-style-type: none"> • Preservation of full extent of Lawnswood estate and enabling of public access to pleasure grounds • Definition of additional landscape buffer around the pleasure grounds to further offset development • Sensitive built edge to development along the boundary with the landscape buffer: lower density development with tree planting to filter edges 	<p>Low-to-moderate beneficial</p> <p>(Net outcome of moderate/major positive, and minor/moderate adverse impacts)</p>	<ul style="list-style-type: none"> • The building will not be directly impacted. The key elements of setting that contribute to significance (the relationships with the Lawnswood House complex) will be unaffected. • The significance of the pleasure grounds (a key contributor to the house's significance, via setting) was recognised from the outset of the design development process and its retention in its full extent was a fundamental component of ensure significance could be preserved. Embracing the pleasure grounds as the development's central public space, and allowing free public access will substantively increase the ability to encounter and appreciate the house and its heritage interests. • There will be limited potential for intervisibility between the Lawnswood estate buildings and proposed development by virtue of its location and existing level of containment from the site by the landscape around Lawnswood House. The mitigations employed by the proposed design will further ensure that development will be set far from the house and buildings/features in its immediate setting that make key positive contributions to its significance (the lodge, stables etc.). • Some adverse impact via loss of the house's wider rural landscape setting which modestly contributes to significance by illustrating of its original landscape context.

Heritage asset	Proposed mitigation	Impact	Justification
Lawnswood estate landscape park and pleasure grounds	<ul style="list-style-type: none"> • Preservation of full extent of Lawnswood estate and enabling of public access to pleasure grounds • Definition of additional landscape buffer around the pleasure grounds to further offset development • Sensitive built edge to development along the boundary with the landscape buffer: lower density development with tree planting to filter edges 	<p>Low beneficial</p> <p>(Net outcome of major positive and moderate adverse impacts)</p>	<ul style="list-style-type: none"> • The significance of the pleasure grounds was recognised from the outset of the design development process and its retention in its full extent was a fundamental component of ensure significance could be preserved. Embracing the pleasure grounds as the development's central public space, and allowing free public access will substantively increase the ability to encounter and appreciate the area and its heritage interests, as well as that of associated features and buildings within the Lawnswood estate. • Following its retention, opportunity exists to enhance understanding of the heritage asset through conservation of extant features and enhancement of former features as documented on historic plans. This process of preservation could be supported by the provision of interpretation within the landscape buffer, providing greater knowledge and experience of the heritage asset for a wider range of people. • The mitigations employed by the proposed design, including the buffer landscape and softened and filtered built edges will further ensure that development will be set back from the pleasure grounds. • There will be adverse impact through loss of the pleasure ground's historical rural landscape context. This will be experienced more acutely in northern and western elements. However, the key elements of setting that contribute to significance (the relationships with the Lawnswood House complex) will be unaffected.
Holland House (GrII listed)	<ul style="list-style-type: none"> • Definition of significant area of landscape space to the south of the site to substantially offset development • Sensitive built edge to development along the southern boundary with the landscape buffer: lower density development with tree planting to filter edges 	<p>Very low adverse</p> <p>(Lowest end of "less than substantial harm")</p>	<ul style="list-style-type: none"> • The traditional fabric of the building will not be directly impacted. • There will be no/very limited potential for intervisibility between the listed building and proposed development by virtue of its location and existing level of containment from the site by the existing landscape boundaries along the boundary of the listed building. • The mitigations employed by the proposed design will further ensure that development will be set far from the listed building, limiting potential to impact upon the experience of the listed building - or be read as part of its setting. • Some adverse impact via loss of the house's wider rural landscape setting which contributes to significance by illustrating of its original landscape context and relationships • An increase in vehicle and pedestrian road users passing the listed building associated with the development, bringing greater activity within the rural context (noise etc.) but also greater numbers of people appreciating the asset.
Lawnswood Farm	<ul style="list-style-type: none"> • Definition of landscape buffer on the northern edge of the southern parcel to offset development from the road and from Lawnswood Farm • Sensitive built edge to development along the boundary of the southern parcel with Lawnswood Farm: lower density development with tree planting to filter edges 	<p>Moderate adverse</p>	<ul style="list-style-type: none"> • The traditional fabric of the buildings will not be directly impacted. • There will be intervisibility between Lawnswood Farm and proposed development within the southern parcel as they share a boundary. • The mitigations employed by the proposed design will however ensure that development will be set back from Lawnswood, minimising the change to the setting along the route, together with providing a sensitive edge to the boundary with the building itself (backing on with long rear gardens, for example), which will limit the potential to impact upon the experience of the building. • Although the landscape boundary will filter views strongly and diminish the potential for a relationship, the topographical change in the southern parcel will result in development of this land resulting in a minor degree of perceptible change to the setting of the building. • An increase in vehicle and pedestrian road users passing the buildings along Lawnswood associated with the development, bringing greater activity within the rural context (noise etc.) but also greater numbers of people appreciating the asset.

