



HERITAGE STATEMENT

RESIDENTIAL DEVELOPMENT OF 10 NUMBER DWELLINGS

**THE ANGEL, ANGEL STREET, BOLTON UPON DEARNE, BARNSELY, S63
8NA**

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1.0 INTRODUCTION

This Heritage Statement has been prepared to support the submission of an application for full permission for a residential development of 10 number dwellings, comprising of five pairs of semi detached houses, at the site of the former Angel Public House, Angel Street, Bolton upon Dearne. It is understood that the site will be developed for affordable housing and therefore result in wider social benefits.



The site comprises of the vacant public house and associated car park and external areas. The site itself does not contain any Listed Buildings and the site is not within a Conservation Area.

The site lies directly to the north of The Church of St Andrew the Apostle. The church is a Grade I Listed Building and is therefore of exceptional national significance. The purpose of this report is primarily to consider the impact of the proposed development upon the setting and significance of the Grade I Listed Building.

This statement should be read in conjunction with the supporting plans and documents which demonstrate the credentials of the scheme in more detail.

HERITAGE STATEMENT
THE ANGEL PUBLIC HOUSE

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This statement now proceeds to consider the significance and setting of the church and an appraisal of how the development would affect the setting and significance of the designated heritage asset. Finally, the conclusion is reached that the proposed development would not be harmful to the setting and significance of the church.

2.0 THE SITE

The site subject to the development proposal is a former public house, known as The Angel, that lies within the centre of Bolton on Dearne Village. The public house building is a traditional 19th century property but has been subject to unsympathetic extensions. There is also a range of detached outbuildings and associated parking and former beer garden areas. The site lies approximately 30 metres to the north of the Church of St Andrew the Apostle.

The main building within the site is externally constructed using Yorkshire stone and is part two-storey, part single-storey in height. It will be noted that the site is set at a lower level than that of the Church of St Andrew the Apostle.

With the exception of the listed church the surrounding area is of no particular architectural merit and contains a variety of built form. The church is the dominant architectural feature in the locality.

3.0 POLICY BACKGROUND

Legislation:

Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 establishes that:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting (our underlining) or any features of special architectural or historic interest which it possesses.”

National Policy:

Part 12 of the National Planning Policy Framework sets out the Government’s approach to conserving and enhancing the historic environment. The key principles are as follows:

“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.”

“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 assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.”

“In determining planning applications, local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;”

“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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. 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, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”*

“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.”

“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 affect directly or indirectly 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.”

4.0 ASSESSMENT OF SETTING AND SIGNIFICANCE

Significance:

The NPPF defines the significance of a heritage asset as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

The Church is a Grade I Listed Building and is therefore of exceptional national significance. Only 2.5% of Listed Buildings are Grade I.

The church was Listed in 1963 and the listing description states the following:

“Church. Saxon nave incorporating arcade c1200, C14 chancel and north aisle, C15-C16 tower, C19 north chapel and vestry with C20 addition. Ashlar sandstone tower, irregular rubble sandstone nave, elsewhere a mixture of dressed sandstone and ashlar, C20 tile roof to nave (chancel roof not visible). 3-stage west tower, 2-bay nave with north aisle, 2-bay chancel, north chapel with additions to north side.

Tower: Perpendicular. Chamfered plinth with wave-moulded band above. Diagonal off set buttresses to lower 2 stages. West door in deeply-chamfered round-arched surround with hood mould. Above a 3-light window with panel tracery, drip mould raised over window. Clock on returns of 2nd stage. String course below and above belfry openings of 2 uncusped lights with transom and crude panel-tracery heads. Embattled parapet and crocketed corner pinnacles.

Nave: south side shows most of visible Saxon work. Long and short quoins to lower part of west corner and to most of east corner. To a blocked Saxon doorway with quoined surround retaining imposts and lowest voussoirs, within the opening the lower part of an inserted medieval doorway. The heads of both openings destroyed by insertion of a 2-light Y-tracery window with hood mould. Vestiges of a narrower Saxon doorway exist to right, the upper part destroyed by a large 4- light Perpendicular window now much cemented over but retaining some cusped lights. Between the windows a small Saxon window pierced through a single slab: round- headed opening with shallow rebated moulding. Upper wall of nave now with cavetto-moulded course beneath embattled

parapet. Saxon quoins also seen at north-west corner of nave. North aisle: 4 offset buttresses, easternmost C19. Blocked doorway to right with quadrant moulded arch much rendered. 2 square-headed 3-light mullion windows to, probably C17.

