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GRADDON PROPERTY SERVICES LTD

DRUMMONDS, MILL LANE, LOWSONFORD, WARWICKSHIRE

HERITAGE IMPACT ASSESSMENT

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GRADDON PROPERTY SERVICES LTD

LAND AT MILL LANE, LOWSONFORD, WARWICKSHIRE

HERITAGE IMPACT ASSESSMENT

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SUMMARY

Wardell Armstrong Archaeology was commissioned by Graddon Property Services Ltd to prepare a heritage impact assessment for a proposed new development on land at Mill Lane, Lowsonford, Warwickshire (NGR SP 19049 68181). This is an assessment based on a desk-based consultation of sources relating to the setting of the site and its history.

The purpose of this heritage impact assessment is, primarily, to assess the potential for archaeological deposits to survive within the proposed development site and to assess the impacts on the upstanding designated heritage assets within an approximate 1km radius, centred on the site, to inform the forthcoming watching brief.

The research found that the proposed development site lies in an area of potential based on the known presence of an earlier timber-framed building at the site. This research has shown that this was a large building, with quite a large plot of land associated with it and a drive heading to the south and east. It was subdivided into three dwellings, perhaps in around 1848, and again, into four in the late 19th century. It was demolished in c. 1964 in favour of the present dwelling of Downlands. As the site also lies on the former main route to Rowington to the north-east, in use prior to the construction of the canal, it may be that there is surviving evidence for use of the plot during the medieval period within the site boundary.

There is not likely to be any significant impact by future development on the setting of the 14 designated heritage assets outside the site boundary.

Warwickshire County Council Archaeological Planning Team have already stipulated that a watching brief should occur during any groundworks occurring as a result of planning permission being granted and the proposed development being implemented.

ACKNOWLEDGEMENTS

Wardell Armstrong Archaeology thank Graddon Property Services Ltd who commissioned the project. Wardell Armstrong Archaeology thank the staff at Warwickshire County Record Office for all assistance, as well as Will Steele at Warwickshire Historic Environment Record, for access to data from the Historic Environment Record.

The documentary research was completed by Cat Peters.

The report was written by Cat Peters and the figures were produced by Adrian Bailey. Nick Daffern managed the project and Richard Newman edited the report.

1 INTRODUCTION

1.1 Circumstances of Project

1.1.1 Wardell Armstrong Archaeology was commissioned by Graddon Property Services Ltd, to undertake a heritage impact assessment for land at Mill Lane, Lowsonford, in relation to a proposed new development.

1.1.2 The term '*site*' is used throughout the report to refer to the proposed development site. The term '*study area*' refers to a 1km radius, centred on the proposed development site. This provides a heritage context to the proposed development site.

1.2 The Purpose of the Heritage Impact Assessment

1.2.1 This heritage impact assessment is designed to assess the potential for sub-surface archaeological features to survive within the proposed development site to inform the forthcoming watching brief of what may be encountered.

1.3 National Planning Policy and Legislative Framework

1.3.1 National planning policies on the conservation of the historic environment are set out in the *National Planning Policy Framework* (NPPF), which was published by the Department of Communities and Local Government (DCLG) in March 2012. Sites of archaeological or cultural heritage significance that are valued components of the historic environment and merit consideration in planning decisions are grouped as '*heritage assets*'; '*heritage assets are an irreplaceable resource*', the conservation of which can bring '*wider social, cultural, economic and environmental benefits...*' (DCLG 2012, Section 12.126). The policy framework states that the "*significance of any heritage assets affected, including any contribution made by their setting*' should be understood in order to assess the potential impact" (DCLG 2012, Section 12.128). "*In addition to standing remains, heritage assets of archaeological interest can comprise sub-surface remains and, therefore, assessments should be undertaken for a site that includes or has the potential to include heritage assets with archaeological interest*" (DCLG 2012, Section 12.128).

1.3.2 NPPF draws a distinction between designated heritage assets and other remains considered to be of lesser significance; "*great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be; substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest*

significance, including scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings and grade I and II* registered parks and gardens and World Heritage Sites, should be wholly exceptional” (DCLG 2012, Section 12.132).* Therefore, preservation in-situ is the preferred course in relation to such sites unless exception circumstances exist.

- 1.3.3 It is normally accepted that non-designated sites will be preserved by record, in accordance with their significance and the magnitude of the harm to or loss of the site as a result of the proposals, to *“avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposals” (DCLG 2012, Section 12.129).* *“Non-designated heritage assets of archaeological interest will also be subject to the policies reserved for designated heritage assets if they are of equivalent significance to scheduled monuments” (DCLG 2012; Section 12.132).*

1.4 **Local Planning Policy**

- 1.4.1 The Warwick draft local plan was drafted in 2014 and was considered and approved at a meeting on 23rd April 2014.
- 1.4.2 Policy HE1 relates to Protection of Statutory Heritage Assets, and includes the proviso that *“development will not be permitted where it will adversely affect the setting of a Listed Building” (Warwick District Council, 2014, 145).*
- 1.4.3 Policy HE6 relates to Archaeology, and states that *“there will be a presumption in favour of the preservation of locally and regionally important sites, except where the applicant can demonstrate that the benefits of development will outweigh the harm to archaeological remains. The Council will require that any remains of archaeological value are properly evaluated prior to the determination of the planning application. Where planning permission is granted for development which will have an adverse effect on archaeological remains, the Council will require that an agreed programme of archaeological investigation and recording precedes development” (Warwick District Council, 2016, 152).*

2 METHODOLOGY

2.1 Introduction

2.1.1 All work undertaken was consistent with the relevant standards and procedures of the Chartered Institute for Archaeologists, as set out in *Standard and Guidance for Historic Environment Desk-Based Assessment* (CIfA 2014).

2.1.2 The data underlying the heritage impact assessment was gathered through desk-based study of documentary sources and via a site visit. The impact of the development on the heritage assets was assessed using standardised heritage impact tables (*confer* Appendix 1).

2.2 Documentary Sources

2.2.1 The primary and secondary sources used were derived from Warwickshire County Record Office (WCRO), as well as from online sources, including The Archaeology Data Service (<http://archaeologydataservice.ac.uk>), the National Heritage List (<https://historicengland.org.uk/listing/the-list/>) and PastScape (<http://www.pastscape.org.uk/>). The historic maps and primary sources were consulted in January 2017.

2.3 Impact Assessment Tables

2.3.1 The assessment of the impact of development proposals is undertaken using a series of heritage impact tables (Appendix 2). These tables use standard assessment methods as used by Government agencies, as for example those used in the Highway Agency's *Design Manual for Roads and Bridges* (2007). These tables first establish the significance of the heritage asset against set criteria, secondly the magnitude of impact and taking the results of these two together allow a calculation of impact on heritage significance.

2.4 Reporting

2.4.1 Once approved by the client, a copy of the report will be deposited with the Warwickshire Historic Environment Record, where viewing will be made available on request.

2.4.2 Wardell Armstrong Archaeology supports the Online Access to the Index of archaeological investigations (OASIS) project. This project aims to provide an online index and access to the extensive and expanding body of grey literature created as a result of developer-funded archaeological work. As a result, details of the results of

this study will be made available by WAA, as a part of this national scheme. This project has the unique identifier of **wardella2-272967**.

