

General Development Applications

(6/g) Application No: PAP/2022/0128

North Court, Packington Park, Birmingham Road, CV7 7HF

Installation of a new glazed arched entryway to the eastern elevation, for

Packington Estate Enterprises Ltd

Introduction

This case is referred to the Board in light of its previous interest in the site.

There is an objection to the proposals from the Georgian Group. Should the Board be minded to support the proposal, then there will need to be a referral to the Secretary of State. A refusal would not require referral.

In light of this objection, the Chairman of the Board asked a group of Board Members to visit the site. As a consequence, Councillors Dirveiks, D Humphries, Morson, Reilly and Simpson together with officers went to the site on 7 October at 1630 hours.

The Site

The site is the highly significant Grade 2 star Listed Building known as Packington Hall which was designed by Matthew Brettingham in the 1760's and encased an earlier building on the site. Its significance as a substantial country house is acknowledged by its listing. In addition, the surrounding parkland is included as Grade 2 star on the Register of Historic Parks and Gardens. The stable block – the subject of this application, is Grade 2 Listed and sits just to the north of the Hall. It was constructed between 1762 and 1766.

A general location plan is at Appendix A.

Background

Planning permission and Listed Building Consent were granted in 2021 for the conversion of the stable block to a hospitality venue from its extant office use.

The approved east elevation of the stable block is the top illustration at Appendix B.

The Proposals

The plans originally submitted in the planning applications that led to these permissions included a central arched opening behind the existing portico in the east façade. That however was amended to retain the existing door arrangement at the request of the Georgian Group – as shown in Appendix B.

The applicant has always considered that the design of this door does not reflect the historic arrangement and is inconsistent with the arched central bays to the other elevations, both externally and within the central courtyard.

This current application therefore seeks to reinstate that arched opening, to be infilled with a steel frame, glazed screen and entrance door. The original submission is the bottom illustration on Appendix B and there is more detail shown in Appendix C.

However, as a consequence of further discussion, an amended design for the glazed screen was submitted and this is shown in sketch form at Appendix F. It is this that is now before the Board.

The original application was accompanied by a Heritage Impact Assessment which concluded that the originally submitted proposal would only have a neutral impact of the Grade 2 listed stables, on the Hall itself and the surrounding park. In particular, it included internal and external photographic evidence of the detail of the existing access in the eastern façade with the existing plaster finish removed. These show signs of a former brick arch which has been infilled. The proportions match those on the other elevations and within the courtyard.

A copy of this is provided in full at Appendix E and the photographs are at pages 22 and 26.

Consultations

Historic England – It has concerns. It recommends consultation with the Georgian Group who were instrumental in removing the same proposals from the original 2021 scheme.

Georgian Group – It strongly objected to the original proposal as it would be damaging to the historic fabric and significance of the heritage asset. The full objection is at Appendix E. The Group will be re-consulted on the amended sketch design once detailed plans are submitted along with an updated Impact Assessment.

The Gardens Trust – The Trust does not wish to comment.

Development Plan

The North Warwickshire Local Plan 2021 – LP1 (Sustainable Development); LP15 (Historic Environment), LP14 (Landscape), LP29 (Development Considerations) and LP30 (Built Form)

Other Material Planning Considerations

The National Planning Policy Framework 2021 – (the “NPPF”)

Observations

This application solely relates to the treatment of the entrance arrangements to the stable block on its east elevation. In short, the applicant is seeking to re-instate his original proposal submitted with the applications to change the use of the stables into a hospitality venue. That proposal was altered in order to overcome an objection from the Georgian Group. The existing entrance arrangements were thus retained and included in the 2021 permissions.

This is therefore a straight-forward proposal to re-instate the originally proposed arched entrance arrangements with glazed panels. The applicant has submitted an Impact Assessment in order to try and overcome the Georgian Group's objection. However, the Group has not altered its own assessment and maintains its objection saying that the proposals have substantial harm. A response following the receipt of the amended design for the glazed screen is still awaited.

The Council is under a statutory duty to have special regard to the desirability of preserving a listed building or its setting and any features of special architectural or historic interest which it possesses.

The significance of the stable block lies in it being a substantial 1760's courtyard for stabling and for garaging coaches. It is Palladian in style with corner turrets under pyramidal roofs and with a central pedimented portico. It respects and compliments the Hall which stands alongside. Their Grade 2 and Grade 2 star listing along with their location in the heart of the Grade 2 star Registered Park and Garden, recognises the status of this significance – a nationally significant grouping. Additionally, much of the significance of the stable block is in the rarity of the design of its innovative principal façade – the east elevation.

The NPPF advises that the greater the significance of the asset, then any harms caused to it, will carry greater weight. Given the national significance here, the harm caused is considered to be substantial. Firstly, the large glazed feature would not match or be consistent with the overall appearance of the existing elevation. Whilst there may have been an arched entrance here, that would have been likely to have been an "open" feature. Secondly, the proposal draws attention to this central feature rather than to the whole façade and to a certain extent will impact on the dominance of the nearby Hall and affect the appearance when lit. Finally, the conclusions from the Georgian Group also carry significant weight. As a consequence, the harms here are considered to be substantial.

Notwithstanding this position, it is acknowledged that there was an opening here of an equivalent dimension to that now proposed and one that matched the scale of the existing openings. The applicant has therefore been requested to see if he can amend the design of the glazed entrance screen such that it would better match the design of those existing openings and also thus to reduce the impact of the large glazed panels.

As a consequence, a revised design has been submitted in sketch form. It retains the same dimensions of the opening but reduces the size of the glazed panels such that they also better match those that are present elsewhere within the courtyard. The latest plan is at Appendix F. This is considered to be a significant improvement.

This amended plan will be forwarded to the Georgian Group for further comment when full details are received. It is to be anticipated that its objection would be retained, as it is a matter of principle as far as it is concerned.

The NPPF says that support should only be given to a proposal giving rise to substantial harm, if it is necessary to achieve substantial public benefits that outweigh that harm. Here the public benefit is linked to the grant of planning permission for the change of use of the stables to a hospitality venue such that a viable use is delivered. This

provides a sustainable use for the conservation of the whole asset which would be accessible to the public. A “grander” entrance to such a facility would help “brand” and “market” that use. It is therefore considered that there are benefits from opening up the original arch here and that with the latest plan, its introduction will reduce its “impact”.

Recommendation

- a) That the applicant be informed that it welcomes the receipt of the amended sketch design, and that the Georgian Group be reconsulted once detailed plans are submitted.

- b) That, even if the Georgian Group retains its objection, the Board is minded to support the latest sketch proposal, and therefore that this be referred to the Secretary of State to see if he wishes to call-in the case for his own determination.

APPENDIX A

a1

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SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

In addition to the requirements normally associated with the issue of a planning permission for the above, the following information is required:

Please refer to the relevant sections of the Planning and Development Act 2000 (as amended) for further information.

CONSTRUCTION

For information relating to the Drawing and Maintenance refer to the above HSE Risk Register.

It is assumed that all work will be carried out by a competent contractor working under appropriate, in an approved method statement.



Scale 1:100 (A1)

DATE: 08/03/2022 BY: JJB

PROJECT: The Stables

DESCRIPTION: Location Plan

DATE: 1.2020@A1 08/03/20

BY: JJB

PROJECT NUMBER: 856-DSA-00-ZZ-DR-A-0151

SCALE: C01

DATE: 08/03/2022 BY: JJB

PROJECT: The Stables

DESCRIPTION: Location Plan

DATE: 1.2020@A1 08/03/20

BY: JJB

PROJECT NUMBER: 856-DSA-00-ZZ-DR-A-0151

SCALE: C01

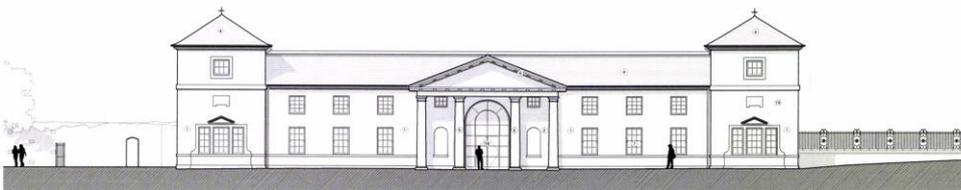
APPENDIX B

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DIVISION



LRC - Existing East



LRC - Proposed East

PAP/2022/0128

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

In addition to the requirements normally associated with the issue of a planning permission for the above, the following information is required:

Please refer to the relevant sections of the Planning and Development Act 2000 (as amended) for further information.

DEMOLITION-PRE-CONSTRUCTION & CONSTRUCTION

For information relating to the Drawing and Maintenance refer to the above HSE Risk Register.

It is assumed that all work will be carried out by a competent contractor working under appropriate, in an approved method statement.



Scale 1:100 (A1)

DATE: 08/03/2022 BY: JJB

PROJECT: The Stables

DESCRIPTION: LRC - Existing East

DATE: As Indicated@A1 12/01/21

BY: BR

PROJECT NUMBER: 856-DSA-00-ZZ-DR-A-0450

SCALE: C01

DATE: 08/03/2022 BY: JJB

PROJECT: The Stables

DESCRIPTION: LRC - Existing East

DATE: As Indicated@A1 12/01/21

BY: BR

PROJECT NUMBER: 856-DSA-00-ZZ-DR-A-0450

SCALE: C01



The Stables, Packington Hall, Warwickshire

Heritage Impact Assessment

Project Reference: 20-037

Produced for D5 Architects

December 2021

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ACKNOWLEDGEMENTS

This study was commissioned by D5 Architects, and thanks are due in this regard. The report was written by Olivia Morrill, Brixie Payne and Adam Partington, and verified by Adam Partington of Locus Consulting Ltd.

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EXECUTIVE SUMMARY

In November 2021, Locus Consulting were commissioned to compile a Heritage Impact Assessment to accompany an application for listed building consent for the installation of a new glazed arched entryway to the eastern elevation of Packington Hall Stables.

This assessment considers the known historic environment resources within the Site and its environs and any potential impacts which may be imposed upon the resource by the proposed development.

Packington Hall Stables is a Grade II listed building, set within the Grade II* Packington Hall Registered Park and Garden, directly north of the Grade II* listed Packington Hall and within the immediate vicinity of several other listed buildings associated with the halls and its operations.

The stables, which are currently vacant, were constructed in 1762-66 and underwent redevelopment in 1970. Alterations included the conversion of the eastern half of the complex into office accommodation and significant alterations to the eastern elevation. The elevation, and specifically its central entranceway shows evidence of earlier phasing in the late 18th and early 19th century.

The proposed works will have a neutral impact upon the architectural and historic interest of the Grade II listed stables. The works are justified as they form part of a wider and approved scheme to secure a new use for the vacant building.

The proposed works will have a neutral impact upon the setting of the grade II* Packington Hall and the significance of the grade II* Park and Garden within which it stands. Nor will the experience of those surrounding built designated heritage assets that form part of the immediate setting of the hall, including the walled gardens, gate piers and garden terrace, be negatively impacted upon.

In conclusion, the proposed scheme will bring about a neutral impact upon the Grade II Packington Stables and a neutral impact upon the significance other designated heritage assets and their settings.

In bringing about a neutral impact upon the significance of listed buildings and their settings the proposed works satisfy Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

In bringing about a neutral impact on all designated heritage assets and their settings, the works align with Policies NW14 of the North Warwickshire Core Strategy (2014) alongside Saved Policies ENV15 and ENV16 of the North Warwickshire Local Plan (2006).

1 INTRODUCTION

1.1 PROJECT BACKGROUND

- 1.1.1 In November 2021, Locus Consulting were commissioned to compile a Heritage Impact Assessment to accompany an application for listed building consent for the installation of a new glazed arched entryway to The Stables, Packington Hall, at Grid Reference SP 22256 83909 (henceforth 'The Site'). This report builds upon a previous report produced by Locus Consulting in August 2020 which accompanied applications for planning permission and listed building consent for a proposed scheme of works also at the Stables.
- 1.1.2 This assessment considers the known historic environment resources within the Site and its environs and any potential impacts which may be imposed upon the resource by the proposed development. For a full assessment methodology, please see Appendix 1: Assessment Methodology.
- 1.1.3 The Stables is a Grade II listed building, set within the Grade II* Packington Hall Registered Park and Garden, directly north of the Grade II* listed Packington Hall and within the immediate vicinity of several other listed buildings associated with the Packington Estate.

1.2 PROPOSED WORKS

- 1.2.1 Proposed works are for Listed Building Consent for the removal of the existing door and infilled archway to the principal elevation of the stables (eastern) and replacement with a steel-framed glazed arched entranceway.
- 1.2.2 For full details please see the application pack.