Chancel lower, set back on south side: lower wall irregular necked rubble, coursed dressed stone above. Added central buttress and diagonal buttress to east end. Blocked priest's door to left of centre has 4-centred arch with hood mould. To left a tall square-headed 3-light mullion window with deeply-chamfered reveals, similar window to right. Cavetto moulded course beneath parapet with moulded copings. East window C14, restored: 3 trefoil-headed lights with 3 quatrefoils over. To right a corniced wall monument, much weathered. North chapel: reconstructed mid C19 within east window to match chancel. On north side a 2-light Y-tracery window with C20 addition to left and C19 vestry to right with doorway beyond. Medieval slab inscribed with circled cross built into vestry gable. Interior: tall pointed tower arch, chamfered. 2-bay arcade has semicircular responds with 1/2-octagonal abaci, circular pier with octagonal abacus decorated with primitive crockets.

Recessed-chamfered pointed arches. Chancel arch double chamfered. Broad 4-centred archway to north chapel has short circular responds with moulded capitals, double-quadrant moulded arch. Pointed doorway to west with broad chamfer to chapel side. Simple trefoil-headed piscina at east end of south wall, semi-octagonal bowl much plastered over.

*Ryder (1982) notes several pieces of medieval sculpture re-used in the tower as well as an unusual lozenge frieze in the ringing chamber. C18 pulpit: hexagonal with marquetry panels. Plans and full description in: P. F. Ryder, *Saxon Churches of South Yorkshire, South Yorkshire County Archaeological Monograph No 2, 1982, pp17-24.*"*

The Church, being a Grade I Listed building of Saxon origins is of exceptionally high historical value and is also of high architectural merit. Being a historic church, it also has a high communal value. It is these factors that produce the exceptional significance of the heritage asset. As is demonstrated below, the setting of the church is of very limited consequence to the overall significance in this instance.

Setting:

The NPPF defines the setting of a heritage asset as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. 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.”

Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.

Obviously the setting of the Church has changed drastically since the its’ 12th century origins. Map regression shows that the church has been in the heart of the settlement since at least 1850 so it will have been experienced in a relatively built up environment for a significant amount of time. However, nearly all of the historic development in the locality of the church has gone and has been replaced with modern development, primarily housing.

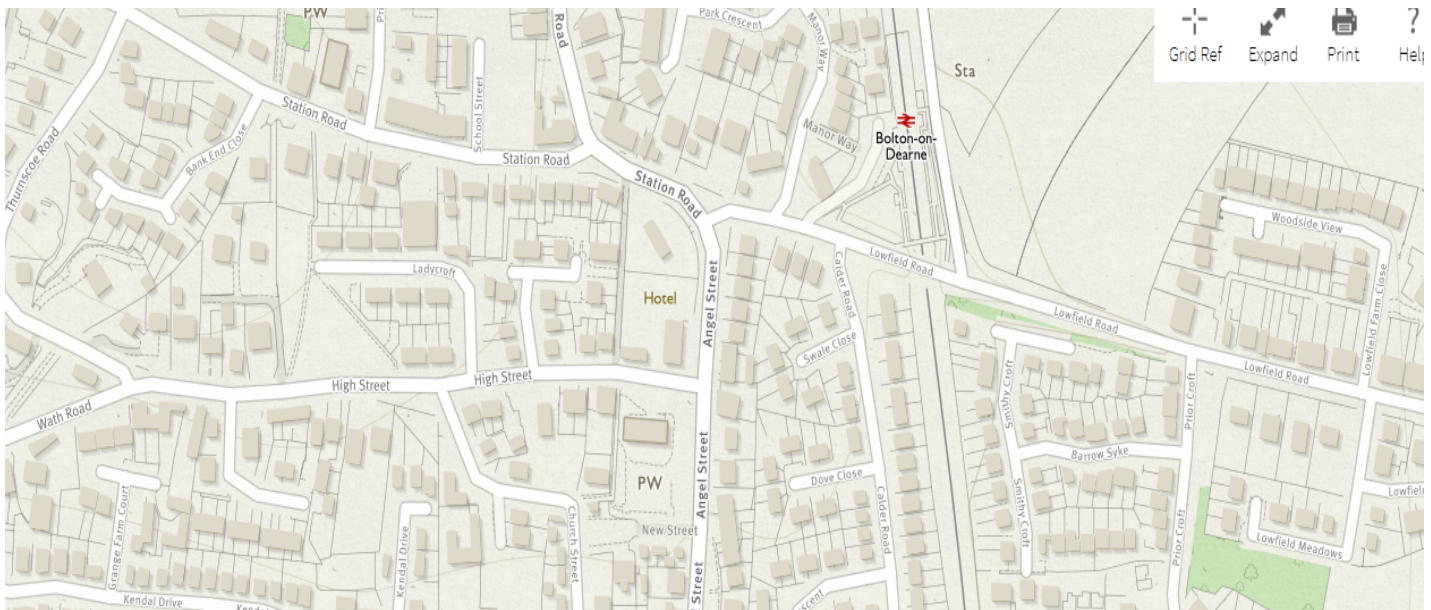


Fig 1. 2017 OS MAP

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Fig 2. 1901 OS MAP



Fig 3. 1850 OS MAP

It is interesting to note that the public house as it exists today is clearly not in its original location as the 1850 map shows an Angel Inn to the south east of the church. The building that became the public house in its current location to the north of the church came about at some point between 1850 and 1901.