2.5 Glossary

2.5.1 The following standard terms for compiling the heritage impact assessment are used throughout the report:

- Designation – the process that acknowledges the significance of a heritage asset and thus advances its level of consideration/protection within the planning process. Designated assets can either be statutory, like listed buildings, or non-statutory such as registered parks and gardens or conservation areas.
- Heritage Asset – a building, monument, site, place, area or defined landscape positively identified as having a degree of heritage significance that merits consideration in planning decisions.
- Historic Environment Record (HER) – an information service, usually utilizing a database, which provides public access to up-to-date and dynamic resources relating to the historic environment of a defined geographic area.
- Mitigation – action taken to reduce potential adverse impacts on the heritage significance of a place.
- Setting – the surroundings in which a heritage asset is experienced. The extent is not fixed and will vary according to the historic character of the asset and the evolution of its surroundings.
- Significance – the value of a heritage asset to present and future generations attributable of its heritage interest. That interest may be archaeological, architectural, artistic or historic (including historical associations).

3 BACKGROUND

3.1 Location, Topography and Geology

3.1.1 The proposed development site is centred on SP 19049 68181, and is located to the north-east of the centre of the village of Lowsonford, south of Finwood and west of the M40 (Figure 1). The development proposals are for an extension to the north-west of the existing building of Downlands, west of Mill Lane (Figure 2).

3.1.2 The site has solid geology comprised of siltstone and sandstone of the Arden Sandstone Formation, a sedimentary bedrock, formed in the Triassic period approximately 217 to 229 million years ago (BGS 2017).

3.1.3 The drift geology is mapped as Glaciofluvial Deposits of sand and gravel, superficial deposits formed up to 2 million years ago in the Quaternary Period (BGS 2017).

3.1.4 The Historic Landscape Characterisation information (provided by the Warwickshire Historic Environment Record) places the site within the 'historic core of Finwood' (HWA15798).

3.2 Archaeological and Historical Background

3.2.1 This historical and archaeological background is compiled from secondary sources and primary records consulted during the desk based research. It is intended only as a summary of historical developments around the site. The location of known heritage assets within the approximate 1km study area are illustrated in Figure 3, and summarised in Appendix 2.

3.2.2 **Prehistoric (up to c. AD 45):** there is no known evidence for prehistoric activity in the study area.

3.2.3 **Roman Period (AD 45 to c. 410):** the only evidence for Roman activity within the study area comes from a metal detectorist find of a single Roman coin (Asset 9) and a separate further series of finds which included 6 brooches and 3 coins, recovered during a metal detector survey (Asset 2).

3.2.4 **Medieval Period (c. 410 to 1540):** the study area lies in the Parish of Rowington, which was never under the influence of a resident lord with "*the person to whom it was thus let was usually bailiff of the parish, an office of some importance before the dissolution of Reading Abbey, but less so after the reign of Elizabeth*" (Styles 1945, 146). The proposed development site lies within an area once known as Inwode, which was first referenced in 1252 (Woodall 1974, map 2). Finwood seems to be a

corruption of this, first occurring in the 17th century (*ibid*, 18). Inwood means ‘area on the edge of the woodland settled by sons of the parent village’ (*ibid*), one of several hamlets that were offshoots of the parent village of Rowington probably when new small open field units were being developed (*ibid*, 13). It may be that some of these hamlets had formed by Doomsday (*ibid*, 6). This woodland was Aespeley Wood, a tract of forest where the Abbot of Reading claimed pannage (*ibid*, 18). This is thought to have been established around 1133, though it appears to have broken up by 1606 (Asset 28). There was also an area of common, utilised during the medieval and post medieval periods at Finwood Green (Asset 27), and a further area at Bushwood Common (Asset 26).

3.2.5 Artefacts of the medieval period, encountered during the metal detector survey which had recovered several Romano-British era finds (Asset 2), included 15 coins, an ampulla, a coin weight, a jetton, a token and a book fitting amongst others (Asset 3).

3.2.6 **Post Medieval Period (1540-1900):** in 1811, the parish of Rowington contained 153 houses and 860 inhabitants (West 1830, 509). “*Scattered through the parish are some fifty houses and farm-buildings which retain structural features of the 17th century or earlier*” (Styles 1945, 146), many of which are in the present study area, including Brookfurlong Farm (Asset 12), Sandbanks (Asset 13), cottages west of Sandbanks (Asset 14), Poundley Cottage (Asset 15), the White Horse Inn (Asset 16), Finwood Hill Farm (Asset 17), Finwood Hall (Asset 18), Finwood Farmhouse (Asset 19), Smithy (Asset 20), cottages in Mill Lane (Asset 22), Lowsonford Post Office (Asset 23), Fleur de Lys Public House (Asset 24), Old Timbers (Asset 25), some barns (Assets 29 and 30), Bushwood Common Farmhouse (Asset 31), Old Tudors (Asset 35), White House Farmhouse (Asset 36) and the Old Manor (Asset 37). Later buildings and structures in the study area of the post medieval period, indicative of population growth, include Finwood Lawn garden (Asset 1), Finwood Bridge (Asset 6), a road bridge (Asset 7), the Church of St Luke (Asset 10) and a Congregational Chapel (Asset 11).

3.2.7 A number of post medieval finds were also found during the metal detector survey that encountered the Romano-British (Asset 2) and medieval periods (Asset 3), including 12 coins, 4 tokens, 6 buckles, a powder flask, 3 strap fittings as well as other items (Asset 4).

- 3.2.8 Prior to the cutting of the Stratford upon Avon canal, between 1796 and 1815 (Asset 8), the main road through Finwood from Rowington south-westwards “*went to the left, by Barnhurst’s Farm, coming out at Lowsonford, alongside the Fleur de Lys Inn*” (Ryland 1922). It is not clear where Banhurst’s Farm was, but it could be the farm to the south of the present proposed development site, which in a trade directory of 1874 is known as Finwood Green Farm, occupied by William Taylor (White 1874, 1156), a possible descendent of the John Taylor listed at this plot on the tithe apportionment of 1848 (WCRO CRO569/197; *confer* 3.2.9). The earlier main road was the present Mill Lane on which the proposed development site is accessed by, suggesting any buildings on this could be of early origin. The road bridge over the canal (Asset 5) was built in 1816, indicating this route was being established soon after the canal’s construction. The locks and lock cottages in the study area also date to this period (Assets 32, 33 and 34).
- 3.2.9 A building is known to have occupied the proposed development site plot prior to the present Downlands (Asset 21). This was timber-framed, and so of at least post medieval origin (Woodall 1974, 164). The Tithe Award Plan of 1849 (Figure 4) shows this building at the southern boundary of plot ‘666’. The accompanying apportionment of 1848 lists the plot as containing ‘three houses and gardens’, occupied by ‘George Price and others’ and owned by ‘Bannister’ (WCRO CRO569/197). The map also appears to show an outbuilding at the south-western corner of plot ‘666’, a further small outbuilding to the south-east of the main building and a track leading from the south of the building into plot ‘667’, running adjacent to the boundary separating plots ‘666’ and ‘667’. The apportionment lists plot ‘667’ as an orchard laid to pasture, occupied by ‘John Taylor’ and also owned by ‘Bannister’ (WCRO CRO569/197). The fact that the building and land is not shown as divided into three, suggests it may until fairly recently to 1848/9 have been one large dwelling, with an entrance drive to the south and surrounded by two large plots of land. Plots ‘666’ and ‘667’ were the only two plots in the parish owned by Bannister.
- 3.2.10 The First Edition Ordnance Survey map of 1887 (Figure 5) clearly shows the plot to the north of the building (Asset 21) subdivided into three smaller plots, one next to the road, to the east of the building, one to the north-west of the building containing a well and an east-west orientated small rectangular outbuilding, and the third to the west of the building. The earlier depicted outbuilding in the south-west corner no longer survives, and the southern boundary seems to have been altered, though the formally depicted outbuilding to the south-west of the main building is still shown.

