

Erection of one detached house with integral garage parking and access

Site of former Burton Grange Nursery School, Abbey Lane, Lundwood, Barnsley S71 5QD

HERITAGE DESIGN STATEMENT

This statement relates to the planning application described above. The need for the statement arises because the application site is immediately to the north of a scheduled ancient monument known today as Monk Bretton Priory. The building is also “listed” - Grade 1. The statement addresses the impact of the proposed development on the scheduled site and its buildings and its setting as well as the area generally.

No works are proposed that directly or physically affect any part of the monument – such effects as there may be are mainly visual and possibly aural given the intended use of the site.

Site and history

Little can be found to determine the past use of the application site but the 1931 edition of the Ordnance Survey map of the area (courtesy of the South Yorkshire Mining Advisory Service) reveals that a building occupied part of the site – see copy attached.

It is believed that the most likely use was agricultural.

However by 1938 the large housing area served by what is now Lang Avenue was under construction and much of this was complete by the mid- 1950's with the area now known as Lundwood.

The application site is known to be part of what in more recent times was the larger site of Burton Grange Nursery School. Access was taken from Abbey Lane on the west side (as is the proposed access) but the school also had a frontage to Lang Avenue to the north. The school was a fairly extensive modern single storey building much of it located on the current application site and to that extent it directly related to serving the local residential area which is characterised by dwellings of mixed ages, styles and type. The date of the demolition school is not known

For the most part the dwellings closest to the Prior (to the west) are detached dwellings of one, one and a half and two storeys. But to the north east the monument site is abutted by the rear gardens of semi-detached houses fronting Lang Crescent.

The application site sits between these dwellings and their rear gardens and Abbey lane.

The name of the school is an echo of an historical name for the area as indeed is Lundwood coming from Lund Wood which was located in the old manor of Monk Bretton. The Priory was originally founded in 1154 as the Priory of St Mary Magdalene of Lund. The history of the Priory is well documented and started life as a Cluniac priory and later transferred 1281 to the Benedictine Order. The site was closed in 1538 as part of the dissolution of monasteries. The Priory was placed in the care of the state in 1932 albeit remaining in local authority ownership.

Two of the more complete Priory buildings are the 15th century stone Gatehouse adjacent to Abbey Lane (the nearest to the proposed new house) and on the east side the matching stone Administration Building (two attached barn like structures) that have Welsh slate roofs. These two buildings are closest to the application site. The extensive remains of the main part of the Priory lie further to the south.

Potential impact

Clearly the area to the north and west of the Priory site has over time been significantly developed. That development now forms the setting of the monument and is in sharp contrast to the much more open land to the south and east. The surrounding housing to the north-east and west is visible from the Priory site as was the school prior to its demolition.

Because the proposed dwelling is to the north then it is quite reasonable to claim that although new it will be able to be read as part of the existing domestic housing adjacent to the historical site and in particular the Gatehouse and Administrative Building. The application site is currently semi-derelict and as such its condition detracts from the character of the Priory and the area generally albeit that there is some screening from established hedgerows and trees.

The proposed house will not be closer to the Gatehouse than the previous school building and the common boundary is in fact owned by the owners of the monument site (presumed still to be Barnsley MBC but for all practical purposes Historic England) so no changes of a negative kind can occur to the boundary features. That part of the Priory land actually abutting this boundary is used for access and parking purposes.

The proposed house is to be built of natural stone and as such should be able to be matched to the stone used in the construction of the Priory buildings. The roof is proposed to be constructed using artificial stone slates which are entirely compatible as a finishing material.

The south elevation of the proposed house is what will face towards the Priory site mainly the Administrative Building given the configuration of the former school site with an intervening distance of some 30+ metres. The elevation is a relatively simple one having traditionally proportioned openings consistent with modern living styles. The architectural detailing will also use stonework and hardwood. The garaging and parking for the house will be shielded from the Priory site by the main bulk of the house.

Conclusion

The application site lies directly to the north of the Priory and its extensive grounds further to the south. As such it is located within the wider residential area that has been developed particularly from the mid-20th century and which now displays housing in all its forms and styles and densities.