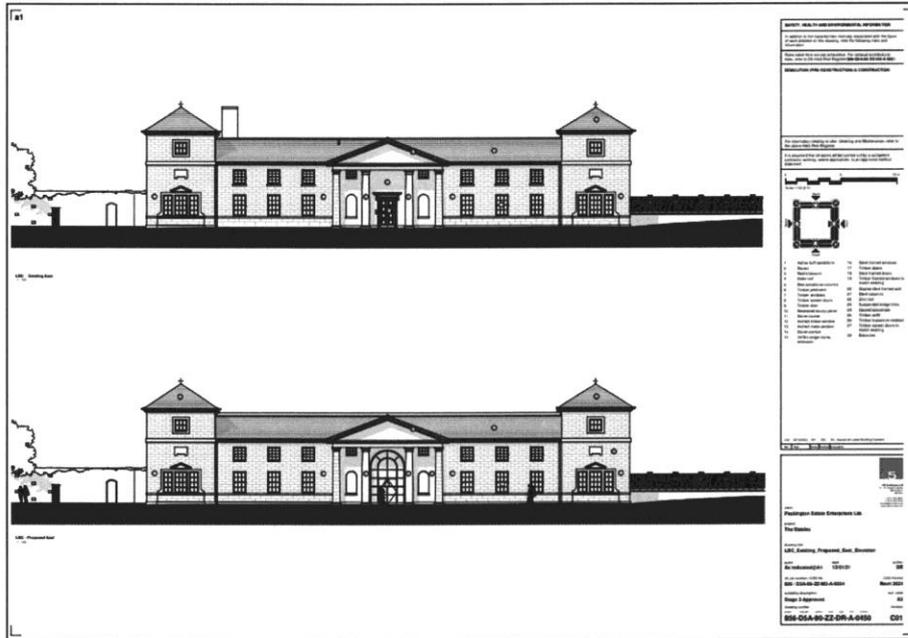


Figure 1: Existing (top) and proposed (bottom) external eastern elevation

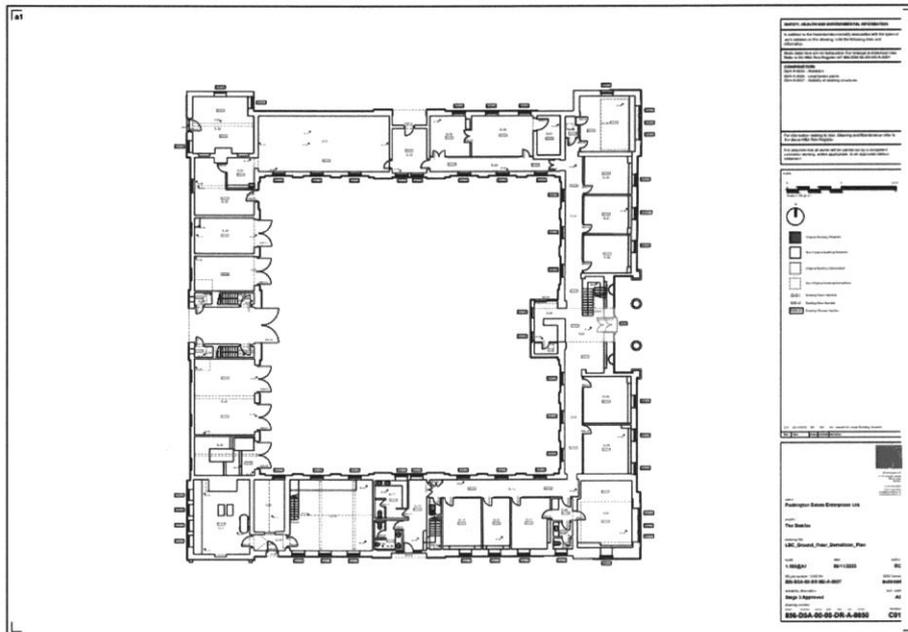


Figure 2: Demolition plans

1.3 SCOPE OF STUDY

- 1.3.1 The scope of this study is proportionate to the proposed works and does not constitute a comprehensive statement of the significance of heritage assets. Nonetheless, and by way of context to current and future development proposals, the report provides a detailed understanding of the heritage significance of the Site and those assets that may be impacted upon by its redevelopment.
- 1.3.2 The objectives of this study are:
- Identify designated and non-designated heritage assets that might be directly or indirectly impacted upon by the proposed development;
 - To describe the heritage significance of designated and non-designated heritage assets that might be directly or indirectly impacted upon by the proposed development;
 - To assess the degree of impact of the proposed development upon the significance of heritage assets;
 - To review the proposed development in respect of the prevailing framework of policy and legislation.
- 1.3.3 Due to the nature of the proposed development, the scope of works does not extend to the buried archaeological resource.
- 1.3.4 Research sources consulted comprise published references and maps including those available on the National Library of Scotland mapping website, the National Heritage List for England, the Warwickshire Historic Environment Record via the Heritage Gateway, and other published and unpublished resources referred to within the text.
- 1.3.5 Particular thanks are due to Lord and Lady Guernsey of Packington Hall who enabled access to the hall's private archive collection, and to D5 Architects, who reviewed the archival resources.
- 1.3.6 A Site visit was undertaken on 23rd November 2021.

1.4 PLANNING BACKGROUND

LEGISLATION AND NATIONAL POLICY

- 1.4.1 There is primary legislation under the Planning (Listed Buildings and Conservation Areas) Act (1990) supported by national policy and guidance relating to the protection and treatment of the historic environment within the development process. The prevailing framework of legislation, national and local policy and guidance relevant to this assessment are summarised in Appendix B. These identify the historic environment as a non-renewable, fragile, and finite resource and place priority upon its conservation. This includes the setting out of appropriate assessment to ensure damage or loss to the resource is permitted only where it is justified.
- 1.4.2 The National Planning Policy Framework (NPPF), published in 2012 and revised in 2021, sets out the UK Government's requirements for the protection and enhancement of the historic environment and should be read in conjunction with the accompanying National Planning

Policy Guidance (NPPG). The national policy relevant to this assessment is detailed in Appendix B.

- 1.4.3 Local planning authorities are responsible for implementing the requirements articulated by legislation and the NPPF as regards the protection of the historic environment on a local level, and the formulation of policies to support this obligation. The Site and its environs are located within the North Warwickshire Borough Council jurisdiction, which is currently subject to policies set out within Appendix 3.

PLANNING HISTORY

- 1.4.4 A significant scheme of redevelopment was undertaken at the Stables, Packington Hall, in the 1970s. Some applications from the 1970s are recorded on the North Warwickshire online planning database, entered with historical reference numbers (beginning 'HIS/'), and are listed in the table below.

- 1.4.5 No further applications relating specifically to the Stables are recorded on the database.

Application Reference	Description	Decision	Date
HIS/1900/0784	Change of use stable block to offices	Granted	March 1970
HIS/1900/0808	Conversion of stable block to offices	Granted	October 1970
HIS/1900/0809	Alterations to stable block	Granted	October 1970
PAP/2020/0582	Conversion and extension of late C18 stable building to provide flexible event and learning spaces, meeting facilities and rentable accommodation. Car park, supporting facilities and landscaping.	Granted	September 2021

N.B. In 2021 planning permission and listed building consent (REF: PAP/2020/0582) was granted for a comprehensive scheme of renovation works to The Stables, with work currently ongoing (at time of writing). This schedule of works is almost entirely confined to internal areas and the courtyard, and primarily aimed at a change of use for the vacant building, from office and residential accommodation to a flexible space for corporate, media, entertainment and meeting uses. Associated works include selective areas of demolition, new fenestration, internal strip out and upgrade, a new courtyard canopy and landscaping works.

2 THE SITE

LOCATION

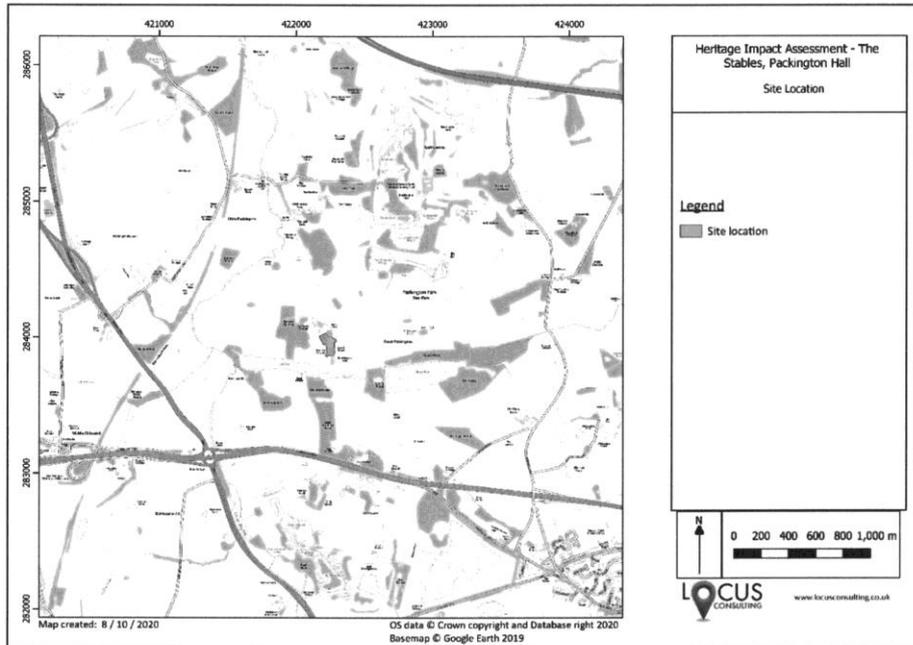


Figure 3: Site location map outlined in red

- 2.1.1 The Site is located within the Packington Estate, north of the A45 between Birmingham and Coventry, c.2km north-west of the village of Meriden. The Site lies within North Warwickshire Borough Council jurisdiction. The Site is accessed via a series of rural roads through the Packington Estate.
- 2.1.2 The Site lies at the centre of a large area of parkland that forms part of the Packington Estate. The parkland is a Grade II* Registered Park and Garden.

GEOLOGY

- 2.1.3 The bedrock geology of the Site consists of Branscombe Mudstone, a sedimentary bedrock formed approximately 201 to 228 million years ago in the Triassic Period, in a local environment previously dominated by hot deserts (British Geological Society, 2014).
- 2.1.4 Superficial deposits within the Site are recorded as glaciofluvial deposits, formed up to 2 million years ago in the Quaternary Period, in a local environment previously dominated by ice age conditions (British Geological Society, 2014).

3 HISTORY AND CONTEXT

The following section provides a broad overview of the historical development of Packington Hall and Estate, alongside surrounding areas, in order to provide an historical context for following sections.

- 3.1.1 Place name evidence suggests that Great Packington has Anglo-Saxon origins, deriving from the Old English personal name 'Paca' and 'tūn' meaning a farmstead or settlement, suggesting it was Paca's farm/settlement (University of Nottingham, 2020).
- 3.1.2 While there is no longer a settlement at Great Packington, forming only a civil parish, the Warwickshire Historic Environment Record (HER) records two possible deserted Medieval settlements. One located to the north of the current extent of the Packington Estate (HER reference: MWA6235) and one to the south (HER reference: MWA428) (Our Warwickshire, 2016).
- 3.1.3 Packington is mentioned in the Domesday Survey of 1086 as 'Patitone' and is recorded as having a population of 15 households and two mills. Tenant-in-Chief was Thorkil of Warwick, who held land and a number of manors across Warwickshire (Powell-Smith, 2011).
- 3.1.4 During the Medieval period there was likely a timber framed manor house at Packington, evidence of which possibly remains in a moated building site near Packington Old Hall (HER Reference: MWA402).
- 3.1.5 The manor of Packington was passed to the Priory of Kenilworth, which held it until the Dissolution of the Monasteries in the mid-16th century, when the manor was purchased by John Fisher, Gentleman Pensioner to Henry VIII and Steward to Ambrose Dudley, Earl of Warwick (Victoria County History, 1947).
- 3.1.6 Fisher constructed a new house at Packington, likely in brick, either on or near the site of the present Packington Hall (Historic England, n.d.).
- 3.1.7 John Fisher was succeeded by his son, Clement, who was knighted in the early 17th century and who enclosed the nucleus of Packington Park. An expansive area to the north of the main hall, which formed part of the Forest of Arden, was also enclosed to form a deer park (Our Warwickshire, 2016).
- 3.1.8 Sir Clement's son, Robert, who inherited Packington in 1619 and was created a baronet in 1622, improved the grounds by creating the Great Pool (Historic England, n.d.). During this time, it is likely that there were other fish ponds, possibly near the current Hall Pool, as historical references describe Parliamentary troops plundering fish during the English Civil War (Our Warwickshire, 2016).
- 3.1.9 Packington Old Hall was constructed in 1679 by Sir Clement Fisher, great-grandson of John Fisher, to the north of where the main hall now sits, and likely encasing an earlier timber framed house (Victoria County History, 1947).
- 3.1.10 Sir Clement's great-nephew, also Sir Clement, rebuilt the main hall in 1693 in brick, which now forms the core of the present Packington Hall (Historic England, n.d.).

- 3.1.11 The Packington estate passed to the second Earl of Aylesford in 1729, who in turn gave the estate to his eldest son, Lord Guernsey. The estate has remained in the family's ownership to this day (Victoria County History, 1947).
- 3.1.12 In 1750, Lancelot 'Capability' Brown was engaged by Lord Guernsey to draw up a plan for the expansion and remodelling of Packington park, which included ideas for a new lake, Hall Pool, created from earlier fish & mill ponds, along with the remodelling of Great Pool, elevations for proposed gates, a lodge in park, a triple-arched bridge and a grotto. The plans were implemented in a piecemeal fashion from 1751, but many of the proposed buildings and structures were never built (Capability Brown Festival, 2019).
- 3.1.13 In 1757, Packington Hall was extensively remodelled and recased in 1766 for the 3rd Earl of Aylesford to designs by Matthew Brettingham. It is likely that Packington Old Hall was remodelled at the same time, possibly for use as a temporary residence while the main hall was being rebuilt (Our Warwickshire, 2016).