No entrance drive into and through the adjacent land to the south survived, suggesting this was associated with the earlier phase of the building as one large dwelling.

3.2.11 **Modern Period (1900-present):** the Second Edition Ordnance Survey map of 1905 (Figure 6) shows an additional boundary from the south-west corner of the main building (Asset 21) to the main boundary separating this plot from the one to the south, suggesting that a fourth occupancy may have been added. The building itself is also shown divided into quarters. The outbuilding to the south-east on this map is shown as L-shaped, and an additional outbuilding is shown to the west of the main building, in the corner of the western plot. In the north-western plot, a further outbuilding is shown towards the northern boundary, and the outbuilding west of the well seems to have been extended (Figure 6).

3.2.12 Between 1905 (Figure 6) and 1925 (Figure 7) the boundary formerly separating the earlier defined plots '666' and '667' seems to have gone, with the former '667' to the south being subsumed as a plot associated with one of the four dwellings forming the large building. The only outbuilding surviving in 1925 is that to the west of the well (Figure 7).

3.2.13 At some time after 1925 (presumably c. 1964 (Woodall 1974, 164)), the building and associated boundaries, outbuilding and well, were removed, and replaced with a detached house with entrance track to the east to Mill Lane.

3.3 Previous Archaeological Works

3.3.1 There are no known previous archaeological interventions in the study area.

3.4 Designated Heritage Assets

3.4.1 There are no designated heritage assets within the proposed development site.

3.4.2 There are 14 designated heritage assets within the 1km study area, all of which are Grade II listed (Assets 5, 12, 18, 19, 23, 24, 29, 30, 31, 32, 33, 34, 35 and 36).

3.5 Undesignated Heritage Assets

3.5.1 There are 23 known undesignated heritage assets within the 1km study area, (Appendix 2). The majority of these are of local significance, and the remaining four assets are findspots (Assets 2, 3, 4 and 9) and therefore of negligible significance.

3.5.2 There is one known heritage asset within the site boundary, already known from the Historic Environment Record, hence the requirement for further archaeological work

at the site. This is the site of a timber-framed building (Asset 21), stated in the HER as being a house. This research has shown that around the mid 19th century, it comprised three separate dwellings, and perhaps four between 1887 and 1905. It was removed c. 1964 to make way for the present dwelling house of Downlands. As well as the potential for traces of this building surviving within the site boundary, there is the potential for the known associated land boundaries and outbuildings as well as potential landscape and garden features, and perhaps earlier occupation evidence to also be present.

4 DISCUSSION

4.1 Summary of Heritage Asset Significance

- 4.1.1 Heritage asset significance is assessed in relation to the criteria set out in Appendix 1, Table 1.
- 4.1.2 There are 14 designated heritage assets within the 1km study area, all of which are Grade II listed (Assets 5, 12, 18, 19, 23, 24, 29, 30, 31, 32, 33, 34, 35 and 36). All are of post medieval origin. As grade II listed buildings, these 14 assets are of district or county (higher) significance.
- 4.1.3 Of the remaining 23 assets four are findspots (Assets 2, 3, 4 and 9) and therefore of negligible significance. The remaining 19 are of local significance.
- 4.1.4 Of the total 37 heritage assets encountered by the research, one lies within the proposed development site boundary. This is the former timber-framed house, subdivided c. 1848 into three, and again into four between 1887 and 1905. It was demolished in favour of the present building of Downlands. Traces of it, and its associated features may survive sub-surface.
- 4.1.5 The risk of encountering other archaeological remains cannot be ruled out, and these would be of at least local significance. These would most likely relate to the medieval or post medieval period.

4.2 Magnitude of Impact on Heritage Assets

- 4.2.1 The magnitude of impact is assessed in relation to the criteria set out in Appendix 1, Table 2.
- 4.2.2 For features relating to the known former timber-framed building within the site boundary, the magnitude of impact would be at least substantial, directly impacting on them, and may result in their loss, depending on the nature of any future development.
- 4.2.3 For the heritage assets outside the site boundary, the impact would result in no change (Appendix 1, Table 3).

4.3 Heritage Statement

- 4.3.1 As future development within the site boundary is likely to result in the loss, or have a substantial impact upon, one heritage asset of local significance, this would result in a limited impact on heritage significance (Appendix 1, Table 3). Such an impact will require mitigation. Warwickshire County Council Archaeological Planning Team have

already stipulated that a watching brief should occur during any groundworks occurring as a result of planning permission being granted and the development being implemented.

5 BIBLIOGRAPHY

5.1 Primary Sources

Enclosure Award for Loxley, 1758 (WCRO Qs75/73: must be an error on record office mapping website as this was not the correct area)

Rowington Tithe Map and Apportionment, 1849 (WCRO CRO569/197)

First Edition Ordnance Survey Map, 1887 (6" to 1 mile scale), Warwickshire Sheet XXXII

First Edition Ordnance Survey Map, 1887 (25" to 1 mile scale)

Second Edition Ordnance Survey Map, 1905 (25" to 1 mile scale)

Third Edition Ordnance Survey Map, 1925 (25" to 1 mile scale)

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PastScape, <http://www.pastscape.org/>, accessed 9th January 2017

APPENDIX 1: HERITAGE IMPACT ASSESSMENT TABLES

Table 1 Measuring Significance

Significance	Designation	Asset types and justification	Preferred response to negative impact
International	Non-statutorily designated heritage assets	World Heritage Site (NPPF s132)	Avoid negative impact where asset contributes to the WHS's defined outstanding universal values (NPPF s138)
National	Statutorily designated heritage assets	Scheduled monuments, grade I and II* listed buildings (NPPF s132). Grade A Listed Buildings in Scotland	Avoid negative impact
National	Non-statutorily designated heritage assets	Registered battlefields, grade I and II* Registered Parks and Gardens (NPPF s132)	Avoid negative impact
National	Non-designated heritage assets of demonstrable equivalence to a scheduled monument (NPPF s138)	Assets where assessment for designation is pending, assets that have been assessed as being capable of designation but have not been designated at the SoS discretion, assets worthy of designation but which are outside the scope of the 1979 Act (NPPF s139)	Avoid negative impact
District or County (Higher)	Statutorily designated heritage assets	Grade II listed buildings (NPPF s132). Grade B Listed Buildings in Scotland	Limit negative impact (avoid substantial harm) and mitigate
District or County (Higher)	Non-statutorily designated heritage assets	Conservation area (NPPF s127), grade II registered park and garden (NPPF s132)	Limit negative impact (avoid substantial harm) and mitigate
District or County (Lesser)	Non-designated heritage assets within a national park or AONB	Any extant heritage assets (NPPF s115)	Limit negative impact and mitigate
District or County (Lesser)	Non-designated heritage assets	Heritage assets placed on a local planning authority list (NPPG). Grade C Listed Buildings in Scotland	Limit negative impact and mitigate
District or County (Lesser)	Non-designated heritage assets	Any area of potential listed in a local plan (NPPG)	Limit negative impact and mitigate
District or County (Lesser)	Non-designated heritage assets	Historic Hedgerow as defined under the Hedgerow Regulations 1997	Limit negative impact and mitigate
Local	Non-designated heritage assets	Any extant heritage assets outside of a national park or AONB.	Mitigate
Negligible	Non-designated heritage assets	Heritage assets recorded in the HER that are no longer extant, individual findspots or structures of no heritage value	No action