Furthermore, it is of particular interest to the current development proposal to note that the site of the public house was subject to a higher density of development in 1850 than was the case in 1901 when previous buildings had been removed and the current public house had been built. Indeed the density and layout of the development that is now being proposed is similar to the historic development that was removed between 1850 and 1901.

The surrounding area is now a residential area comprising of predominantly modern properties with no particular overriding character. The positive character of the setting of the church is primarily provided by its' immediate surroundings of the church grounds. Given that the existing public house is part of a wider built-up area, it is considered that it has a neutral impact on the wider setting of the Church. Other than the immediate setting provided by the church grounds, it is considered that in this instance the contribution to the significance of the church that the wider setting makes is very limited. Notwithstanding this, the use of Yorkshire stone in the construction of the main pub building provides a relatively sensitive facing material which does make a small yet positive contribution to the setting of the church.

Consideration is also given to the loss of the public house building. The public house dates from between 1850 and 1901. It is of an appearance typical of a late 19th century public house and is of some, albeit fairly limited, vernacular merit. The public house could reasonably be considered to be a non-designated heritage asset. However, it is not of any particular architectural merit and its historic value is limited to its communal use as a public house. As the public house use has been abandoned, it is considered that the harm arising from the loss of the non-designated heritage asset would be very limited in this instance.

The NPPF establishes that in weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Applying the NPPF consideration to the loss of the public house, the view is reached that the significance of this non-designated heritage asset is very limited so the resultant harm arising from its loss is also limited. As such, a balanced judgement is taken that the loss of the public house would be acceptable subject to a sensitively designed replacement scheme.

5.0 ASSESSMENT OF IMPACT OF THE DEVELOPMENT ON THE SETTING AND SIGNIFICANCE

The proposed development comprises of the demolition of the former public house and the construction of five pairs of semi detached dwellings. The scale of the proposed dwellings would be consistent with existing houses in the locality at two storeys.

As noted from the map regression exercise above, the pattern of development that is being proposed would not be dissimilar to that which existed in 1850. It is maintained that the church has been experienced in the context of a surrounding built up area since at least 1850 and in all likelihood for a long time prior to that. The existing public house building is relatively new in the context of the time that church has existed so it is considered that the loss of the public house building is of no particular concern. The public house makes only a very limited contribution to the way the church is experienced. The new housing would maintain the existing character of the surrounding area and would result in no particular change to the setting of the church. The use of external facing Yorkshire stone in the construction of the new dwellings towards the front of the site would further help to reduce any visual impact caused by the loss of the public house.

It is considered in this instance that there would be no identifiable harm to the setting and significance of the heritage asset. Even if the Local Authority was to take a different view and conclude that there would be some harm to setting and significance, it would still have to be concluded that any identified harm would be very limited, and certainly in the “less than substantial” category. It would therefore remain open to the Local Authority to weigh this against the benefits of the proposed development. It is however asserted that there would be nil harm in this case and the impact of the development on setting and significance would be neutral. Furthermore the benefits of this residential development are exacerbated by the lack of 5-year housing land supply within the district and that the scheme is intended to provide much needed affordable housing in the area.

6.0 MITIGATION

As set out above it is considered that the demolition of the existing buildings on the site and replacement with a modest residential scheme as proposed would not result in unacceptable harm to the setting of the Church of St Andrew the Apostle.

The existing public house makes a largely neutral contribution to the setting of the listed building although the use of traditional external materials (Yorkshire Stone) is relatively sensitive. It is recommended that the external elevations of the new dwellings facing towards the church (at the front of the site) feature an element of Yorkshire Stone and this may be sourced directly from the demolished public house if this is technically feasible. Some sensitive landscaping may also be beneficial.

7.0 CONCLUSION

The significance and the setting of the Grade I Listed church has been fully considered. The view is reached that the church is of exceptional, national, significance. However, its value is derived from its historic and architectural merit. The positive benefits of the setting of the church are largely limited only to its immediate setting of the church grounds. The wider setting of the church makes no significant positive contribution to its setting.

The public house site, being part of a wider built up area, makes an entirely neutral contribution to the setting although its' external materials (Yorkshire stone) are relatively sensitive. As such, the removal of the existing public house building would have a neutral impact on the setting of the church. Furthermore, the scale and design of the proposed development would also have a neutral impact on the setting of the church subject to the mitigation measures set out above.

It is therefore concluded that the proposed development would not be detrimental to the significance or setting of the Listed Building and the presence of the Grade I Listed Church should not prohibit the small-scale development of the former public house in this instance. The development would sustain the existing significance of the heritage asset.

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