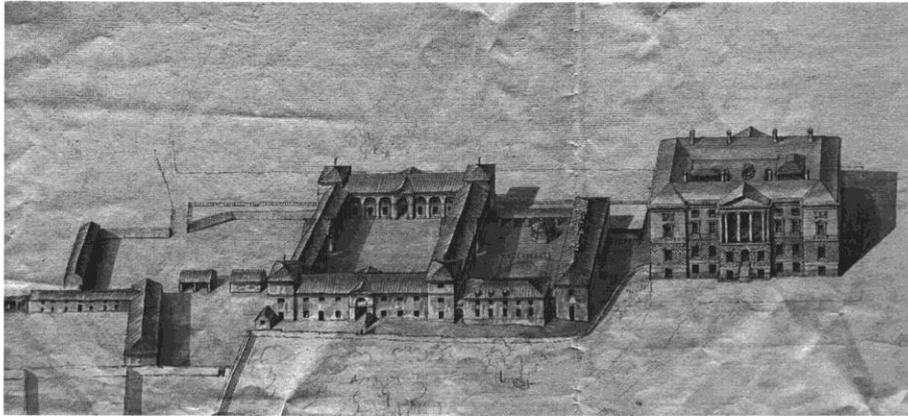


Figure 4: Illustration of Packington Hall and the Stables, viewed from the west (date likely mid- 18th century, possibly by Matthew Brettingham)

- 3.1.14 During the mid-late 18th century the landscape was further expanded under the supervision of John Wedge, the 3rd Earl's agent, and the old London to Holyhead road which once ran to the east of the hall was diverted outside the park. The stables, to the north of the hall were constructed 1762-66 William or David Hiorne (Historic England, n.d.). Designs were by Sanderson Miller.
- 3.1.15 The 4th Earl of Aylesford commissioned Joseph Bonomi, notable English country house architect, to make alterations to Packington Hall. Bonomi also constructed St. James' Church, to the north of the main hall, in celebration of the return to health of King George III in 1789 (Our Warwickshire, 2016).
- 3.1.16 Following the death of the 4th Earl in 1812, the 5th Earl commissioned Henry Hakewill, another renowned country house architect, to construct the south and west terraces. Additional changes were made to designs by William Burn in the mid-19th century (Historic England, n.d.).

3.1.17 One of the last major alterations made to the Packington Estate was the extension of the park boundaries in the 1820s, which erased the former hamlet of Dyalls Green (Our Warwickshire, 2016).

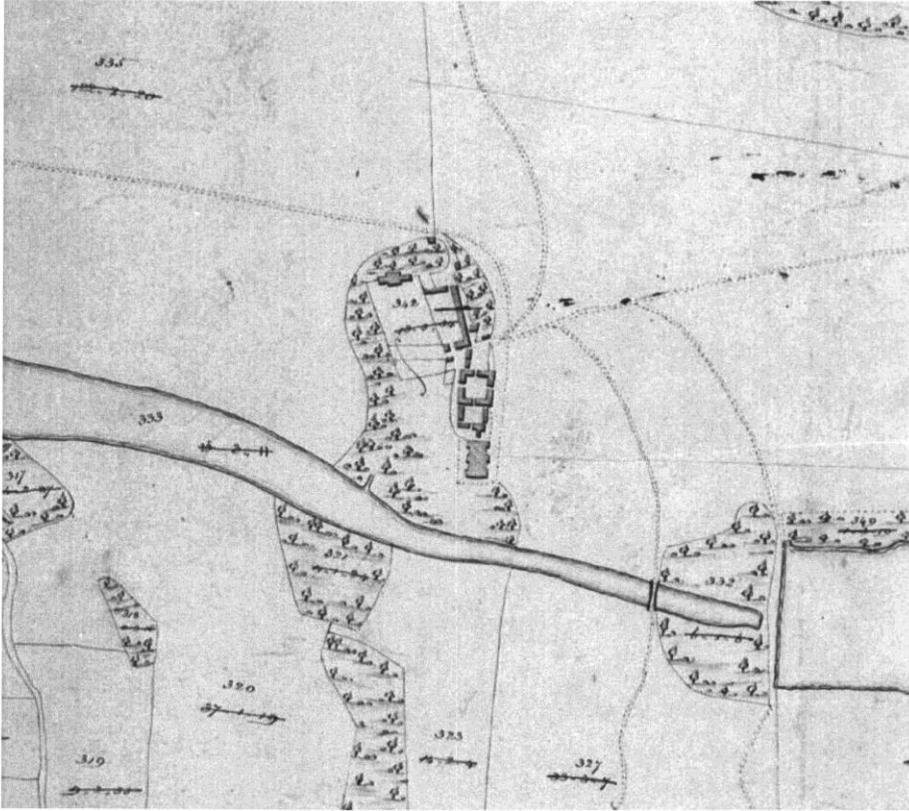


Figure 5: Extract of the Tithe Apportionment Plan (1840)

- 3.1.18 Modern interventions at the Packington Estate include the extensive remodelling of the northern stable block in the 1970s, transforming it for office use (see section 4.2 for further discussion).
- 3.1.19 A fire caused severe damage at Packington Hall in 1979.
- 3.1.20 In 2021 planning permission and listed building consent was granted for a comprehensive scheme of renovation works to The Stables, with work currently ongoing (at time of writing). See section on Planning History.

4 IMPACT ASSESSMENT

4.1 SCOPE OF ASSESSMENT

- 4.1.1 This section considers the direct and indirect impacts of the proposed development upon the significance of known designated heritage assets.
- 4.1.2 The Site includes the Grade II listed Stable Block (NHLE Reference: 1034845) and a pair of Grade II listed gate piers (NHLE Reference: 1034847 and 1116434). The Site is also entirely located within the Grade II* Packington Hall Registered Park and Garden (NHLE Reference: 1001193).
- 4.1.3 The site also lies within the immediate setting of the Grade II* Packington Hall, its Grade II listed garden terrace and the Grade II walled gardens.

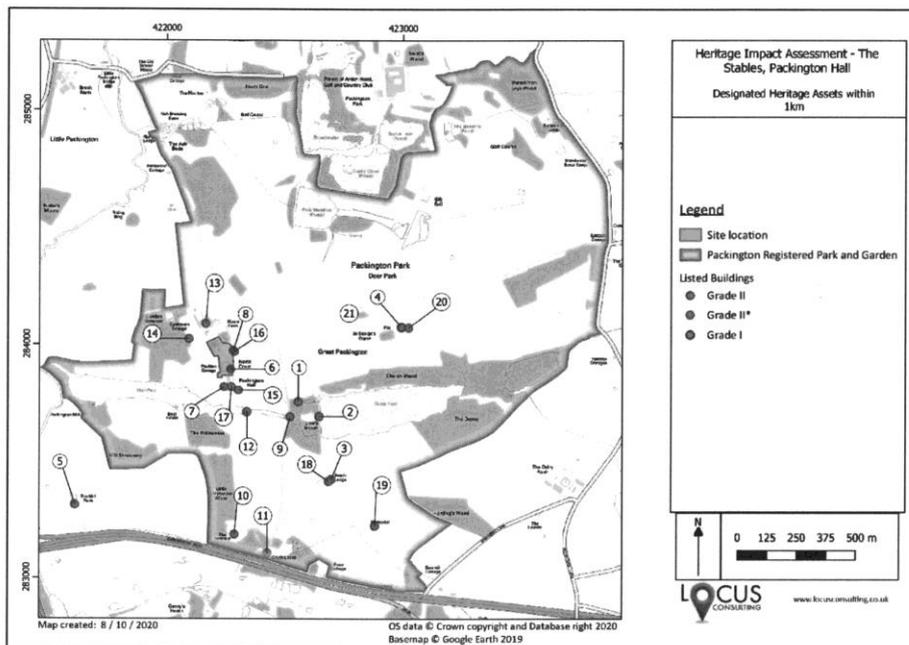


Figure 6: Designated heritage assets

- 4.1.4 The scope of assessment gives due respect to Paragraph 194 of the NPPF in efforts to undertake a sufficiently diligent and proportionate approach:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.”

- 4.1.5 A search of the National Heritage List for England (NHLE) and local planning authority datasets identified 21 designated heritage assets within a 1km radius study area around the Site.
- 4.1.6 Summaries of architectural, historical, artistic and/or archaeological interest include extracts from descriptions held within the National Heritage List for England (NHLE) (<https://www.historicengland.org.uk/listing/the-list/>) and local authority resources at the time of producing the report. These were subsequently expanded upon using archival and other resources, alongside the results of the Site survey, where necessary and proportionate. Many assets at Packington Park benefit from an extensive list description, particularly the Registered Park and Garden. Where this applies, the descriptions have been reproduced in full or in part from the NHLE.

4.2 DIRECT IMPACTS

- 4.2.1 Building works are the main source of direct impacts from a proposed development. Such works can cause direct impacts upon the architectural and historical interest of designated heritage assets, and through the removal or truncation of any below-ground archaeological deposits that may exist within the Site.
- 4.2.1 Works that sustain, maintain, preserve or enhance the architectural and historical interest of designated heritage assets are beneficial, bringing about a degree of public benefit that, commensurate with the works and significance of the asset, are due a positive material consideration in the planning balance. Should a programme of works present an optimal re-use of a designated heritage asset and/or secure its ongoing use, they also weigh positively within the planning balance.
- 4.2.2 Works that erode the historical and architectural character of elements of a designated heritage asset that have heritage significance are detrimental and are due a negative weight in the planning balance.
- 4.2.3 In the majority of developments, both positive and negative impacts occur, and as such a balance should be struck to ensure that the overall impact is positive or neutral, or that the degree of harmful impact is outweighed by the public benefits of other elements of applications for planning permission and listed building consent.

STABLE BLOCK AT PACKINGTON HALL (NORTH COURT)



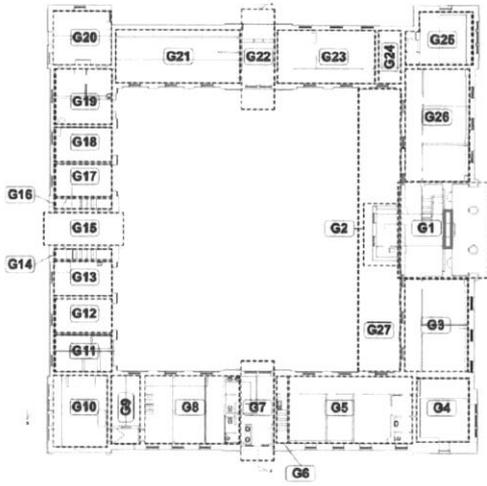
Figure 7: Principal facade (eastern elevation) of Stable Block

Grade II listed building (NHLE Reference: 1034845)

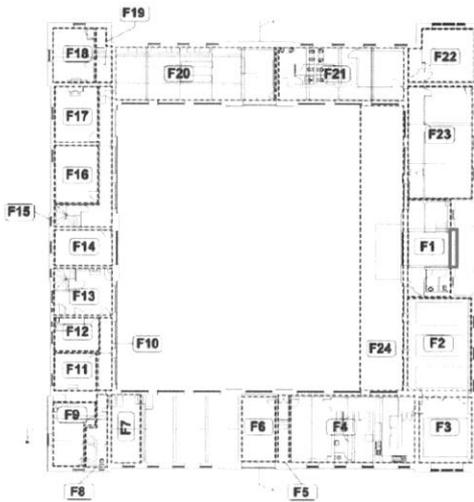
Map reference: 6

Floor Plans

Ground Floor



First Floor



Second Floor

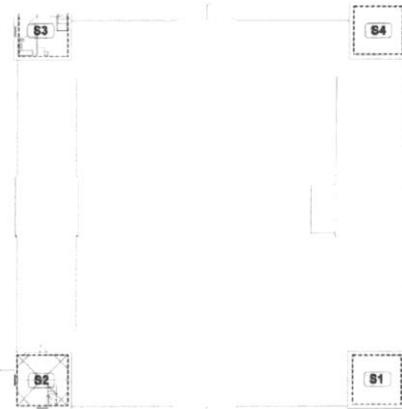


Figure 8: Floor plans with the approximate location of works to ground and first floor outlined in red

Description

N.B. The following survey of the stables was undertaken in September 2020, prior to the granting of planning permission for the stables' conversion. Since then, work has commenced with the stripping out of many internal modern features and some surface finishes, prevailing areas of traditional fabric. A subsequent site visit was undertaken on 23rd November 2021.

- 4.2.4 The Grade II listed Stables at Packington comprises a large square plan courtyard with its principal elevation facing east out over an expansive area of informal parkland that forms the Grade II* Packington Historic Park and Garden.
- 4.2.5 Built in a classical style contemporary with that of the Hall, the building is linked by a curtain wall to the Grade II* listed Packington Hall to the south, creating an expansive building line that dominates the naturalised informal parkland.

Exterior (adapted and extended from Listed Building Description)

- 4.2.6 Built 1762-66 by William or David Horne to designs by Sanderson Miller for 3rd Earl of Aylesford (formerly Lord Guernsey).
- 4.2.7 Courtyard plan with square corner towers. Two storeys. Low pitch Westmorland slate roof with diminishing courses and pyramidal roofs to the corner towers.
- 4.2.8 Constructed of buff sandstone ashlar to the front (eastern) range and stucco to the rear and sides. Moulded main cornice of stone.
- 4.2.9 Significant internal remodelling to the eastern half of the building during the 1970s with minor additions to the front and side elevations.