Table 2: Establishing the Magnitude of Impact

Magnitude of Impact	Heritage Asset		
	Archaeological Remains (Archaeological Interest)	Historic Buildings (Architectural/Artistic Interest and/or Historic Interest)	Historic Landscapes (Historic Interest)
Loss	<ul style="list-style-type: none"> Change to most or all key archaeological materials, such that the resource is totally altered Comprehensive changes to setting 	<ul style="list-style-type: none"> Change to key historic building elements, such that the resource is totally altered Comprehensive changes to setting 	Major change to historic landscape character resulting from: <ul style="list-style-type: none"> Changes to most key historic landscape elements, parcels or components Extreme visual effects Major change to noise or change to sound quality Major changes to use or access
Substantial	<ul style="list-style-type: none"> Changes to many key archaeological materials, such that the resource is clearly modified Considerable changes to setting that affect the character of the asset 	<ul style="list-style-type: none"> Changes to many key historic building elements, such that the resource is significantly modified Changes to setting of an historic building such that it is significantly modified 	Moderate change to historic landscape character resulting from: <ul style="list-style-type: none"> Changes to many key historic landscape elements, parcels or components Visual change to many key aspects of the historic landscape Noticeable differences in noise or sound quality Considerable changes to use or access
Less than substantial	<ul style="list-style-type: none"> Changes to key archaeological materials, such that the asset is slightly altered Slight changes to setting 	<ul style="list-style-type: none"> Change to key historic building elements, such that the asset is slightly different Changes to setting of an historic building such that it is noticeably changed 	Limited change to historic landscape character resulting from: <ul style="list-style-type: none"> Changes to few key historic landscape elements, parcels or components Slight visual changes to few key aspects of the historic landscape Limited changes to noise levels or sound quality Slight changes to use or access
Minor	<ul style="list-style-type: none"> Very minor changes to archaeological materials 	<ul style="list-style-type: none"> Slight changes to historic buildings elements or setting that hardly affect it 	Very small change to historic landscape character resulting from: <ul style="list-style-type: none"> Very minor changes to key historic landscape elements, parcels or components Virtually unchanged visual effects Very slight changes to noise levels or sound quality Very slight changes to use or access
No change	No change		

Table 3 Impact on Heritage Significance

Assessment Matrix to define the degree of impact on heritage asset significance		Magnitude of impact				
		No change	Minor alteration with no reduction in significance	Less than substantial	Substantial	Loss
Significance of Heritage Asset	National	Blue	Yellow	Dark Green	Red	Red
	District/County (Higher)	Blue	Yellow	Light Green	Dark Green	Red
	District/County (Lesser)	Blue	Yellow	Light Green	Light Green	Dark Green
	Local	Blue	Blue	Yellow	Light Green	Light Green
	Negligible	Blue	Blue	Blue	Blue	Blue

Blue (no appreciable impact) = no mitigation necessary
 Yellow (very limited impact) = low level mitigation eg photographic record/watching brief etc
 Light green (limited impact) = may need evaluation to establish appropriate mitigation which may include site survey/excavation etc
 Dark green (major impact) = may not be agreed and then only with significant justification, may require evaluation and will require significant mitigation such as excavation, detailed building survey, visual restoration, some in-situ preservation and on-site interpretation
 Red (very major impact) = unlikely to be agreed except in exceptional circumstances and only with a high level of mitigation

APPENDIX 2: HERITAGE ASSET GAZETTEER

Heritage Assets within the 1km search radius (study area):

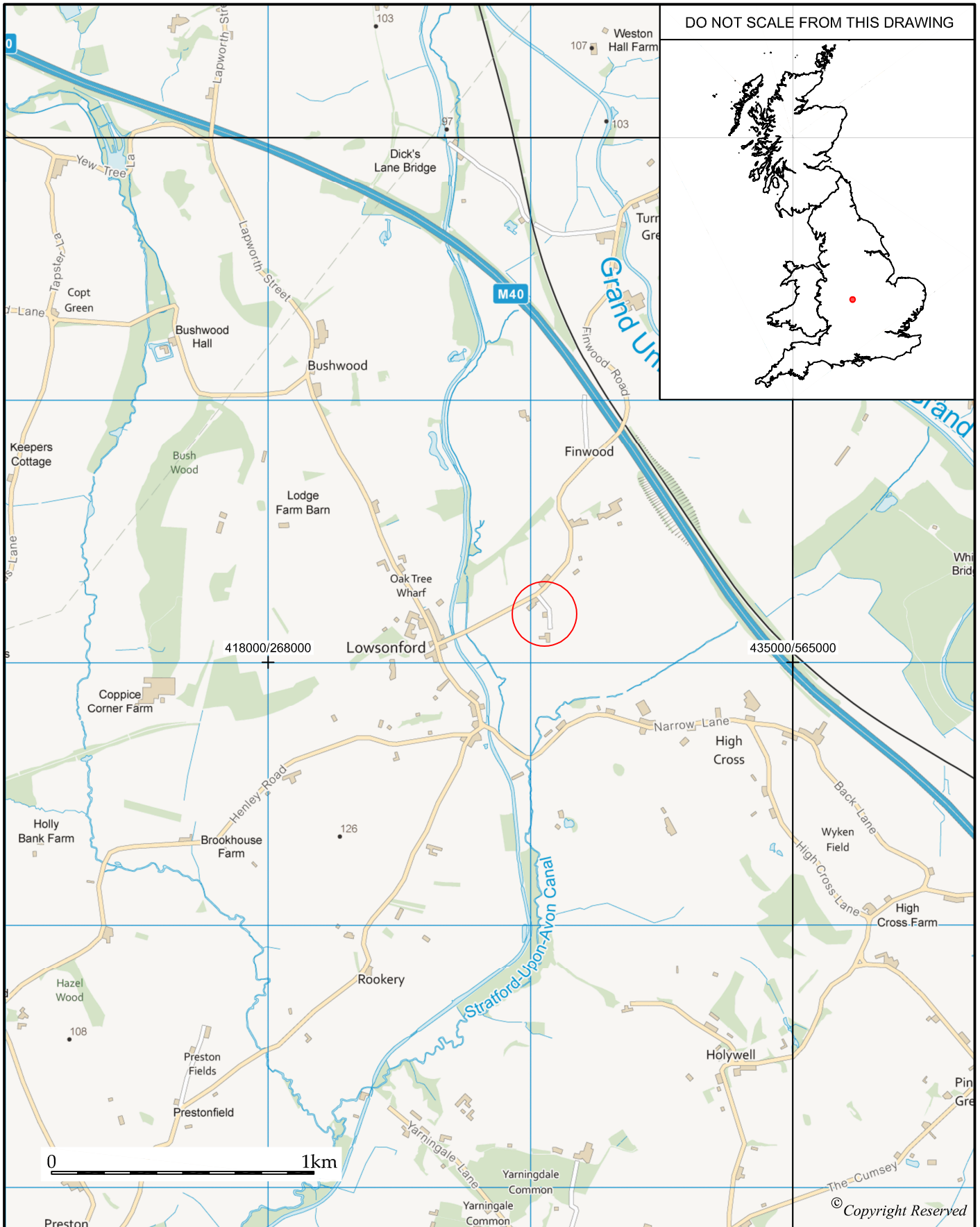
Asset No.	Reference	Site Name	Description	Grid Reference	Period
1	HER MWA12873	Finwood Lawn Garden	A villa with pleasure grounds, documented by Jonathan Lovie	419050,268960	Post Medieval
2	HER MWA14416; PAS WAW36E503	Rowington Romano-British finds	A series of Romano-British artefacts found during metal detecting, including 6 brooches and 3 coins	419900,268000	Romano-British
3	HER MWA15210; PAS WMID938	Field 453 Medieval finds	A series of medieval artefacts found during metal detecting, including 15 coins, an ampulla, a coin weight, a jetton, a token and a book fitting	419900,268000	Medieval
4	HER MWA15215; PAS 1MID825	Field 453 Post Medieval finds	A series of post-medieval finds found during metal detecting, including 12 coins, 4 tokens, 6 buckles, a powder flask, 3 strap fittings and other items	419960,268050	Post Medieval
5	HER MWA20127; DWA5403; NHL 308363	Lowsonford Road Bridge; Grade II listed	Grade II listed single 5m span brick road bridge over the Stratford on Avon Canal, dated 1816	418842,267754	Post Medieval
6	HER MWA20130	Finwood Bridge	A two span box culvert bridge, dating to the late 1880s, widened in 1934	418754,268115	Post Medieval
7	HER MWA20131	Road Bridge	Two span brick with extensions, built prior to 1886 but rebuilt in 1936	418993,267635	Post Medieval
8	HER MWA4330	Stratford upon Avon Canal	The Stratford upon Avon canal was constructed between 1796 and 1815 and runs from the river Avon at Bancroft Basin in Stratford-upon-Avon to the Worcester and Birmingham canal at Kings Norton junction	416080,261820	Post Medieval
9	HER MWA5845	Roman Coin Findspot	Metal detectorists found a 1 st century coin 700m north of Finwood	418700,269000	Romano-British
10	HER MWA9385	Church of St Luke	A chapel of ease, built in 1877 in Lowsonford	419040,267640	Post Medieval
11	HER MWA9386	Congregational Chapel	Independent chapel, marked on the Ordnance Survey maps of 1886 and 1926	419130,267760	Post Medieval