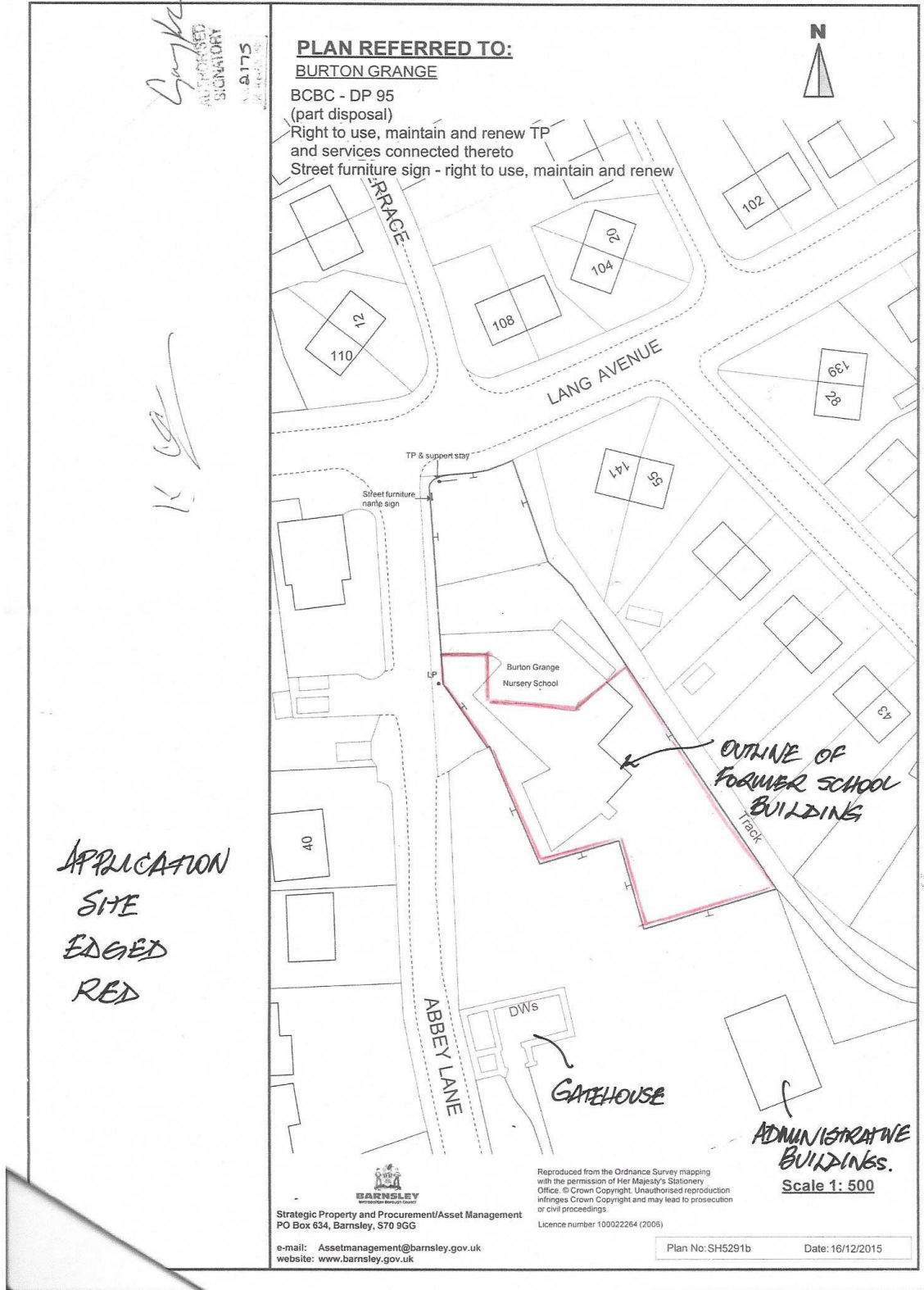
The application site is part of a larger now semi-derelict site that was occupied by a school which had a significant building footprint the foundations of which are still evident.

The common boundary with the Priory is outside the ownership and control of the applicant and the vegetation that exists along this boundary can be expected to remain.