Figure 9 Eastern elevation of the stables prior to commencement of works in August 1970



Figure 11: Photograph from 1970s works showing the infilled arch on the eastern elevation (arch to east on right hand side)



Figure 12: Ghost archway visible on external eastern elevation above door

- 4.2.16 The Tithe Map of 1840 (see Figure 5) shows that the four cardinal entrances of the stables were open and appear to be of a similar gauge, suggesting that the eastern entrance may have been sufficient to accommodate a horse and/or narrow carriage. It is however noted that Tithe Maps do not generally record buildings to a high degree of accuracy and therefore the mapping is not conclusive in this respect.
- 4.2.17 Analysis of the material construction of the eastern facade shows scant but clear evidence, both externally and internally, of phasing to the central entrance of the eastern façade.
- 4.2.18 Internally, brickwork analysis has shown that whilst both the main body of the wall and the infilled arch masonry display slight differences, similarities in their traditional construction suggests that the phasing is close, and likely took place within the years and decades following initial construction. Bricks are of a similar size and composition (Figure 13 and Figure 14) but those to the main body of the wall have a slightly rougher facing compared to the bricks within the infilled arch. Although very similar in character, there are some slight variations in colour between the bricks used, with some sporadic darker red bricks used in the main body of the wall compared to the infilled arch (Figure 15). Differences in the mortar composition, such as inclusions and thickness, are also apparent (Figure 13 and Figure 14). Thicker mortar is used within the infilled archway, with a different mix to the mortar used on the main body of the wall, with a coarser mix containing large flecks of lime putty.



Figure 13: Size of bricks and mortar to main body of wall with scale



Figure 14: Size of bricks and mortar to infilled archway with scale



Figure 15: Slightly darker bricks to the left hand side of photograph in the main wall compared to infilled archway

4.2.19 Two wooden beams, likely wall plates, run the width of the arch on the exposed section, and clearly of some age (Figure 15). Floor joists sit to the mid-section of the arch, showing that a floor ran backwards at a slightly higher level than the existing.



Figure 16: The extent of works carried out during the 1970s refurbishment



Figure 17: Modern brickwork to top of wall

- 4.2.20 The 1970s alterations were extensive and the façade was stripped back to the structural opening (Figure 16). The earlier floor joists were replaced by the modern 1970s floor in place now (Figure 15). Modern brickwork to the very top of the wall also shows that the wall and roof was raised slightly during this time (Figure 17).
- 4.2.21 The exposed brickwork beneath the cill and to the side of the northernmost first floor window to the entranceway shows evidence of reconfiguration, most likely in the 1970s. Although unable to be confirmed on the Site visit as it was still covered in plaster, it is highly likely that the same occurred to the southernmost window which is identical in character.
- 4.2.22 Externally, the façade of the entranceway to the rear of the columns is rendered with a traditional horsehair plaster (Figure 18). Evidence of a ghost mark of the arch (Figure 12) suggests that there is a phasing within the rendered surface that corresponds with the possible infill of the arch.

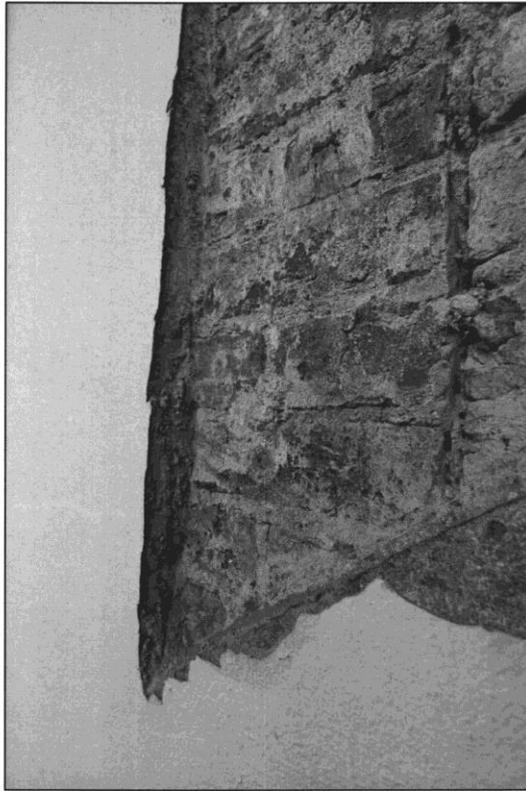


Figure 18: Horsehair plaster to exterior

- 4.2.23 Insertion of a wooden lintel externally, spanning the doorway, confirms phasing to the original archway (Figure 19). This lintel, which appears of 18th or early 19th century in date, has clearly been inserted at a later stage with areas of brickwork of the main body of the wall removed retrospectively to accommodate the load bearing structure.
- 4.2.24 The lintel spans the full width of the archway rather than simply across the doorway, suggesting that it was inserted in order to support the weight of a structure or feature (e.g. a window) above. The arrangement may indicate that the top section of the arch was infilled initially, with the bottom section left open for functional reasons, and later infilled at some stage thereafter. However, there potential phasing is not reflected within the brickwork, suggesting that the time period between the infill of the upper and lower sections of the arch was contemporaneous.

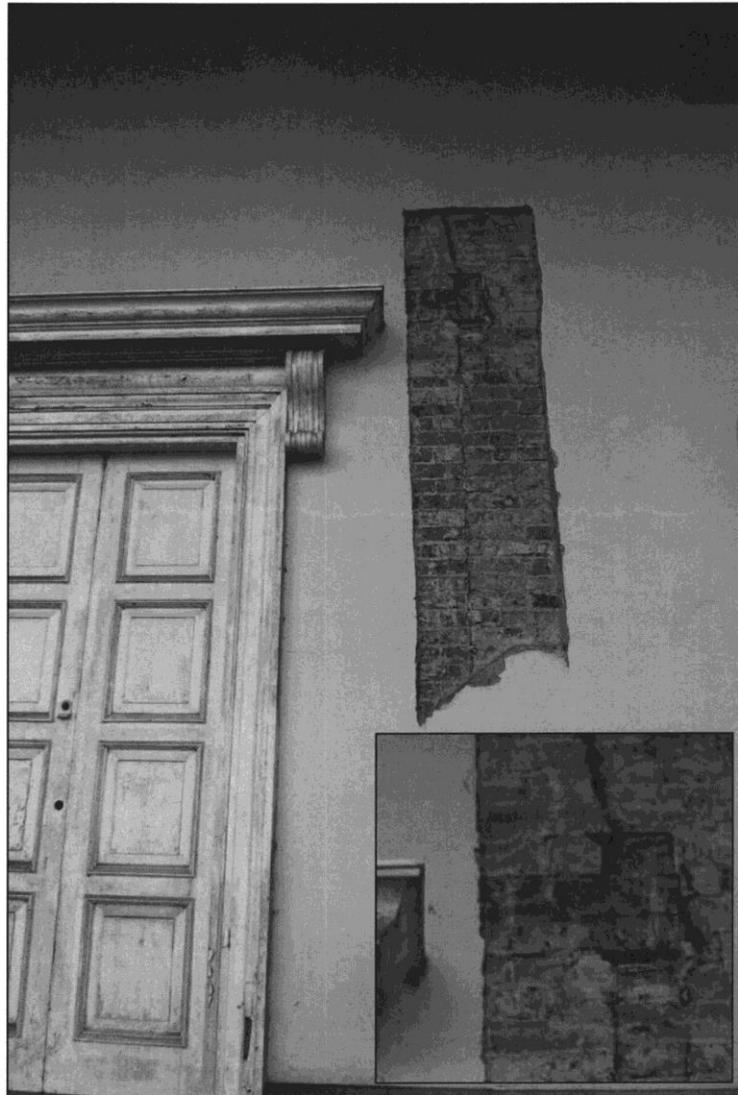


Figure 19: External photograph of eastern facade showing the wooden lintel inserted across the archway

- 4.2.25 The exact period of time between the original construction of the stables and the infill of the eastern archway cannot not be precisely determined without further information. However, based on the information available, an intervening period of between 1-40 years is likely.
- 4.2.1 It is conceivable that, based on the phasing, the eastern opening was of a similar construction to other elevations



Figure 20: Northern (left) and western (right) elevations

- 4.2.2 In addition to the entranceway, there is evidence of other changes to areas of the façade. Notably, infilled holes on lower sections of the columns (Figure 21) suggest that gates and/or railings once ran between the columns and the walls, although subsequent re-rendering works have covered traces on the walls themselves. The structures may have been necessary to control movement to and from the courtyard, and again are indicative that opening may have been wide enough to accommodate the movement of horses.

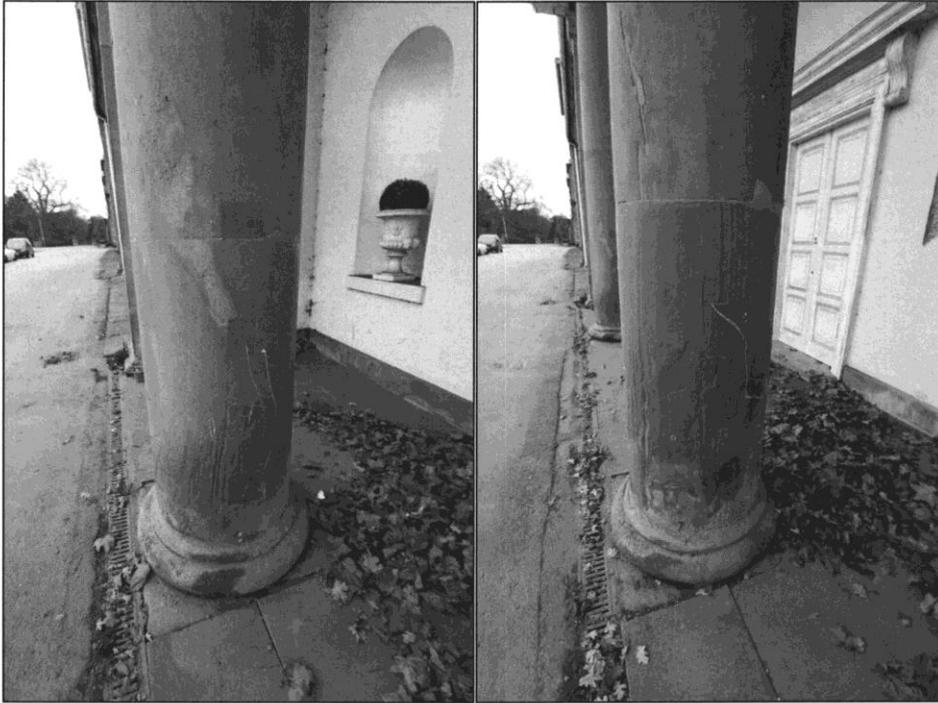


Figure 21: Evidence of former gates on columns

- 4.2.3 Research into the design of 18th century stables reveals a remarkably similar designs to the stables at Packington Hall. For example, stables of Burton Constable Hall in the East Riding of Yorkshire built c.1760-70. These stables have both infilled and fully open archways to main entrances. Original and adapted designs were clearly driven both by their functional use and the desire to create the appearance of a classical Greek temple, with large portico and smaller recessed doorway into the *cella* or *naos*.

Other External Elevations

- 4.2.4 Northern, southern and western elevations are of similar proportions, all flanked with turrets to each end. All other elevations plainer compared to eastern elevation.
- 4.2.5 Northern elevation (Figure 22): 9 bays, pediment with cornice to centre above blind semi-circular arch elements of surviving 18th century fabric but many 20th century alterations such as new openings and 12 pane sash windows.



Figure 22: Northern external elevation of the Stables

- 4.2.6 **Southern elevation:** 9 bays with plain pediment to centre above semi-circular multipaned window at first floor and modern poor-quality door with side lights to infilled archway at ground floor. Part truncated by curtain wall to the east. Surviving 18th century timber mullioned 4-light casement windows. 20th century reconfiguration and alterations such as 12 pane hung sash windows. The elevation lacks the same finesse and symmetry as the principal elevation.



Figure 23: Southern external elevation of the Stables

- 4.2.7 Western elevation (Figure 24): 7 bays. Reconfigured as with northern and southern elevations, but retains a stronger designed aesthetic. Shallow bay to centre has central open rectangular entrance below blind arch with 18th century mullioned casement to centre. Pediment with moulded cornice above. Some surviving 18th century windows. At first floor, two later modern additions to south, likely early 20th century, and one infilled first floor window to west. Mixture of 18th and 20th century windows to southern turret. Northern turret has 20th century timber plank door with possibly original double fanlight above, 20th century windows.



Figure 24: Western external elevation of the Stables

Inner Courtyard:

4.2.8 The four-cardinal ranges of the stables enclose a central courtyard with a highly regular aesthetic, that has undergone a degree of adaptation.



Figure 25: Courtyard viewed from the southwest

- 4.2.9 Built in red-brick with finely coursed masonry. The structure of all four elevations comprises a 7-bay arcaded frontage of semi-circular rubbed brick openings set beneath a continuous stone moulded cornice and cast-iron guttering. Central to each elevation is a projecting pedimented bay with stone moulded coping.
- 4.2.10 Each semi-circular arcade bay is recessed, generating an ordering that steps out from each arcade bay to the structural frontage and on to the central pedimented bays. The pattern is emphasised by an ashlar stringcourse at first floor level and a low-level stone plinth to match. The layout captures much of the carefully planned classically inspired designed aesthetic of the stables.
- 4.2.11 Whereas the core structure of the stables' courtyard remains with a high degree of integrity, and equally has a high degree of regularity, the infill to each arcade archway displays a much greater degree of architectural variation, and appears to have been so from the outset, owing to the different uses of internal rooms. This pattern has subsequently undergone a degree of alteration through infill, rebuild and extension, leading to a more varied aesthetic that reflects the historical uses of the stables over the last 250 years.
- 4.2.12 Key areas of identifiable functional use include the large coach house doors to the western elevation, the southernmost of which are likely to have been full sized openings at ground floor to allow the storage of coaches and traps. To the north G17 may also have been a full height ground floor opening, however G20 has been widened. At some point in the late 20th century the doors have been replaced. The first floor stone stringcourse does not pass across the bays but is instead replicated in timber.