Asset No.	Reference	Site Name	Description	Grid Reference	Period
12	HER MWA9398; DWA5782; NHL 1364989	Brookfurlong Farm; Grade II listed farmhouse	A c. 1600 timber-framed house built during the post medieval period with a barn of the same period. Ownership is known from 1614 to 1649. The farmhouse is grade II listed	419826,267796	Post Medieval
13	HER MWA9400	Sandbanks, High Cross	House, known as Sandwell House in 1848, dating to the post medieval period but since stripped down and restored prior to 1974	419610,267740	Post Medieval
14	HER MWA9402	Cottages west of Sandbanks	Possibly originally one house, it had been two cottages until about 1974 when they were converted to one house and modernised	419420,267730	Post Medieval
15	HER MWA9407	Poundley Cottage	House dating from the post medieval period, modernised, with a date of 1672 above the fireplace and with occupation information from 1548 to 1649	418610,267290	Post Medieval
16	HER MWA9409	White Horse Inn	A timber-framed house, marked as the White Horse Inn on the First Edition Ordnance Survey map	418760,267690	Post Medieval
17	HER MWA9413; DWA5388; NHL 1184421	Finwood Hill Farm	Three bay timber-framed house with fine late 17 th century staircase	419060,268320	Post Medieval
18	HER MWA9414; DWA4790; NHL 308339	Finwood Hall Grade II listed	A 16 th century L-shaped timber-framed house dating from the medieval and post medieval periods	419170,268310	Medieval; Post Medieval
19	HER MWA9415; DWA5385; NHL 1184411	Finwood Farmhouse; Grade II listed	A grade II timber-framed farmhouse, parts of which may be medieval, but most of post medieval date	419182,268529	Medieval; Post Medieval
20	HER MWA9417	Smithy	A forge which was in use during the late post medieval and modern period, shown on Ordnance Survey of 1926	418740,267860	Post Medieval

Asset No.	Reference	Site Name	Description	Grid Reference	Period
21	HER MWA9450	Site of House(s) at Finwood Green	Site of a timber-framed house, demolished and replaced by a new dwelling on the plot in 1964. The Tithe Award Plan of 1849 lists details this property as 'three houses' and early Ordnance Survey maps suggest 3-4 dwellings with associated plots of land	419040,268180	Post Medieval
22	HER MWA9451	Cottages in Mill Lane	Two cottages of timber and brick, possibly once a post medieval barn	418850,268160	Post Medieval
23	HER MWA9452; DWA5399; NHL 308356	Lowsonford Post Office; Grade II listed	Grade II timber framed house, now post office, of 17 th century origin	418657,268064	Post Medieval
24	HER MWA9453; DWA4796; NHL 308357	Fleur de Lys Public House. Grade II listed	A 15 th century timber-framed building, the northern part originally a barn and the central part the house, with cross wing being a separate house. Marked as Fleur de Lys Public House on the First Edition Ordnance Survey map	418794,267865	Post Medieval
25	HER MWA9454	Old Timbers	A timber-framed building with later additions, containing wide open fireplace in original entrance room, though associated bread oven since removed	418810,267830	Post Medieval
26	HER MWA9455	Bushwood Common Land	Bushwood Common was once a piece of common land during the medieval and post medieval periods	418240,267760	Medieval; Post Medieval
27	HER MWA9456	Finwood Green Common Land	There was an area of common land at Finwood Green between the medieval and post medieval periods	419910,269350	Medieval; Post Medieval
28	HER MWA9466	Rowington Park possible deer park	An area of woodland at the centre of Rowington Parish, for the Abbey of Reading, established around 1133 perhaps up to 350 acres in extent. Seems to have been broken up by 1606 when a survey of field names was taken	420780,268150	Medieval; Post Medieval
29	HER DWA5776; NHL 1364983	Grade II listed Barn and Outbuilding	Grade II listed barn and outbuilding, 5m west of Finwood Farmhouse, of possible mid 17 th century date	419182,268529	Post Medieval
30	HER DWA4816; NHL 308300	Grade II listed Barn	Grade II listed 17 th century barn with 19 th century wall to road, located approximately 10m south-west of Bushwood	418406,268594	Post Medieval

Asset No.	Reference	Site Name	Description	Grid Reference	Period
31	HER DWA5790; NHL 308299	Grade II listed Farmhouse	Grade II listed former farmhouse known as Bushwood Common Farmhouse, now house, of probable late 16 th century date, with 19 th century alterations	418416,268615	Post Medieval
32	HER DWA4798; NHL 308364	Grade II listed lock	Grade II listed lock, built c. 1816, for the Stratford on Avon canal, of brick with some 20 th century brick patching	418841,267778	Post Medieval
33	HER DWA5404; NHL 308365	Grade II listed lock cottage	Lock-keepers cottage, built c. 1816 for the Stratford on Avon canal, of painted brick	418853,267770	Post Medieval
34	HER DWA4780; NHL 308322	Grade II listed lock cottage	Lock cottage, built 1812-13 with later 19 th century additions, of rendered brick	418760,269111	Post Medieval
35	HER DWA5400; NHL 308358	Grade II listed house	Old Tudors, probably of early 17 th century with 18 th century addition	418812,267837	Post Medieval
36	HER DWA5781; NHL 308359	Grade II listed farmhouse	White House Farmhouse, now a house, dating to the 16 th century, though with later alterations	418636,268012	Post Medieval
37	PastScape 544181	The Old Manor	An early 16 th century house, mapped by PastScape to the north, possibly associated with Finwood Lawn Garden (Asset 1)	419000,269000	Medieval



