

Erection of 1No dwelling and garage
Land adj 22 Abbey Lane
Cundy Cross
Barnsley
S71 5DQ

February 2016

Ref: 16.33

HERITAGE STATEMENT

1.0 Proposals

This statement supports a planning application for the erection on a new dwelling on garden land to the rear (south) of 22 and 24 Abbey Lane Cundy Cross Barnsley. The site is adjacent to Monk Bretton Priory which is a Grade I listed building and Scheduled Ancient Monument.

This statement will assess whether the proposed works preserve the setting of the heritage asset and how they affect the character and appearance of the area.

The works involve the erection of one dwelling and a garage, improvements to the adjacent footpath and alterations to the access.

2.0 Planning History

An application for Full Planning Permission, ref: 2014/0183, for erection of a detached bungalow at the site was submitted in February 2014. It was subsequently refused on 15 April 2014. The reasons given for the refusal were:

- *"..design would be architecturally inconsistent with the character of the area. In addition, the proximity to a Scheduled Ancient Monument and listed buildings would fail to preserve or improve the character/appearance of the heritage assets.."*
- *"..the plans and specifications provided with the application fail to demonstrate that there would not be a conflict between the vehicles using the proposed access and the pedestrians utilising the relocated footpath. Consequently, the proposal would be likely to reduce highway safety to an unreasonable degree."*

Appeal

Following the refusal of the planning application an appeal was lodged with the Planning Inspectorate, ref: APP/R4408/A/14/2220841, and the appeal was dismissed.

In Conclusion the Inspector stated:

" Although I found no significant harm in terms of highways safety, the effect of the proposals on the listed building and Scheduled Ancient Monument, and on the character and appearance of the area, would be significant. In view of the great importance and weight which must be given to the overarching statutory duty to preserve the setting of a heritage asset, the appeal must be dismissed."

The reasons for refusal and conclusion of the appeal have been considered as part of a careful redesign of the current proposals.

3.0 Pre-Application Enquiries

The revised design proposals has been the subject of Pre-Application Enquiries which have been made to the Local Planning Authority, South Yorkshire Archaeology Service and Historic England:

07.12.2016 email

T Wiles - Barnsley MBC Conservation Officer:

"The reasons for refusal on the site previously were concerns from Highways and my objections relating to the impact on the setting of the highly graded listed buildings and the scheduled area (the heritage asset). The associated appeal fleshed out the sensitivities of the site and the important consideration that due to its age and rarity the asset is of national significance whose setting (the NPPF requires) is protected. In particular I noted the Inspectors comments in relation to the fact existing dwellings already detract which makes it all the more important for careful management of setting in the future. With this in mind we discussed the merits of your pre-application submission and I would agree this is much more sensitive to the setting of the Priory. This is due to a combination of more appropriate orientation, position, detailing and material choice (indicated) which are on balance of much higher quality. In particular, rotating the dwelling through 90 degrees and presenting the lower gable of the garage to the east helps reduce the massing and apparent intrusion. This allied with traditional fenestration / door, roof and other details and the overall simple but carefully detailed elevations leads me to believe this proposal should not (on balance) harm the setting. We did discuss the merits of timber doors and windows and I would be clear this is a requirement given the location. Other matters (if the proposal comes forwards as an application) such as materials and methods, archaeology, and the betterment of the setting along Abbey Lane (landscaping) are likely to be reserved by condition."

06.02.2017 letter

N Redfern – Historic England

" Historic England has reviewed the supporting information and we do not consider the proposed new dwelling will harm the setting of Monk Breton Priory. It is essential that the detailing of any new dwelling is agreed with the Conservation Officer at Barnsley Council and that an appropriate archaeological mitigation strategy is agreed with South Yorkshire Archaeology Service.

The proposed new development lies immediately adjacent to Monk Bretton Priory an archaeological site considered to be of national importance and designated as Scheduled Monument under the Ancient Monuments and Archaeological Areas Act 1979. Historic England is satisfied that the new dwelling will be read as part of the existing domestic housing adjacent to the gatehouse at Monk Bretton and that this will not harm its setting or significance subject to the detailing being agreed by the Conservation Officer."

08.12.2016 telephone conversation

Andy Lines – SYAS

Para-phrase - "SYAS have extensive desk top records concerning the land around Monk Bretton Priory such that a further desk top survey would be unlikely to provide any additional information."

Mr Lines did suggest that the Heritage Statement should include a plan regression to show how the site has been developed over that last hundred years or so which might help to identify whether there is likely to be any remaining below ground archaeology.