Figure 26: Courtyard viewed from the north east

- 4.2.13 The eastern elevation has the only intrusive feature within the courtyard, a late 1970's extension of poor quality that alters the defined building line and well-proportioned symmetrical space by virtue of its mass, unimaginative form and diminutive scale amongst other aspects.
- 4.2.14 Other changes within the courtyard space are less immediate to the eye but have had dramatic impacts upon the building's character. Most notable is the infill of the northern, eastern and southern gateways. The permeability of the courtyard was a fundamental characteristic of its historical use, illustrating the interrelationships it had with surrounding areas including the main house and its parkland. Infill to the north and south takes the form of a pair of sash windows within a bricked-up archway. Aesthetically the outcome is well struck but generates a highly defensive sense of enclosure undermining the courtyard's historical role as a functional yard and thoroughfare.
- 4.2.15 A number of former stable doorways have been partially blocked up to form windows, and access from the courtyard into the interior of the stable is now highly limited, except to the west, reducing the important interaction that stable accommodation once had with the yard. The overall result of infill has been to regularise the northern, eastern and southern elevations, denuding the building of a more intriguing and functional aesthetic that conveys its historical use as a stables.

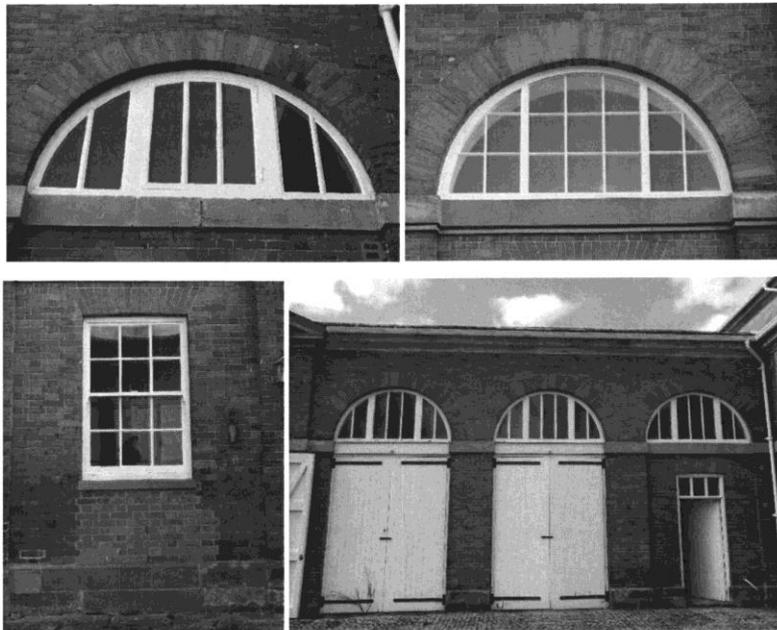


Figure 27: Courtyard windows (clockwise from top left) including mullioned coach house casements, 1970s century multi-paned pivot window, 20th century coach house doors and single doorway with fanlight, and bricked up doorway with 1970s sash window

- 4.2.16 Fenestration above at first floor level comprises 1970s century multi-paned pivot windows of a good quality. To the west, these give way to a series of timber framed mullioned lights, early

examples of which are pegged at mortice and tenon joints, and are therefore likely of an early date, possibly original. Other appears to be of a 19th century date.

- 4.2.17 The courtyard surface comprises a mixture of granite setts to the western half and a modern late 20th century ‘crazy-paving’ to the eastern section which is of poor domestic architectural quality and fails to reflect the status or use of the space.
- 4.2.18 Overall, the external architecture of the stables still conveys a very strong sense of its 18th century classically designed aesthetic, striking a clear and intentional relationship with the adjacent Packington Hall, particularly to the front. Secondary elevations lack the same sense of proportion and balance as the principal eastern elevation. Successive phases of use and adaptation have brought about a series of alterations to the building’s aesthetic which, although often well-crafted, disguise its historical use and functionality as a stables.

Interior

Eastern Range:

- 4.2.19 A room by room survey which identifies the principle features of architectural and historic interest is of the eastern wing is included in Appendix 1. The following provides a synopsis of the findings of the survey, identifying areas and features of particular interest and integrity or those parts that, through use and redevelopment, have limited significance.
- 4.2.20 The front, eastern half of the stables were subject to extensive redevelopment in the 1970s, and archival records of the development lay bare the widespread extent of alterations. With few exceptions the scheme involved the removal of the majority of internal traditional structural elements, fixtures and fittings and the subdivision of internal areas for use as office space. Consequently, no interior features of note were identified in Rooms G1- G7 and G22- G26 at Ground Floor and Rooms F1-F6 and F21 – F23 at First Floor. At Second floor S1 and S4 were inaccessible and are, based on 1970s photographic evidence, likely voids.
- 4.2.21 Within the eastern range some internal structural elements may survive in places but were concealed by modern finishes. Elements of the roof structure and possible floor structures may have been retained and could be encountered in the course of implementing the proposed scheme.
- 4.2.22 Internal areas of the western half of the stables enjoy a far greater degree of survival, although it is understood that several areas have been adapted for agricultural use in the early to mid-20th century.

Significance

- 4.2.23 The stables are of a high level of aesthetic – designed value. The classically styled eastern frontage was designed to complement the principal façade (eastern elevation) of Packington Hall to the south. With its classical style and pronounced central pediment supported by columns, the character of the building has a refined polite architectural style which is reflective of the architectural fashions of the 18th century more broadly as well as within country estates.

- 4.2.24 Subsequent alterations to the façade, notably in the 1970s, have amended the original designs, increasing the extent of fenestration, however the appeal of the building's aesthetic is undiminished.
- 4.2.25 The grand and extensive courtyard stable range is a common feature of sizeable country estates, and the design of the block shares similarities with contemporary structures, illustrating how the important amenities were an integrated part of English country houses.
- 4.2.26 The stables have historical associations with the architect Sanderson Miller and the 3rd Earl of Aylesford (formerly Lord Guernsey) who commissioned them. Miller designed the Old Shire Courts and Law Hall in Warwick, albeit with the latter on a much grander scale as an important public building. Miller was friendly with some of the leading gentry within Warwickshire, including Lord Guernsey (Warwickshire Local History Society, n.d.). The Old Shire Courts and Law Hall was built by him in 1753-8, roughly a decade before the stables. Lord Guernsey was known to be involved with the Shire Court project which replaced the old hall which was in a state of disrepair. It is not unreasonable to suggest that, seeing his work, Lord Guernsey commissioned Miller for his new stable block and in a similar, although much simplified, classical style.

Importance

- 4.2.27 The stables are a Grade II listed building of special architectural and historic interest and are of high importance.

Impact of Proposed Development

- 4.2.28 The functional form of the stables will not be altered to any degree by the new entranceway, continuing to appear as a stable block.
- 4.2.29 The building's historical associations will not be distilled or eroded by the proposed works.
- 4.2.30 Changes to the central entranceway of the stable's classically styled frontage will bring about a minor degree of change to the building's designed aesthetic.
- 4.2.31 The works, which will reinstate an original arched opening and introduce a modern Crittall recessed window within it, itself recessed within a portico, are confined to a localised part of the building's principal elevation.
- 4.2.32 The demolition of fabric will not impact upon features of notable craftsmanship, but will instead remove late 18th century or early 19th century infill and a modern doorway. Although a change to the entranceway, which was remodelled into a more faithful representation of a Greek temple entrance, the opening up of the arched form of the opening is not detrimental, and likely reinstates a previous functional form and designed aesthetic.
- 4.2.33 The stables historical integrity will be altered to a very minor degree, through the introduction of lightweight Crittall glazing to the arched opening. The solution is elegant, of a quality construction, and will form an appealing addition to the building. Accounting for the much-reworked eastern frontage, the reconfiguration is not detrimental to the sense of integrity it enjoys.
- 4.2.34 Overall, the proposed development will have a neutral impact upon the Grade II stables at Packington Hall.

PACKINGTON HALL REGISTERED PARK AND GARDEN



Grade II* Registered Park and Garden (NHLE Reference: 1001193)

Map reference: 21

Description: Historical, Architectural and Artistic Interest

Adapted and abridged from National Heritage List for England

- 4.2.35 Extensive landscaped parkland and deer park around a country mansion. Main phases 18th and 19th centuries, utilising 17th century base associated with previous iteration of hall. Mid-18th century work by Sanderson Miller and Lancelot 'Capability' Brown. Late 18th century work by Matthew Brettingham, then Joseph Bonomi, developing the landscape in the Picturesque style.
- 4.2.36 Packington Hall comprises some 12ha of pleasure grounds and walled gardens, and c. 263ha of parkland. The site is bounded to the south by the A45 Birmingham Road, and to the east by a minor road, Maxstoke Lane. To the north the site adjoins agricultural land, some of which has been reclaimed from mid-20th century mineral workings. To the south-east it adjoins agricultural land associated with the late 18th century or early 19th century Dairy Farm. To the north-west the site is bounded by Long Meadow, an area of agricultural land which was developed in the 19th century as parkland adjoining a drive leading to Little Packington; Long Meadow has been in agricultural use throughout the 20th century. To the south-west the boundary is formed by agricultural land associated with Mill Farm. The site is generally level with a shallow valley running from east to west to the south of the Hall. A stream running through this valley has been dammed to form the Great Pool to the east, and Hall Pool to the west.

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- 4.2.37 The site has significant internal vistas, but due to the predominantly level surroundings, there are few views beyond the site. From the pleasure grounds and Hall Pool there are views west across Long Meadow towards Little Packington, and there are further views south-east across the Monument Field towards the A45 road and Packington Lane; to the east there are views from the park to surrounding agricultural land and woodland, Close Wood, on high ground c 3km to the east.

Entrances and approaches

- 4.2.38 Packington Hall is approached from the A45 Birmingham Road to the south. The entrance is set back from the road, and is flanked by quadrant plantings of evergreen shrubs set behind simple fences. A pair of rendered, rusticated, rectangular-section piers support a pair of wrought-iron gates dated 1935, and are flanked by a pair of late 18th century single-storey, square-plan stuccoed pavilions (listed grade II) surmounted by pyramid roofs, the design of which is attributed to Matthew Brettingham. Immediately to the north-east of the entrance and within the park stands a mid-20th century two-storey lodge of rendered brick construction.
- 4.2.39 The tarmac drive extends c 650m north through the park, dropping gently to cross the eastern end of Hall Pool on a mid-18th century sandstone two-arched bridge (listed grade II) possibly designed by Lancelot Brown c 1750.
- 4.2.40 Some 50m north of the bridge, the south drive reaches a junction and sweeps west for c 200m through the park to approach the gravelled carriage turn below the east facade of the Hall. The carriage turn, described as the east terrace, was levelled in 1787. A further drive extends north from the junction north of the bridge for c 200m, enclosing the east side of an area of level grass and specimen trees east of the Hall. Sweeping west and south-west for c 200m, this drive approaches the mid-18th century stable block north of the Hall from the north-east. The Holyhead road was diverted to the south and west c 1760, and the present arrangement of the south drive was achieved c 1785 when land on Meriden Heath adjoining the park was enclosed.
- 4.2.41 Further drives approach from the north, east, west, and south-east. The north drive enters the site from a minor lane south-east of Little Packington Bridge c 1km north-north-west of the Hall. The entrance is marked by a pair of square-section brick piers which support a pair of massive carved stone ball finials (that to the east fallen, 2000). The piers are flanked by stone-coped brick wing walls, while to the south-west of the entrance a late 18th century or early 19th century two-storey lodge with an ornamental porch on the east facade stands within the park.
- 4.2.42 The north drive leads c 900m south-south-east across the park, revealing views east across the park to Park Pool, and south-east to the parish church. The drive turns south-south-west for c 100m to approach the stables and farm buildings from the north-east. The east drive enters the site from Maxstoke Lane c 1.5km east-north-east of the Hall. A pair of mid-19th century Tudor-gothic gabled brick cottages known as East Lodge stand on the east side of Maxstoke Lane, opposite the entrance to the site.
- 4.2.43 The east drive follows an approximately level and straight course across the park, passing to the north of the parish church c 700m north-east of the Hall; there are significant views north

from the east drive across the park and to the Old Hall (listed grade II*), a substantial late 17th century and early 18th century red-brick house which stands c 1.2km north-east of the Hall. The east drive joins the north and south drives immediately to the north-east of the stables. The east drive was in part developed from an existing road which extended east from the stables to the Holyhead road, and thence along the southern boundary of the park to Maxstoke Lane, and assumed its present form after the diversion of the Holyhead road c 1760 and the incorporation of glebe land into the park c 1780.

- 4.2.44 The south-east drive is a track which approaches the site from the A45 Birmingham Road to the south-east, passing through the Monument Field. Some 300m north-west of the Birmingham Road the drive passes a late 18th century monument (listed grade II) in the form of a classical, stone, square-section pier surmounted by a pediment. The pier bears a weathered inscription on its south-west face recording the death of William Cawssey of London by a lightning bolt in that location in 1789, and is ornamented with carved crossed bolts of lightning. The Monument is partly enclosed by 19th century spiked railings and stands immediately north-west of a veteran oak. The south-east drive enters the park at Beech or East Lodge (listed grade II) c 570m south-east of the Hall. The late 18th century lodge comprises a square, stone, two-storey house under a pyramid roof to the west of the entrance, and a similar single-storey, pyramid-roofed lodge (listed grade II) to the east; the lodges are linked by late 20th century metal gates. Beyond East Lodge, the south-east drive extends north for c 400m, crossing the dam at the west end of the Great Pool and sweeping north-west across the park for c 300m before joining the south drive c 270m north-east of the Hall. The south-east drive formerly led to the village of Meriden. The south-east drive was constructed under the supervision of John Wedge in 1787, and included alterations to the dam at the west end of the Great Pool; it superseded a plan of 1776 for a drive leading east from Beech Lodge to Maxstoke Lane.
- 4.2.45 The west drive is an agricultural track which crosses Long Meadow to the west of the pleasure grounds. It enters the site c 450m north-west of the Hall and passes through Garden Spinney to the north of the pleasure grounds and sweeps south-east to reach the farm and service buildings north of the stables and east of the kitchen garden.