APPENDIX 3: FIGURES

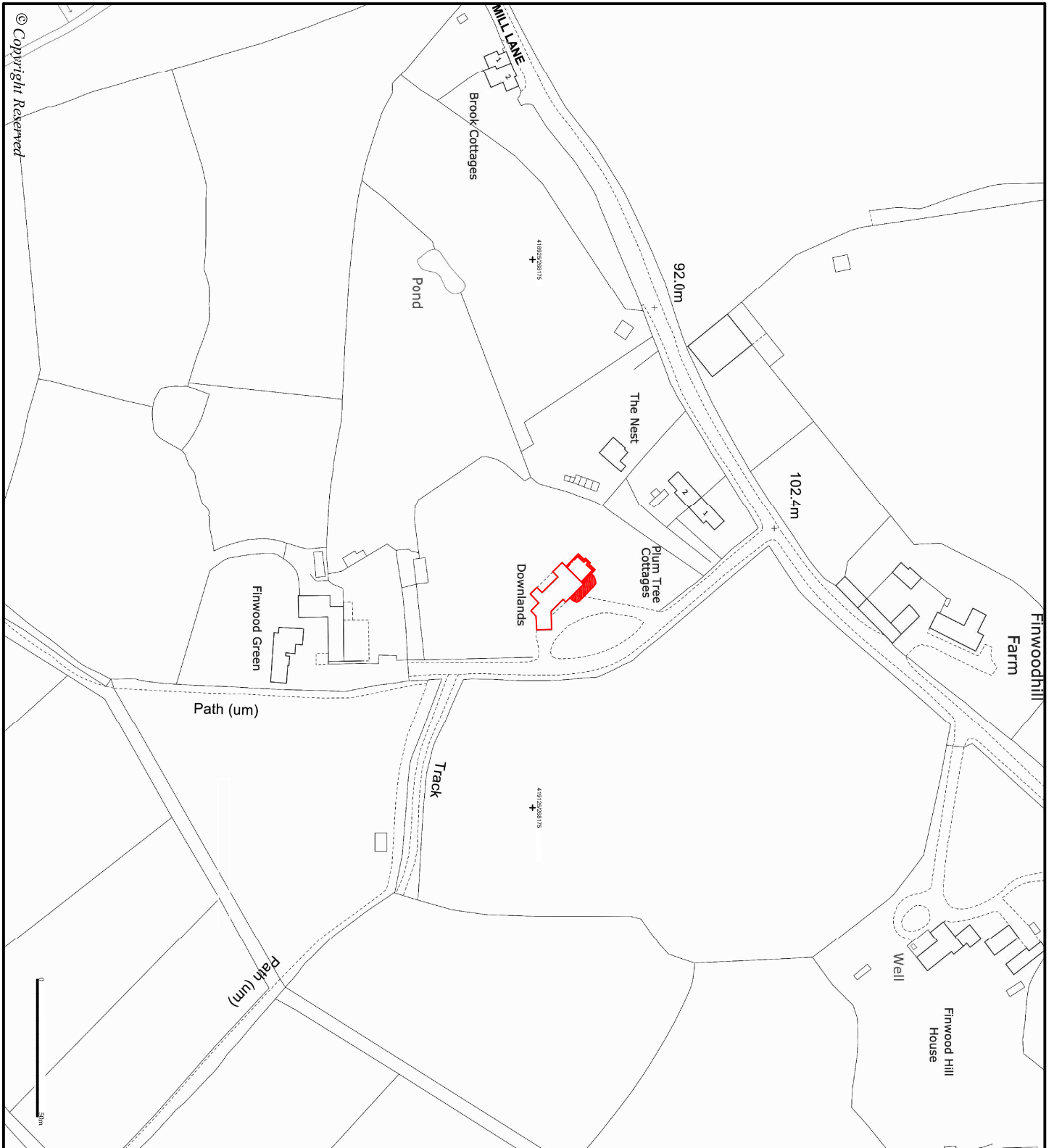


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			DATE	30/05/2017		
DRAWING TITLE	Figure 1: Site Location.		DRAWN BY	JW	CHECKED BY	JW
			APPROVED BY	ND		
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DO NOT SCALE FROM THIS DRAWING

KEY:

-  Current Downlands Property
-  Area of Monitored Works



REVISION	DETAILS	DATE	DRAWN	CHECK'D	APP'D

CLIENT
Graddon Property Services Ltd.

PROJECT
Downlands, Mill Lane,
Lowsonford,
Warwickshire

DRAWING TITLE
Detailed Site Location
(Area of Monitored Works)

DRG No	BM11249-002	REV	001
SIZE	A4	SCALE	1:2,000
DRAWN BY	JW	CHECKED BY	JW
		DATE	30/05/2017
		APPROVED BY	ND






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N:\M\BM11249 - DOWNLANDSMILL LANE ROWINGTON 03 - DESIGN\AUTOCAD\BM11249_002_001 SITE LOCATION.DWG

DO NOT SCALE FROM THIS DRAWING

KEY:

-  Site Location
-  1km Study Area
-  Heritage Assets

REVISION	DETAILS	DATE	DRN	CHK'D	APP'D

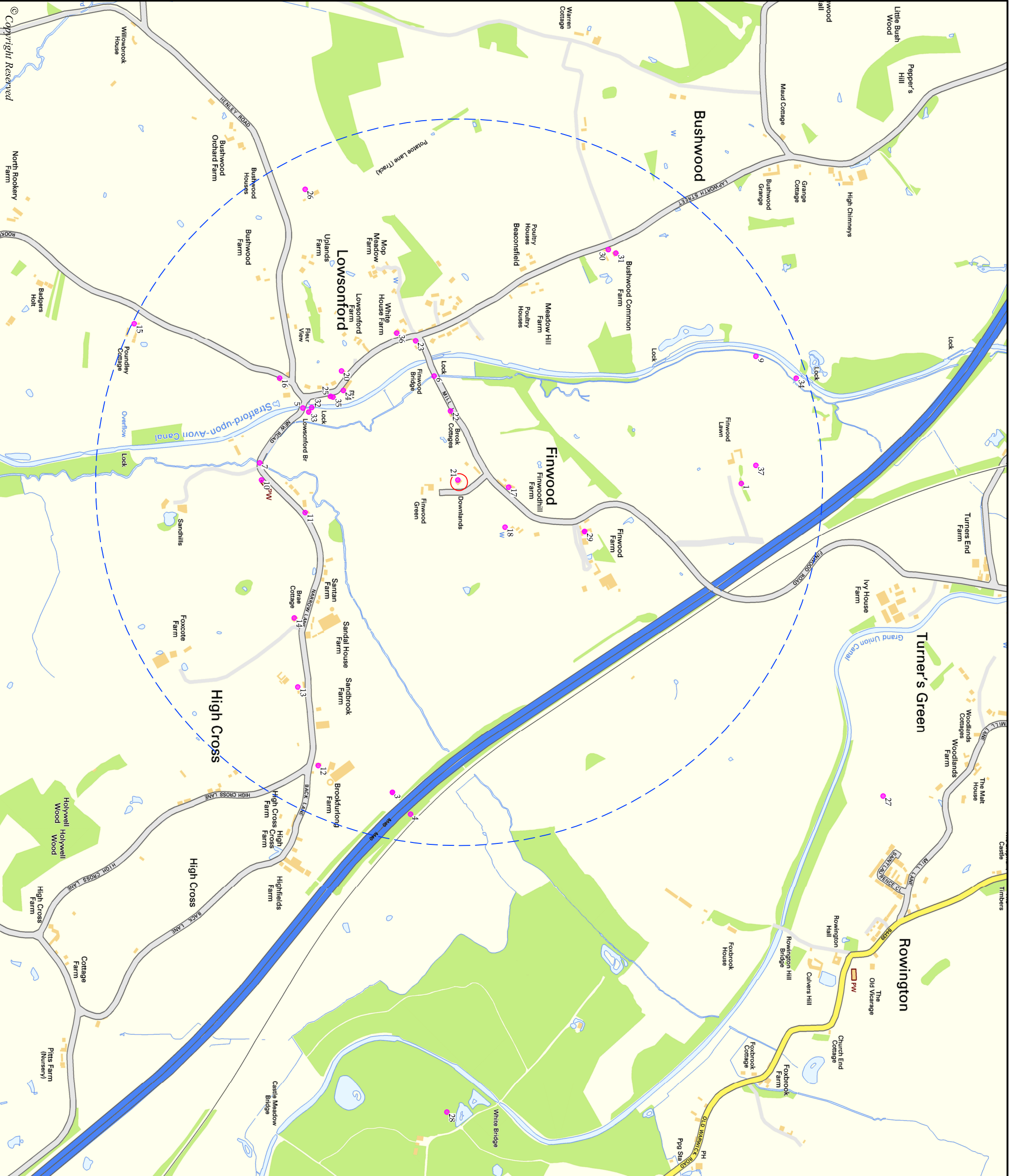
CLIENT
Graddon Property Services Ltd.