Historic Environment Site Assessment Phase 1 Report

As noted, a phase 1 report was produced in response to the submission of sites to the Local Plan, which utilised a colour coded system to RAG rate the submitted sites. This identified the Lawnswood Road site as 'red':

'Red: Significant effects predicted. Mitigation unlikely to be possible.'

It provided the following summary assessment:

'Site 654 Lawnswood Site B: A Red indirect impact upon setting is predicted due to the presence of a non-designated landscaped park which extends across the central part of the site and due to the site's proximity to Listed Buildings associated with the park.'

The report provided the following more detailed qualification of this assessment:

'Site 654 Lawnswood Site B (Predicted Indirect Effect on Setting):

Although no designated assets are located on the site itself the boundary surrounds two Grade II Listed Buildings: a stable range (List No. 1459911) and an entrance lodge (List No. 1459906) associated with Lawnswood House, itself a non-designated villa of 1839. The Staffordshire HER records a contemporary landscaped park and pleasure grounds extending north and west from Lawnswood House across the central part of the site and modern aerial mapping suggests that this park survives. A third unrelated Grade II Listed Building, Holland House (List No. 1277296) stands to

the immediate south of the site. Care will need to be taken to ensure that the settings of the Listed Buildings as well as the setting and character of the non-designated landscaped park are respected and retained by any development. This may mean that it is not possible to develop within the non-designated landscaped park. Although no non-designated archaeological sites are recorded on the site, the Staffordshire HER records a range of non-designated assets within 500 m, including the projected line of the Greensforge to Droitwich Roman Road which passes immediately south of the site. Mitigation will be required to address any impacts upon archaeological remains which could potentially be present on the site.'

Response to the findings of the Historic Environment Site Assessment Phase 1 Report

This study has identified the significance of the heritage assets which are referenced within the Historic Environment Site Assessment.

It has subsequently presented the principles that have guided the masterplan development and the resultant proposals for development.

This section provides a specific response to the commentary in the assessment:

Care will need to be taken to ensure that the settings of the Listed Buildings as well as the setting and character of the non-designated landscaped park are respected and retained by any development. This

may mean that it is not possible to develop within the non-designated landscaped park. Although no non-designated archaeological sites are recorded on the site, the Staffordshire HER records a range of non-designated assets within 500 m, including the projected line of the Greensforge to Droitwich Roman Road which passes immediately south of the site. Mitigation will be required to address any impacts upon archaeological remains which could potentially be present on the site.

The design of development resolves these concerns in the following ways:

- As noted within the design principles, no development is proposed within the extent of the area identified on the HER as a non-designated landscaped park. Instead, the area is embraced

within the development as the focal public spaces, and public access is enabled to allow greater appreciation of its landscape amenity, and the heritage interest of the grounds and associated heritage assets of the Lawnswood House estate.

- Strategic green corridors are proposed either side of the non-designated landscaped park to create a buffer, which will protect the immediate setting of the parkland, together with Lawnswood House and associated buildings, including the two grade II listed buildings within the Lawnswood House estate.
- The strategic landscape design provides a southern landscape space which will ensure that development cannot physically or

visually encroach upon the grade II listed Holland House, located to the south of the site.

- The design of the proposed clusters of built development are to be guided by the principle of responding to the historic setting of Lawnswood House, its associated buildings and landscaped park. This would require a sensitive approach to the interface with the landscape buffer, such as a lower density to development, which would be further softened and filtered by landscape planting.

Summary

This study has evaluated the historic context surrounding the proposed Lawnswood Road development site, identified its heritage significance and considered the impact of proposals.

The design development process that led to the production of the masterplan for the site submitted in 2019 was informed by heritage analysis and a sensitive approach to design, shaped by heritage led design principles.

This study provides the narrative to that process, giving clarity around the nature of the design and how it has sought to mitigate its impacts on the historic environment. It has utilised this assessment to reflect upon the findings of the Historic Environment Site Assessment Phase 1 Report.

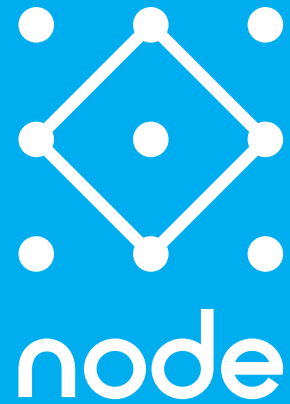
Conclusion

The conclusion of this study counters the assertions made in the Historic Environment Site Assessment Phase 1 Report, which suggested that the site would result in: *'Significant effects predicted. Mitigation unlikely to be possible'*.

We argue within this study that through a sensitive approach to design as advocated by the heritage led design principles and illustrated by the resultant masterplan, these issues can be successfully mitigated to a large degree.

Where residual adverse impacts may remain, the development offers significant opportunities to provide public benefits to outweigh that harm, as required by the NPPF.

Moreover, the heritage-led design approach will create such benefits, notably enabling a new public amenity to be created from the historically private pleasure grounds, markedly enhancing the ability to experience its landscape and heritage value, as well as that of associated heritage assets (e.g. Lawnswood House).



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