Gardens and pleasure grounds

- 4.2.46 The informal pleasure grounds lie principally to the south and west of the Hall. The south side of the east terrace or carriage turn is closed by a low stone wall surmounted by mid-18th century spear-headed railings. These flank a pair of similar, centrally placed gates supported by a pair of rectangular stone piers, the upper faces of which are ornamented with carved swags; to the west there is a single pedestrian gate. The design of the gates, railings, and piers (all listed grade II) is attributed to Brettingham. The gates lead to the gravelled south terrace which extends below the south facade; the terrace is also approached by stone steps from the Hall.
- 4.2.47 There are views from the terrace south across Hall Pool to the south avenue and the park. The terrace (listed grade II) is retained by sandstone ashlar walls with a low parapet ornamented with urns. A flight of centrally placed, wide, stone-flagged steps descends from the upper gravelled terrace to a lower grass terrace, similarly retained by a stone wall and planted to the north with herbaceous borders. A further axial flight of stone steps descends

to a lawn which slopes gently down to Hall Pool. This lawn bears traces of a mid-19th century formal parterre which was removed in the early 20th century. The designer of this parterre has not been identified, but may be W A Nesfield, who also worked for the sixth Earl at Offchurch Bury, Warwickshire.

- 4.2.48 Some 100m south-east of the Hall, a mid-19th century single-span footbridge (listed grade II) with ornamental scrolled and part-gilded rails and rusticated piers crosses a low cascade at the east end of Hall Pool to reach an area of mown grass and specimen trees on the south bank of the lake; from here there are views north to the Hall and pleasure grounds. This area of pleasure ground to the south of Hall Pool is bounded to the east by a traditional split-timber park pale, and to the south by a sunk fence; to the west the area is bounded by a mixed plantation, The Wilderness. The upper, gravelled south terrace returns below the west facade of the Hall. The central section of the terrace, below the portico, is recessed where a wide double flight of stone-flagged steps descends to the pleasure grounds. The steps are flanked by balustrades which return at the lower level to the south-west and north-west (all listed grade II). To the north and south of the central steps the upper terrace is ornamented by a pair of geometric box- and stone-edged parterres.
- 4.2.49 At the north end of the terrace a wide flight of stone steps closed by a low wall, ascends to the site of the west range of a previous mid-19th century conservatory. The site of this structure is now occupied by a late 20th century swimming pool. The south and west terraces were constructed to the design of Henry Hakewill in 1812.



Figure 28 Engraving of the western elevation of Packington Hall, by Neale 1818

- 4.2.50 Herbaceous borders are planted below the retaining wall of the west terrace, beyond which lawns planted with groups of specimen trees and shrubs slope gently west and south towards Hall Pool which forms the southern boundary of the pleasure grounds. Hall Pool extends c 850m west-north-west from the footbridge south-east of the Hall, and was created from 1752 as part of Brown's mid-18th century improvements. It was formed from an existing mill pool and a chain of ornamental fishponds separated by a series of cascades; it is suggested that remains of these cascades survive, submerged in the lake.
- 4.2.51 To the north-west of the Hall a gravel walk leads west and north-west through the pleasure grounds, and is bordered by mixed specimen trees, including mature cedars which survive from Brown's mid-18th century scheme. The south-west-facing slope above this walk is bounded to the north by the kitchen garden wall, while to the east it is enclosed by the wall of the service courts and a 19th century single-storey cottage with an ornamentally tiled west facade; to the north-west a hard tennis court is terraced into the slope. This area is at present a lawn with mixed borders below the kitchen garden walls. However, in the late 18th century it was laid out as a flower garden which incorporated a small Doric temple designed by the fourth Earl (not surviving).
- 4.2.52 The late 18th century pleasure grounds replaced a mid-18th century walk 'adorned with shrubs' laid out by Brown (1751). This walk, with views across lawns to Hall Pool, led north-west from the Hall for c 350m to 'the Scots Fir clump', a square plantation whose outline survives within the pleasure grounds. To the west and north-west of the kitchen garden the pleasure grounds are characterised by 19th century specimen conifers and evergreen shrubs. Earthworks in this area including two pronounced ditches and an approximately circular depression c 320m north-west of the Hall are relics of a system of culverts and leats used to flood Long Meadow.
- 4.2.53 Some 200m north-west of the Hall the gravel walk becomes a grass path which leads c 200m north-west parallel to the west wall of the kitchen garden through an area of standard apple trees, to reach a single-storey cottage of late 18th or early 19th century appearance adjacent to the west drive, which here forms the northern boundary of the pleasure grounds.

Park

- 4.2.54 The park lies to the south-west, south, north, and east of the Hall, and remains pasture. The park to the east of the Hall retains a deer herd. A late 20th century golf course has been developed in the north-east corner of the park, adjacent to Maxstoke Lane, an area which retains many mature oaks.
- 4.2.55 The south and south-west park lies to the south of Hall Pool (The Stew), and is separated from the east park by a deer fence which extends from the footbridge south-east of the Hall to the south lodge. The vista aligned on the south facade of the Hall is framed by mixed deciduous trees which create the effect of an avenue; this feature may relate to the early 18th century formal landscape around the late 17th century mansion. To the south-south-west of the Hall, Little Dayhouse Wood extends parallel to the south avenue to the A45 Birmingham Road; the mid-18th century kennels (listed grade II) stand in this plantation c 600m south of the Hall. The south-west park is planted with scattered deciduous trees and a group of Wellingtonias c 450m south-west of the Hall.

- 4.2.56 The park is enclosed to the east by a mixed plantation, The Wilderness, and to the west and south-west by a further mixed plantation, Mill Shrubbery. An 18th century carriage drive leads from the south-west park through Mill Shrubbery, passing the remains of Packington Mill c 600m south-west of the Hall. Continuing below the dam at the west end of Hall Pool, which is planted with mature beech and evergreen shrubs, the carriage drive reveals views west across the River Blythe and meadows, before emerging into Long Meadow c 770m west of the Hall. The disposition of the south-west park relates to the scheme proposed by Brown in 1751, which included boundary plantations to the south and south-west with seats looking over the park and Hall Pool.
- 4.2.57 The east park is generally level and characterised by scattered mature oaks. To the north-east the ground falls towards Park Pool, an approximately square pool retained to the west by an earth dam. The north, east, and west banks of the Pool are planted with mixed woodland. A shallow valley extends north-west from Park Pool towards North Lodge, and enclosures north-east of North Lodge, in arable cultivation, retain groups of 19th century ornamental conifers.
- 4.2.58 To the east of Park Pool, and c 1.1km north-east of the Hall, the late 17th century Packington Old Hall (listed grade II*) stands in gardens enclosed by late 17th century brick walls (listed grade II*). Some 20m south-west of the Old Hall the gardens are bounded by the late 18th century brick Venison House (listed grade II); to the north-west of the Old Hall a late 17th century dovecote (listed grade II), rectangular on plan, stands adjacent to late 17th century stables. Approximately 130m south-east of the Old Hall the earthwork remains of a medieval moated enclosure survive. A pool c 20m south-east of the Old Hall feeds the Park Pool to the west.
- 4.2.59 The north-east park represents the area enclosed from the Outwoods by Sir Clement Fisher in the early 17th century. By the early 18th century, this park extended west to the old Holyhead road, and south to a track on the line of the east drive; it was not included in Brown's 1751 scheme of improvements.
- 4.2.60 To the south-east of Packington Hall the outflow from the Great Pool is canalised and retained by a cascade associated with the footbridge c 100m south-east of the Hall. The Great Pool, was created in the mid-18th century and corresponds to Brown's proposals of 1751. Some 400m south-east of the Hall the Pool is retained to the west by a high earth dam. The Pool, of early 17th century origin extends c 800m east, with a small island towards the eastern end. The east end was developed as a decoy, which was remodelled as three decoys in the late 18th century by Wedge; at the same time the 17th century rectangular pool was remodelled in a more naturalistic form, as initially proposed by Brown in 1751.
- 4.2.61 The outflow at the south-west end of the dam of the Great Pool, known as the Lion's Mouth, comprises a mid-18th century brick-lined tunnel with a rusticated stone opening (listed grade II); this was altered in the late 18th century by John Wedge when the eastern end of the 'New River' was remodelled and a series of small pools linked by cascades was constructed below the outflow. The west-facing slope of the dam retaining the Great Pool is planted with mixed woodland: this reflects the arrangement shown by Brown (1751), Wedge (c 1780), and the late 19th century Ordnance Survey Map. To the north of this plantation, c 290m south-east of the Hall, a spring, fed through a lion-mask spout, is enclosed within a mid-18th century stone

structure (listed grade II) which comprises a round-headed opening to the west set beneath a pediment.

- 4.2.62 The parish church of St James (listed grade I) stands in the park c 750m east-north-east of the Hall within a churchyard enclosed by late 18th century rubble-stone walls and wrought-iron arrow-head railings supported on square wrought-iron piers surmounted by urn finials (all listed grade II). The churchyard is planted with mature Irish yews, while a single-storey barn with an arched entrance stands at the south-east corner. The church was rebuilt in a dramatically austere Neoclassical style for the fourth Earl by Bonomi in 1789; its four symmetrical domed corner towers serve as eyecatchers from the north and east park. The church is framed by a group of oaks and Scots pines outside the south-west corner of the churchyard. Land to the west and south of the church and north of Church Wood, a mixed plantation on the north bank of the Great Pool, is in arable cultivation. This land, together with ground extending c 160m south of the Great Pool, formed part of the Packington Glebe and was not incorporated into the park until c 1770 as part of a scheme of improvements overseen by John Wedge after the diversion of the Holyhead road.
- 4.2.63 Some 570m south-east of the Hall and to the south of the Great Pool, the Monument Field is pasture with scattered mature oaks, some of which survive from 18th century hedgerows. This area formed part of the glebe land which was developed as a picturesque setting for the south-east drive by John Wedge c 1770.

Kitchen garden

- 4.2.64 Lying c 130m north-west of the Hall and immediately to the north of the pleasure grounds, the kitchen garden is enclosed by 18th century brick walls c 3m high and surmounted by stone copings (listed grade II). A panelled timber door is set in the south wall; there are further doors in the west wall. The garden is approximately rectangular on plan and is divided into three sections by lateral walls running from east to west. The two southern sections are of approximately equal area and are laid to grass with remains of late 19th or early 20th century timber-framed glasshouses surviving in the central section. The larger northern compartment is planted as an orchard with standard apple trees. Further fruit trees survive against the inner face of the south wall of the south compartment. The kitchen garden occupies the site identified for it in Brown's scheme of 1751. A hothouse and vinery were built in 1802, with a further vinery, peach house, and mushroom house being constructed in 1813-19, although very little survives.
- 4.2.65 The southernmost garden is currently in the process of being reinstated as a flower and kitchen garden with associated walkways and flower beds.

Contribution Made by Site

- 4.2.66 Within the parkland, views from western areas include several designed garden features that create a Romantic Arcadian experience with the hall at its centrepiece. Areas of woodland and the walled garden prohibit clear views of the stables from the west. Views from the east are longer and more open, passing across an expansive lawned area grazed as deer park. Solitary trees retain a parkland feel and occasionally filter views of the hall and stables' easterly elevation.

- 4.2.67 The Site, comprising the eastern elevation of the stables, features frequently in fine designed views looking westwards within the Registered Park and Garden towards the principal eastern elevation of Packington Hall with which they are conjoined. The material construction and classical design of the stables complement the hall's eastern façade. The classical features of the house, such as the pediment and columns are mirrored, albeit in a simplified form, on the stables, and, being built in similar coloured stone, the two buildings together form an imposing and refined centrepiece to the wider estate. Within this setting, the full extent of the hall and its adjacent stables can be appreciated, forming a commanding and well-defined building line that identifies it as the primary residence and destination within the expansive park and garden.

Impact of Proposed Development

- 4.2.68 The nature of the shared historical associations, between the park and the site, will not be impacted upon by the proposed development.
- 4.2.69 The status and character of the stable range, and the contribution it makes to the park's designed aesthetic, will be undiminished.
- 4.2.70 Changes to the central entranceway of the stable's classically styled frontage will bring about a degree of change to the character of short to medium range designed views from the west. The changes, which will reinstate an original arch and introduced a modern Crittall recessed window within the arch, itself recessed within a portico, will not form a prominent or dominant feature within the views. The status of the stable and hall complex as a designed feature and primary destination within the parkland will be sustained.
- 4.2.71 The stables historical integrity and character, and in turn its experience as one of a number of designed features of the parkland, will be altered to a very minor degree, through the introduction of lightweight Crittall glazing to the arched opening. The solution is elegant, of a quality construction, and will form an appealing addition to the building. The nature of the shared relationship between the hall and the stables, experienced within the parkland, will not be detrimentally eroded.
- 4.2.72 Overall, the proposed development will have a neutral impact upon the Grade II * Packington Registered Park and Garden.