PROJECT
**Downlands, Mill Lane,
Lowsonford,
Warwickshire**

DRAWING TITLE
**Location of Heritage Assets
(1km Study Area)**

DRG. No.	BM11249-003	REV	001
DRG. SIZE	A3	SCALE	1:10000
DRAWN BY	JW	CHECKED BY	JW
		APPROVED BY	ND

<input checked="" type="checkbox"/> BRINSFORD	TEL 0121 360 0909	WEB WWW.WARDELL-ARMSTRONG.COM
<input type="checkbox"/> CARDIFF	<input type="checkbox"/> CARLISLE	<input type="checkbox"/> GORONON
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		<input type="checkbox"/> TAINTON



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CLIENT
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PROJECT
Downlands, Mill Lane,
Lowsonford,
Warwickshire

DRAWING TITLE
Rowington Tithes Award Plan,
1849.

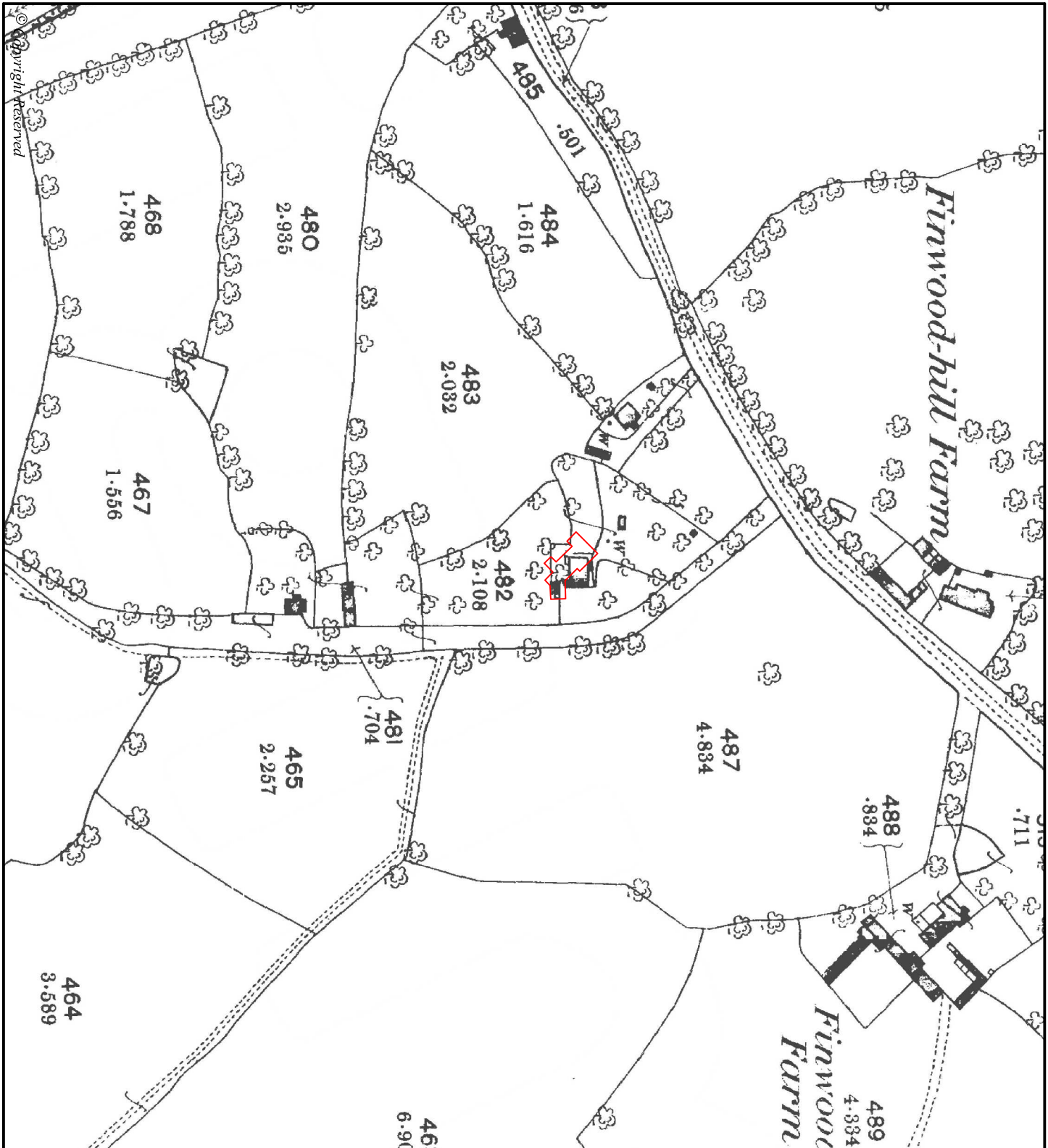
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BM11249-004	002

SIZE	SCALE	DATE
A4	1:2,000	31/05/2017

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PROJECT Downlands, Mill Lane, Lowsonford, Warwickshire		CLIENT Graddon Property Services	
DRAWING TITLE First Edition Ordnance Survey Map, 1887 (25 inches to 1 mile scale),		REVISION DETAILS	
Dwg No BM11249-005		DATE DRAWN (CHKD) APP'D	
SIZE A4		DATE 31/05/2017	
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CHECKED BY JW		APPROVED BY AB	
REV 002		DATE	