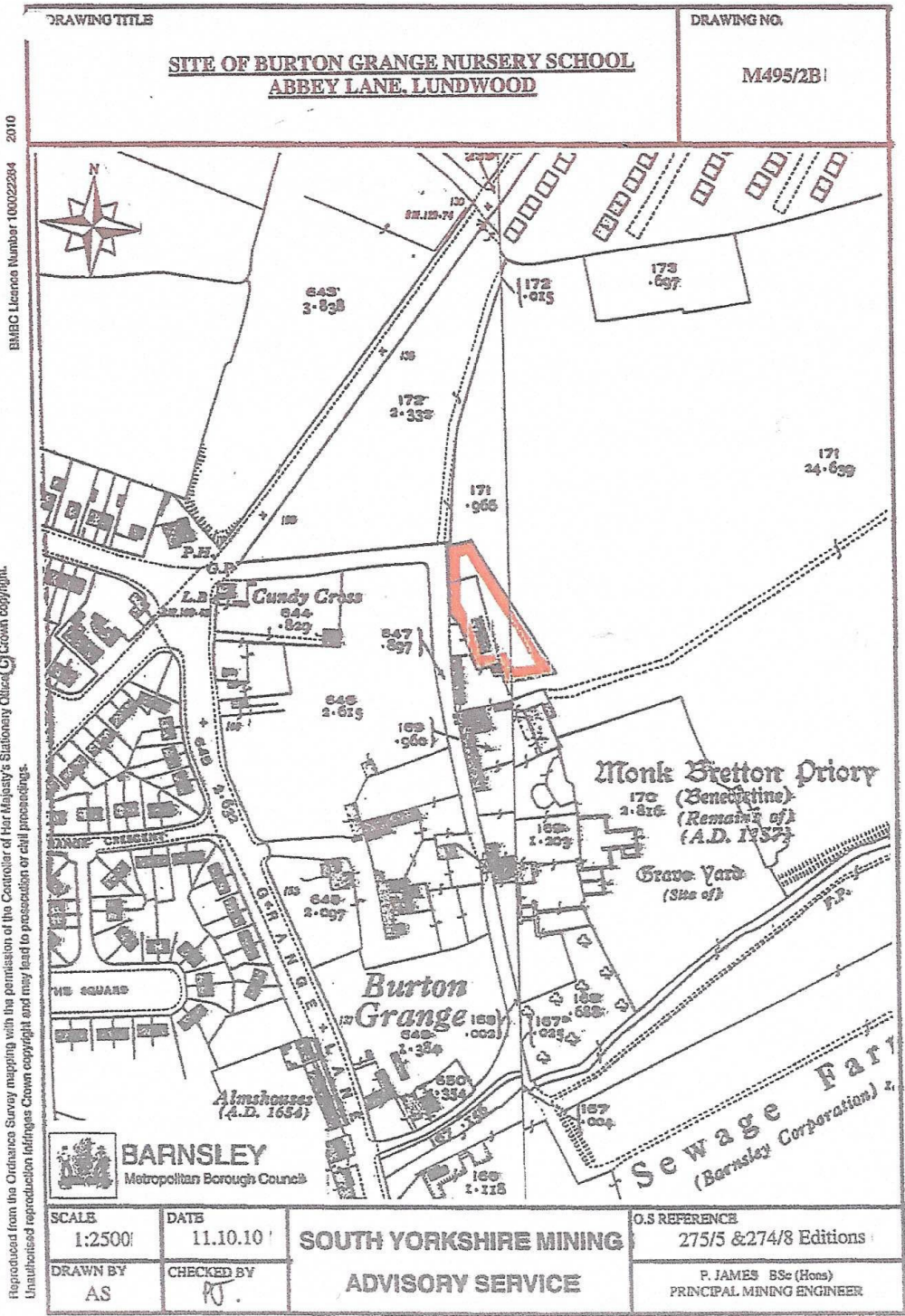
The closest parts of the Priory grounds are used for the purposes of access and parking.

The proposed house is sensitively designed and sited and there is no reason to believe that it will detract from the setting of the Priory or cause any other harm.

The day to day activities at the proposed house will largely be shielded from the Priory site and the use of the domestic garden will have a lesser impact on the monument's character than the school.



Plan showing site and its relationship to immediately adjacent buildings also indicating boundary ownerships



OS PLAN 1931

Plan showing site circa 1931