4.3 INDIRECT IMPACTS

- 4.3.1 The NPPF definition of the setting of a heritage asset is ‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’
- 4.3.2 Indirect impacts of development upon have a palpable effect, for better or worse, upon the ability to the experience a heritage asset’s significance from within its setting. Impacts can be associated with all sensory experiences of an asset, but are typically associated with views.
- 4.3.3 Merely appearing in conjunction with a heritage asset or within a view may not necessarily bring about a harmful impact to the experience of a heritage asset. New development must in some way either enhance an experience or detract from it in order to bring about an indirect impact. The impact of development that makes no material change to the experience of an asset’s significance is neutral.
- 4.3.4 The setting of those assets within which the Site (and proposed development upon it) was considered able to impact upon the appreciation of their heritage significance, were shortlisted for further detailed assessment. Shortlisted heritage assets are either assessed individually or as one or more groups where there is sufficient communality in their settings and heritage significance. The assessment approach is detailed for each heritage asset in the following table.

Map Ref	NHLE Ref	Name	Grade	Detailed Setting Assessment?
1	1034808	Spring Head, Approximately 400 Metres South East of Packington Hall	II	No
2	1034809	Grotto, Approximately 450 Metres South East of Packington Hall	II	No
3	1034810	Lodge on Right Hand Side of South East Entrance to Packington Park, Approximately 570 Metres South East of Packington Hall	II	No
4	1034813	Church of St James	I	No
5	1034843	Mill Farmhouse	II	No
6	1034845	Stable Block at Packington Hall	II	Yes
7	1034846	Garden Terrace to West and South of Packington Hall	II	No
8	1034847	Gatepier To Left Hand of Entry of Yard, North of Stable Block	II	Yes
9	1034848	Bridge Approximately 300 Metres South East of Packington Hall	II	No

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10	1034849	Kennel House, Approximately 600 Metres South of Packington Hall	II	No
11	1034850	Lodges, Gatepiers And Gates at South Entrance to Packington Park	II	No
12	1116408	Footbridge Over Weir, 150 Metres South East of Packington Hall	II	No
13	1116415	Bentons Lodge, Approximately 350 Metres North West of Packington Hall	II	No
14	1116420	Kitchen Garden Wall, Approximately 300 Metres North of Packington Hall	II	No
15	1116426	Gates, Gatepiers, Railings and Wall Adjoining Packington Hall on the South East	II	No
16	1116434	Gatepier to Right Hand of Entry to Yard, North of Stable Block	II	Yes
17	1116473	Packington Hall	II*	Yes
18	1365121	Beechwood Lodge on Left Hand at South East Entrance to Packington Park, Approximately 570 Metres South East of Packington Hall	II	No
19	1365122	Memorial, Approximately 850 Metres South East of Packington Hall	II	No
20	1365124	Churchyard Wall, Railings and Gates at Church of St James	II	No
21	1001193	Packington Hall Registered Park and Garden	II*	No

PACKINGTON HALL

Grade II* listed building (NHLE Reference: 1116473)

Map reference: 17

Historical and Architectural Interest*Adapted and abridged from National Heritage List for England*

- 4.3.5 Mansion house of late 17th century origin, but remodelled and re-cased 1766 by Matthew Brettingham for 3rd Earl of Aylesford. Henry Couchman was the clerk of works. He completed the work externally c.1772.
- 4.3.6 The present mansion incorporates the house built by Sir Clement Fisher in 1693 (inscription on Hall roof), which in turn replaced a 16th or 17th century house on the same site.
- 4.3.7 Grey sandstone ashlar. Comprises a principal block which is rectangular in plan. Of two storeys and an attic, with a basement concealed behind early 20th century terraces to the west and south.
- 4.3.8 Roof plan of 4 ranges with central flat. The centre part of the roof was rebuilt c.1980 following a fire in 1979 which damaged the attic storey and parts of the lower storeys. Symmetrically disposed ashlar chimney stacks with entablatures. Main block has central hall with flanking principal rooms and gallery at south-west end.
- 4.3.9 Principal front to the south-east in nine bays with rusticated ground storey. Slightly projecting 3-bay centre with upper giant pilasters and pediment. Doorway approached by flight of 4 stone steps. Portal of 2 Ionic pillars and 2 Ionic columns. Raised and fielded panelled doors. Raised surrounds to 12-pane hung sashes, except for those at attic storey which are of 6-

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panes. The first floor windows have pulvinated friezes and cornices. End bays project slightly and first floor windows are balustraded.

- 4.3.10 Central west front has attached giant unfluted Ionic columns, originally with a loggia behind them, infilled by Henry Hakewill. End bays have windows with similar raised surrounds and console brackets as those on the east front. Above each is a blank panel with a garland.
- 4.3.11 Interiors of 1782 are by Joseph Bonomi for 4th Earl. The hall, music room, staircase, Pompeian room, dining room, library and small dining room all have schemes designed by Bonomi. Ceiling paintings executed c.1800 by J.F. Rigaud. Other artists and craftsmen who worked here include Dominic Bartoli (scagliola work) and Joseph Rose and Mr. Cryer (plasterers).

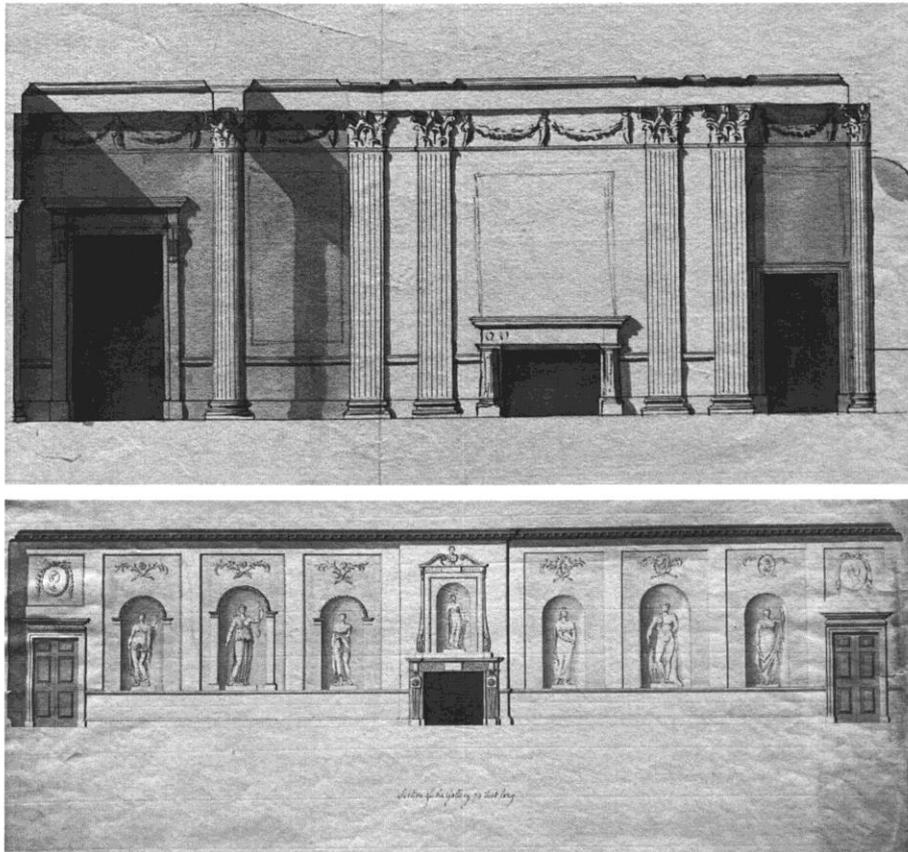


Figure 29 Designs for the gallery room at Packington, possibly by Joseph Bonomi

- 4.3.12 The music room originally housed an organ, now in the church, which was used by Handel. The Pompeian room was intended as a sculpture gallery but was remodelled by Bonomi as a setting for the Etruscan vases collected by the 4th Earl. The main staircase has recently been restored (1986). The dome to the secondary staircase has been removed following the fire of 1979. Bookcases are by Henry Hakewill, 1828.

Physical Surroundings, Experience and Contribution made by Site

- 4.3.13 The physical surroundings of the Hall are well set out within other sections of this report, including the description of the Grade II* Packington Hall Registered Park and Garden, and the description of the Grade II Stables.
- 4.3.14 Within the wider parkland the house's principal elevations have commanding prospects to the east and west, but relatively short views out to the north and south due to established tree planting and ancillary buildings.
- 4.3.15 Reciprocally, there are fine views of the house from within its parkland setting from many aspects, although the nature of views changes dramatically. To the west, shorter range views incorporate several designed garden features that create a sylvan and Arcadian experience with the hall at its centrepiece.
- 4.3.16 Views from the east are longer and more open, across an expansive lawned area grazed as deer park. Solitary trees retain a parkland feel and occasionally break up views of the hall's easterly elevation which is seen in conjunction with and conjoined to the stables (the Site). The full extent of the hall and its adjacent stables can be appreciated, forming a commanding and well-defined building line that identifies them as the primary residence and destination within the expansive park and garden.
- 4.3.17 The stable's subservient scale, broad form and simpler design, identifies it as a secondary building within westerly views of the hall. However, the impressive scale of the stable block alongside the complimentary and shared classical design of both buildings promotes them as a single conjoined unit that combine as a statement of the estate's grandeur and elevated status.

Impact of Proposed Development

- 4.3.18 The nature of the shared historical associations, between the hall and the site, will not be impacted upon by the proposed development.
- 4.3.19 The functional and subservient character of the stable range, and the contribution it makes to the setting of the hall, will be undiminished.
- 4.3.20 Changes to the central entranceway of the stable's classically styled frontage will bring about a degree of change to experience of the hall's designed aesthetic within short to medium range designed views from the west. The changes, which will reinstate an original arch and introduced a modern Crittall recessed window within the arch, itself recessed within a portico, will not form a prominent or dominant feature within the views. The status of the complex as a designed feature and primary destination within the parkland will be sustained.
- 4.3.21 The degree of integrity of the stables, and in turn the halls setting, will be altered to a very minor degree, through the introduction of lightweight Crittall glazing to the arched opening. The solution is elegant, of a quality construction, and will form an appealing addition to the building.

- 4.3.22 In respect of the complimentary architectural styles shared between the hall and its stables, the latter will remain classical in style with the nature of their shared architectural relationship will not be detrimentally eroded.
- 4.3.23 Overall, the proposed development will have a neutral impact upon the setting of the Grade II * Packington Hall.

GATEPIERS TO LEFT AND RIGHT HAND OF ENTRY OF YARD, NORTH OF STABLE BLOCK



Grade II listed buildings (NHLE Reference: 1034847 and 1116434)

Map reference: 8,16

Historical and Architectural Interest

- 4.3.24 Gatepiers are likely late 18th century in date, and possibly to designs by Matthew Brettingham. The gatepiers are likely contemporaneous with the present iteration of the hall, which was re-cased in 1766, also by Brettingham.
- 4.3.25 A matching pair of gatepiers is located to the south-east of the main hall, enclosing access to the garden terraces. Together, the gatepiers illustrate a significant period of the hall and estate development in the mid-late 18th century. The gatepiers hold historical interest as the main formal access to the 18th century stable yard and areas beyond, such as the kitchen gardens.

- 4.3.26 Red sandstone plinth below a rusticated stone pier. Band of fret pattern, swagged frieze and depressed pyramidal top. Secondary piers to either side to form pedestrian access with plain ashlar piers and matching band of fret patten.

Physical Surroundings, Experience and Contribution made by Site

- 4.3.27 The physical surroundings of the gates are well set out within other sections of this report, including the description of the Grade II* Packington Hall Registered Park and Garden, and the description of the Grade II Stables.
- 4.3.28 The gateway, which formally included a lodge to the south matching that to the north, forms part of a long linear building line which includes the main hall and stables to the south. It defines the limits of the house's formal areas, with areas to the north comprising ancillary and working buildings alongside the walled gardens. As such it acts as an important watershed between informal and formal buildings set within the registered park and garden.

Impact of Proposed Development

- 4.3.29 The gate piers, which are acceptably conjoined with the Site, do not have strong historical or architectural associations with the stable block. Their rusticated piers with swagged frieze bears no clear architectural relationships with the stables, specifically the central pediment entranceway where the works are proposed.
- 4.3.30 The introduction of a recessed Crittall glazed doorway within a reinstated archway would not unduly alter the contribution the Site makes to the setting of the gate piers, and the ability to appreciate the listed building from within its setting would be sustained.
- 4.3.31 The proposed development will have a neutral impact upon the ability to appreciate the architectural and historical interest of the gate piers.

5 CONCLUSIONS, RECOMMENDATIONS & POSITION

CONCLUSIONS

- 5.1.1 Packington Hall Stables is a Grade II listed building, set within the Grade II* Packington Hall Registered Park and Garden, directly north of the Grade II* listed Packington Hall and within the immediate vicinity of several other listed buildings associated with the halls and its operations.
- 5.1.2 The stables, which are currently vacant, were constructed in 1762-66 and underwent redevelopment in 1970. Alterations included the conversion of the eastern half of the complex into office accommodation and significant alterations to the eastern elevation. The elevation, and specifically its central entranceway shows evidence of earlier phasing in the late 18th and early 19th century.
- 5.1.3 The proposed works will have a neutral impact upon the architectural and historic interest of the Grade II listed stables. The works are justified as they form part of a wider and approved scheme to secure a new use for the vacant building.
- 5.1.4 The proposed works will have a neutral impact upon the setting of the grade II* Packington Hall and the significance of the grade II* Park and Garden within which it stands. Nor will the experience of those surrounding built designated heritage assets that form part of the immediate setting of the hall, including the walled gardens, gate piers and garden terrace, be negatively impacted upon.
- 5.1.5 In conclusion, the proposed scheme will bring about a neutral impact upon the Grade II Packington Stables and a neutral impact upon the significance other designated heritage assets and their settings.