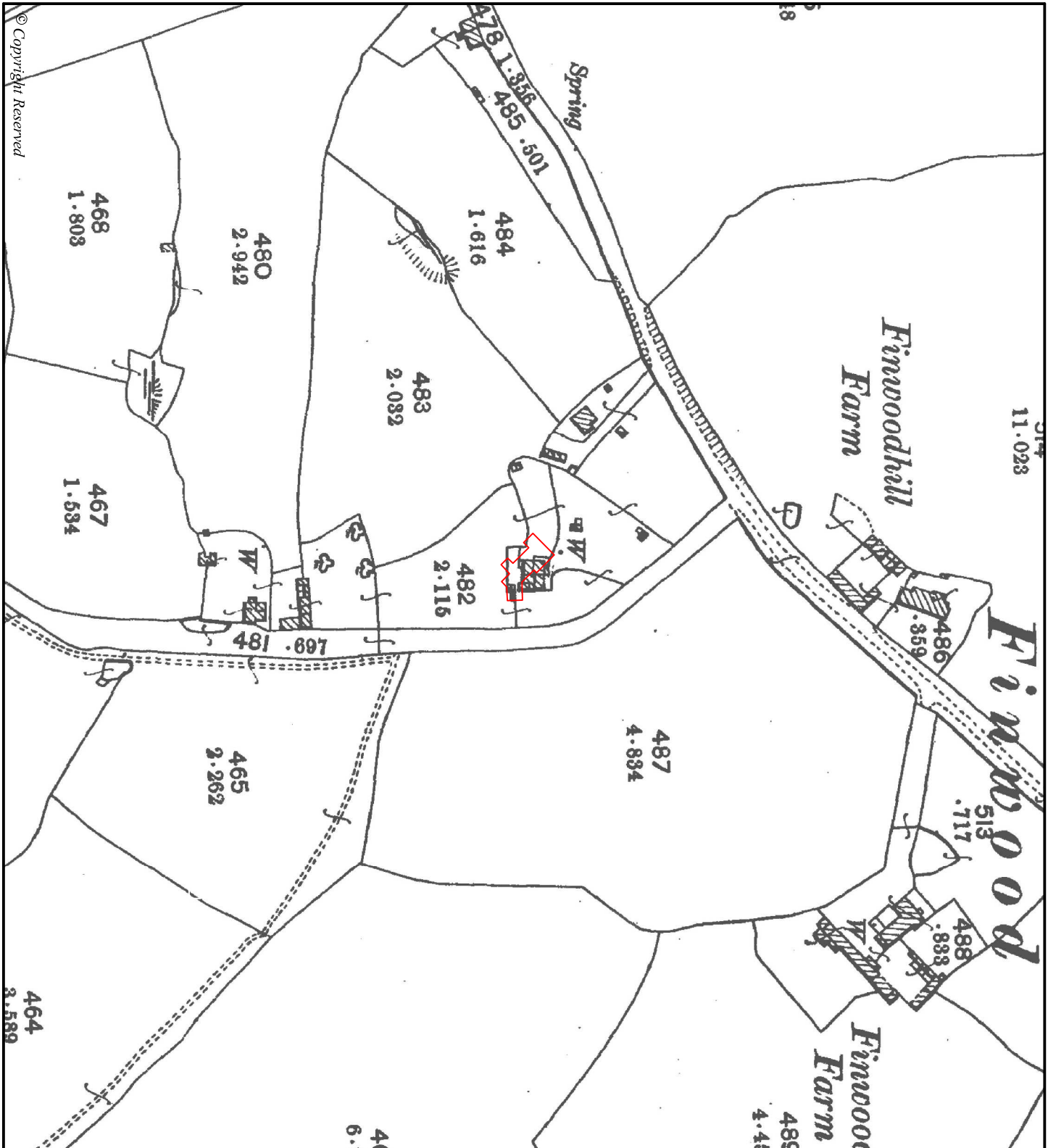
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Downlands, Mill Lane,
Lowsonford,
Warwickshire

DRAWING TITLE

Second Edition Ordnance Survey Map,
1905 (25 inches to 1 mile scale).

DWG No	REV
BM11249-006	002

SIZE	SCALE	DATE
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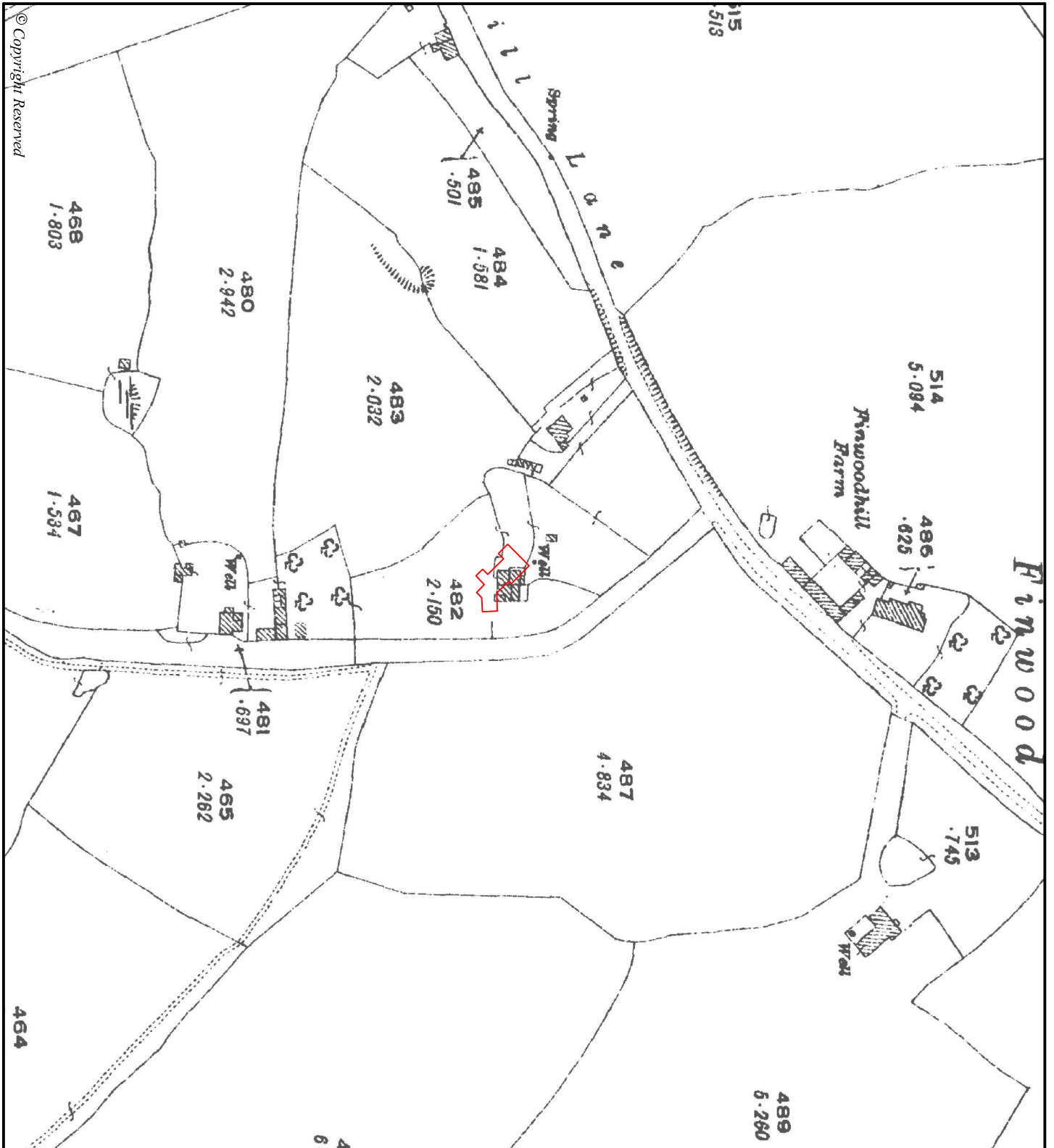
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CLIENT
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PROJECT
Downlands, Mill Lane,
Lowsonford,
Warwickshire

DRAWING TITLE
Third Edition Ordnance Survey Map,
1925 (25 inches to 1 mile scale).

DWG No	REV
BM11249-007	002

SIZE	SCALE	DATE
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