RECOMMENDATIONS

- 5.1.6 A basic level of building recording may be required as part of the demolition works in order to better understand the phasing and original design of the stables' eastern entranceway. The level of recording required need not be more detailed than a Level 1 or Level 2 Buildings survey set out in Historic England's guidance: Understanding Historic Buildings: A Guide to Good Recording Practice (2016).

POSITION

- 5.1.7 In bringing about a neutral impact upon the significance of listed buildings and their settings the proposed works satisfy Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 5.1.8 In bringing about a neutral impact on all designated heritage assets and their settings, the works align with Policies NW14 of the North Warwickshire Core Strategy (2014) alongside Saved Policies ENV15 and ENV16 of the North Warwickshire Local Plan (2006).

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Cartographic Sources

A range of Ordnance Survey maps, available at the National Library of Scotland
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APPENDIX 1: ASSESSMENT METHODOLOGY

Aims and Scope

- 5.1.9 The aim of this assessment is to establish the known and potential historic environment resource within the Site and its environs and assess the magnitude of any potential impacts which may be imposed upon this resource by the proposed development.
- 5.1.10 For the purposes of assessing potential impact on the setting of heritage assets, the procedures laid out within the Historic England document *Historic England Good Practice Advice Note 3: The Setting of Heritage Assets* (Historic England, 2017), *GPA 4: Tall Buildings* (Historic England, 2015) have been followed.
- 5.1.11 *GPA 2: Managing Significance in Decision-Taking in the Historic Environment* (Historic England, 2015), provides information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG). These include; assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.
- 5.1.12 Advice set out within the Historic England documents *Conservation Principles, Policies and Guidance* (English Heritage, 2008), *Management of Research Projects in the Historic Environment: The MoRPHE Project Manager's Guide* (Historic England, 2015), and *Seeing the History in the View: A method for assessing heritage significance within views* (English Heritage, 2011) has been followed.
- 5.1.13 The archaeological elements of the assessment have been carried out in accordance with the Chartered Institute for Archaeologists' (CIfA) *Standard and Guidance: historic environment desk-based assessment* (Chartered Institute for Archaeologists, 2014).

The Heritage Resource

- 5.1.14 The heritage resource is divided into two broad categories, designated heritage assets and non-designated heritage assets. Designated heritage assets are considered to be of national and regional importance, whilst non-designated heritage assets are considered to be of local importance.
- 5.1.15 Designated heritage assets consist of:
- World Heritage Sites
 - Scheduled Monuments
 - Listed buildings
 - Registered Parks and Gardens
 - Registered Battlefields
 - Protected Wreck Sites
 - Conservation areas (for the purposes of this assessment, Conservation areas will be included as designated heritage assets)

5.1.16 The heritage resource under study in this instance consists of several elements, and two categories of development impact have been assessed for some or all of these elements. The two types of development impact which have been assessed are as follows:

- Direct impacts: physical impacts upon the heritage resource or heritage asset
- Indirect Impacts: impacts upon the setting and significance of the heritage resource or heritage asset.

5.1.17 The various elements of the heritage resource have been taken into account, and the potential development impacts upon them considered.

Sources

5.1.18 The following sources of heritage and planning data and information were consulted:

Designated Heritage Asset data

5.1.19 These datasets are available from Historic England and contain data on all recorded designated heritage assets in England, i.e., World Heritage Sites, Scheduled Monuments, listed buildings, Registered Parks and Gardens, Registered Battlefields and Protected Wreck Sites. The data was consulted in November 2021.

Cartographic Sources

5.1.20 Historic mapping was obtained online. Information from historic maps, other than tracing the above-ground development of a site or place, can assist in the assessment of archaeological potential by highlighting previously unrecorded features, enabling an understanding of how the land has been managed in the recent past. All maps consulted are listed in the References of the main report.

National Legislation and Planning Documents

5.1.21 The treatment of the historic environment within a development and planning context is governed by legislation and national policy set out by the National Planning Policy Framework (NPPF), which itself dictates local authority planning policy. All relevant national and local planning policy documents were consulted in November 2021.

Assumptions and Limitations

Much of the information used by this assessment consists of secondary information compiled from a variety of sources. The assumption is made that this information is sufficiently accurate.

APPENDIX 2: PLANNING POLICY

Table 1: National Legislation relevant to the proposed development.

<p>Planning (Listed Buildings and Conservation Areas) Act (1990)</p>	<p>The Planning (Listed Buildings and Conservation Areas) Act 1990 covers the registration of Listed Buildings (that is those buildings that are seen to be of special architectural or historic interest) and the designation of Conservation Areas (areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance).</p> <p>A Listed Building may not be demolished or altered or extended in any manner which would affect its character as a building of special architectural or historic interest without Listed Building Consent being granted.</p> <p>There are three grades of listed building (in descending order):</p> <ul style="list-style-type: none"> • Grade I: buildings of exceptional interest; • Grade II*: particularly important buildings of more than special interest; and • Grade II: buildings of special interest, warranting every effort to preserve them. <p>When making a decision on all <u>listed building consent</u> applications or any decision on a planning application for <u>development</u> that affects a <u>listed building</u> or its <u>setting</u>, a <u>local planning authority</u> must have special regard to the desirability of <u>preserving</u> the <u>building</u> or its setting or any features of <u>special architectural</u> or <u>historic interest</u> which it possesses. Preservation in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged.</p> <p>The Act requires local planning authorities to pay special attention throughout the planning process to desirability of preserving or enhancing the character or appearance of a Conservation Area.</p>
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Table 2: National Policy relevant to the proposed development

Title	Content
NPPF Chapter 16, Paragraph 189	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.
NPPF Chapter 16, Paragraph 190	Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account: <ul style="list-style-type: none"> a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation; b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; c) the desirability of new development making a positive contribution to local character and distinctiveness; and d) opportunities to draw on the contribution made by the historic environment to the character of a place.
NPPF Chapter 16, Paragraph 194	In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
NPPF Chapter 16, Paragraph 195	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.

NPPF Chapter 16, Paragraph 196	Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.
NPPF Chapter 16, Paragraph 197	<p>In determining applications, local planning authorities should take account of:</p> <ul style="list-style-type: none"> a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.
NPPF Chapter 16, Paragraph 199	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). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
NPPF Chapter 16, Paragraph 200	<p>Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:</p> <ul style="list-style-type: none"> a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.
NPPF Chapter 16, Paragraph 201	<p>Where a proposed development will lead to substantial harm to (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, or all of the following apply:</p> <ul style="list-style-type: none"> a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

	<p>c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and</p> <p>d) the harm or loss is outweighed by the benefit of bringing the site back into use.</p>
NPPF Chapter 16, Paragraph 202	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.
NPPF Chapter 16, Paragraph 203	The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
NPPF Chapter 16, Paragraph 204	Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
NPPF Chapter 16, Paragraph 205	Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.
NPPF Chapter 16, Paragraph 206	Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
NPPF Chapter 16, Footnote 68	Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

Table 3: Policies extracted from the North Warwickshire Local Plan (adopted September 2021), relevant to the historic environment and the proposed development.

Policy	Content
<p>LP15 - Historic Environment</p>	<p>The Council recognises the importance of the historic environment to the Borough's local character, identity and distinctiveness, its cultural, social, environmental and economic benefits. The quality, character, diversity and local distinctiveness of the historic environment will be conserved or enhanced. In particular:</p> <ul style="list-style-type: none"> • Within identified historic landscape character areas development will conserve, or enhance and where appropriate, restore landscape character as well as promote a resilient, functional landscape able to adapt to climate change. Specific historic features which contribute to local character will be protected and enhanced and, development, including site allocations, should consider all relevant heritage assets that may be affected, including those outside the relevant site • The quality of the historic environment, including archaeological features, Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Conservation Areas and any non-designated assets; buildings, monuments, archaeological sites, places, areas or landscapes positively identified in North Warwickshire's Historic Environment Record as having a degree of significance meriting consideration in planning decisions, will be protected and enhanced, commensurate to the significance of the asset. <p>Wherever possible, a sustainable reuse of redundant historic buildings will be sought, seeking opportunities to address those heritage assets identified as most at risk.</p> <p>All Scheduled Monuments, Registered Parks and Gardens, Conservation Areas are shown on the Policies Map.</p> <p>Understanding the Historic Environment All development proposals that affect any heritage asset will be required to provide sufficient information and an assessment of the impacts of those proposals on the significance of the assets and their setting. This is to demonstrate how the proposal would contribute to the conservation and enhancement of that asset. That information could include desk-based appraisals, field evaluation and historic building reports. Assessments could refer to the Warwickshire Historic Environment Record, Conservation Area Appraisals, The Warwickshire Historic Towns Appraisals, The Heritage at Risk Register and Neighbourhood Plans or other appropriate report.</p> <p>Conserving the Historic Environment Great weight will be given to the conservation of the Borough's designated heritage assets.</p> <p>Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification with regard to the public benefits of the proposal. A balanced judgement will be taken regarding the scale of any harm or loss to the significance of a non-designated heritage asset, and the relative significance of that heritage asset must be justified and will be weighed against the public benefits of the proposal.</p>

	<p>Where a proposal affects the significance of a heritage asset, including a non-designated heritage asset, or its setting, the applicant must be able to demonstrate that:</p> <ul style="list-style-type: none">i) all reasonable efforts have been made to sustain the existing use; find new uses or mitigate the extent of the harm to the significance of the asset; and,ii) the works proposed are the minimum required to secure the long term use of the features of the asset that contribute to its heritage significance and interest are retained.iii) <p>Additional evidence, such as marketing details and/or an analysis of alternative proposals will be required where developments involve changes of use, demolitions, sub-divisions or extensions.</p> <p>Where a proposal would result in the partial or total loss of a heritage asset or its setting, the applicant will be required to secure a programme of recording and analysis of that asset and archaeological excavation where relevant and ensure the publication of that record to an appropriate standard.</p>
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LOCUS

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From: [James Darwin](#)
Sent: 12 April 2022 15:03
To: [planappconsult](#)
Subject: FAO Fiona Wallace: Your ref PAP/2022/0128 Proposed works to the The Stables, Packington Hall, Great Packington, Warwickshire Dear Fiona Wallace,

Dear Fiona Wallace,

Thank you for informing the Georgian Group of a further application to undertake significant works of demolition and alteration to the above grade II listed classical stable building which forms part of the immediate setting of a grade II* country house, and which stand within a grade II* registered landscape. The Group previously objected to these works when they were included with application 2020/0583. We wish to reiterate our strong objection to the scheme which our Casework Committee has concluded to be of a highly damaging and insensitive nature.

The stables at Packington Hall were designed by the accomplished architects David and William Hiorne and built c1756-1758. The design consists of a large quadrangle with pyramidal roofed corner turrets and a monumental central Tuscan loggia with a pediment above, on the eastern or entrance façade. The building is discussed within Dr Giles Worsley's pioneering monograph on stable blocks *The British Stable* (Yale University Press, 2004), which describes the Packington stable as being the only apparent imitator surviving in England of Colin Campbell's now altered 1729-32 High Stables at Studley Royal in North Yorkshire, which were designed to imitate a Palladian villa, i.e. without a carriage opening within their principal facade. The corner pavilions at the Packington Hall stables may also derive from Campbell's design. Much of the significance of the stable block at Packington is therefore located in the rarity of the design of its principal façade. The stables adjoin the principal façade of the grade II* Packington Hall which was designed by Brettingham and completed by Couchman. The Hall, stable and listed garden terraces form a nationally significant group. These listed structures are also key features within the grade II* registered designed landscape.

The Georgian Group strongly objects to the proposed creation of a large arched opening within the Tuscan loggia on the principal or eastern elevation, as we do not believe that the applicant has made a convincing case that the completed building ever had a large opening in this location. It is disappointing and frustrating that the applicants have neither sought to provide further documentary evidence to support their case, or to seek to discuss this matter with the Group before resubmitting their proposal. We must again stress that the applicant has failed to provide any documentary evidence that the existing arrangement of central doorcase and flanking niches within the loggia is not that which was in existence at the time of the building's completion. We note that a late eighteenth century drawing of the elevation of the stable survives within the RIBA drawings collection but that this has not been reproduced by the applicant to support their case. The Group's Casework Committee have previously made clear that this intervention would cause considerable harm to the significance of the listed building and that a convincing case for the necessity of undertaking this work has not been provided. The proposed large, glazed opening within the centre of the façade, would also cause a degree of harm to the setting of the adjoining grade II* listed mansion.

The Georgian Group must strongly advise that this proposal would be highly damaging to the historic fabric and significance of this grade II listed building, and that it would also cause a degree of harm to the setting of the adjoining grade II* listed mansion. Local authorities have a statutory duty under section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features

of special architectural or historic interest which they possess. The Group's Casework Committee therefore strongly recommend that listed building consent and planning permission are refused for the proposed works. Given the highly controversial and damaging nature of this proposal, The Committee again wish to stipulate that should your authority be minded to grant consent, this application should be referred to the Secretary of State as set out in paras 3, 5 & 7 of the 2021 Direction.

Yours Sincerely

James Darwin (Senior Caseworker)

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The Stables_Packington

2022_10_12

Proposed entrance screen design;