4.0 Planning Policy Context

The National Planning Policy Framework

The NPPF sets out the Government's vision and policies for the planning system in England and has at its heart the presumption in favour of sustainable development. The NPPF sets out twelve core planning principles including the need to:

- *conserve heritage assets in a manner appropriate to their significance, so they can be enjoyed for their contribution to the quality of life of this and future generations;*

Barnsley Core Strategy and its Development Policies

Extracts from the most relevant policies are as follows:

CSP 29 Design

High quality development will be expected, that respects, takes advantage of and enhances the distinctive features of Barnsley...

CSP30 The Historic Environment

.. will positively encourage the management, conservation and enjoyment of Barnsley's historic environment and make the most of the heritage assets which define Barnsley's local distinctiveness.

Development which affects the historic environment and Barnsley's heritage assets and their setting will be expected to protect or improve:

- *the character and/or appearance of Listed Buildings*

5.0 Physical Context

The site is located to the south of Nos 22 and 24 Abbey Lane, and to the west of the public footpath which links Abbey Lane to the north and south; and to the west of Monk Bretton Priory.



01. Footpath from Abbey La looking North



02. Footpath from arched gate looking south

The footpath to the east of the site has a tarmac finish with verges both sides bounded by stone walls see Fig 01 and 02. The boundary wall adjacent to the site is of random dry stone walling whereas the stone wall to the Priory boundary is built of stone and mortar with iron railings on top. The eastern verge is overgrown with un-managed self-sewn shrubs, small trees and bracken which provide very low landscape value. The western verge is rough grass.



03. View into site looking north west



04. View into site looking south west

The site itself is unmaintained and forms extended gardens to both properties. It is bounded by stone walls and timber fences and has a blockwork wall along its centre running north to south. It slopes from north to south and has a fall of approximately 1 in 15 which is consistent with the natural ground levels adjoining the site. It would appear that the site has been neither built up nor excavated in the past.

There is a boundary wall between the rear gardens of No 22 and No 24 Abbey Lane which is built of blockwork (see Fig 03) and appears to be relatively recent although it is in a similar position to the boundary as shown on historic OS Plans dating to 1962.

The site is separated from Monk Bretton Priory by the footpath and two stone walls. These walls provide distance and physical separation between the priory and the proposed site. Below are two photographs showing views from Monk Bretton Priory towards the development site.



05. From Priory looking sw towards the site



06. From Priory looking nw towards the site.

The site has modern residential development located to the north, west and south which includes a mix of two storey houses built of brick and stone.

6.0 Heritage Assets – Designated Listed Buildings

The Historic England data base provides details of the following listed buildings at Monk Bretton Priory:

MONK BRETTON PRIORY REMAINS

List Entry Number: 1151178

Heritage Category: Listing

Grade: I

Location:

MONK BRETTON PRIORY REMAINS, ABBEY LANE, CUNDY CROSS, BARNSLEY, Barnsley

ADMINISTRATION BUILDING AT MONK BRETTON PRIORY

List Entry Number: 1151179

Heritage Category: Listing

Grade: I

Location:

ADMINISTRATION BUILDING AT MONK BRETTON PRIORY, ABBEY LANE, BARNSLEY, Barnsley

GATEHOUSE TO MONK BRETTON PRIORY

List Entry Number: 1315023

Heritage Category: Listing

Grade: I

Location:

GATEHOUSE TO MONK BRETTON PRIORY, ABBEY LANE, CUNDY CROSS, BARNSLEY, Barnsley

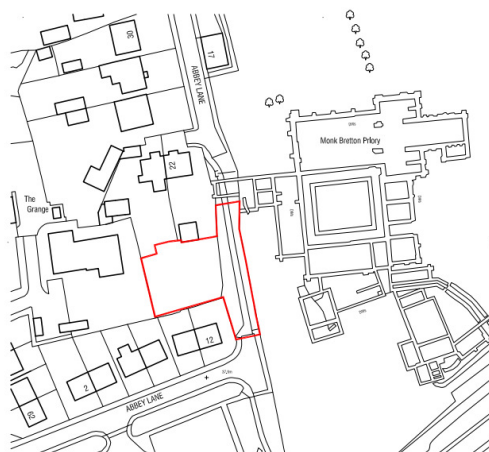
Monk Bretton Priory Cluniac and Benedictine monastery: monastic precinct and two fishponds

List Entry Number: 1010057

Heritage Category: Scheduling

Location:

Barnsley

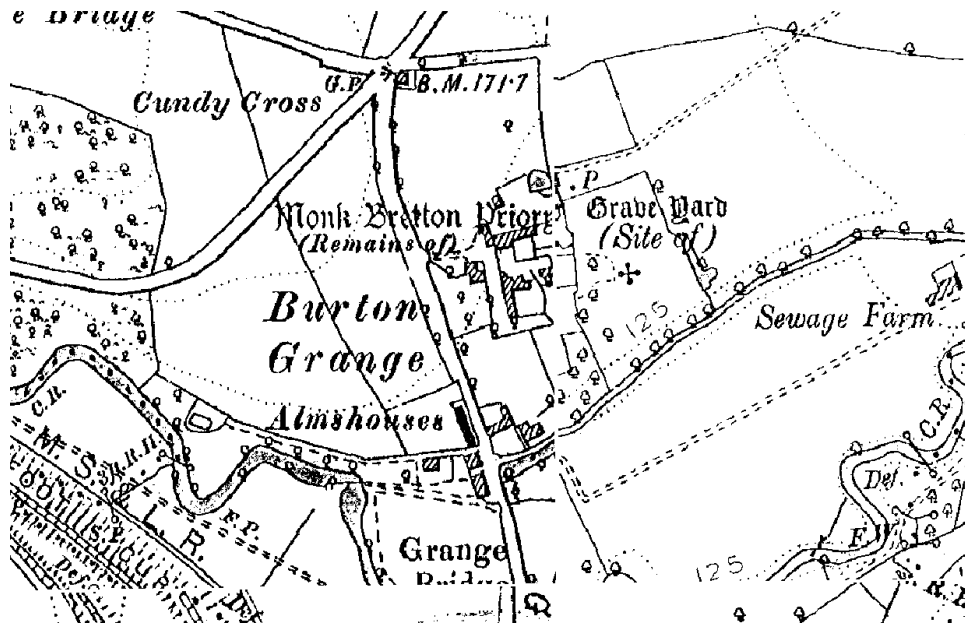


07 Location Plan

The works are in close proximity to Gatehouse and the Priory itself, they have limited if any impact upon the Administration Building which is located approximately 60m to the north of the site and beyond the Gatehouse.

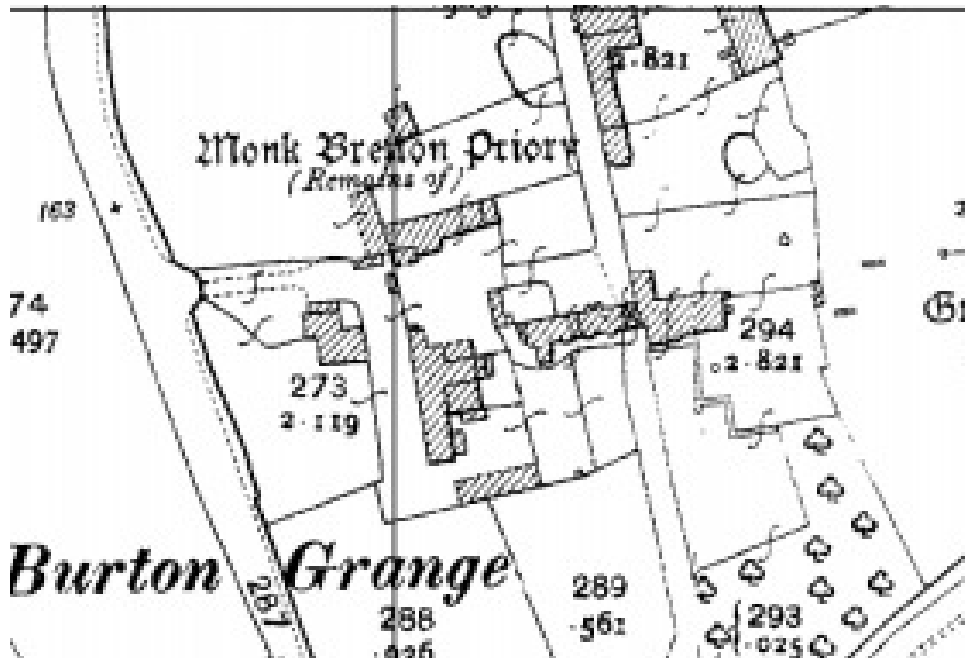
7.0 Historical Development of the site in recent years

The following ordnance survey documents provide a map regression to identify any development at the site dating back to the first available ordnance survey plan in 1895.



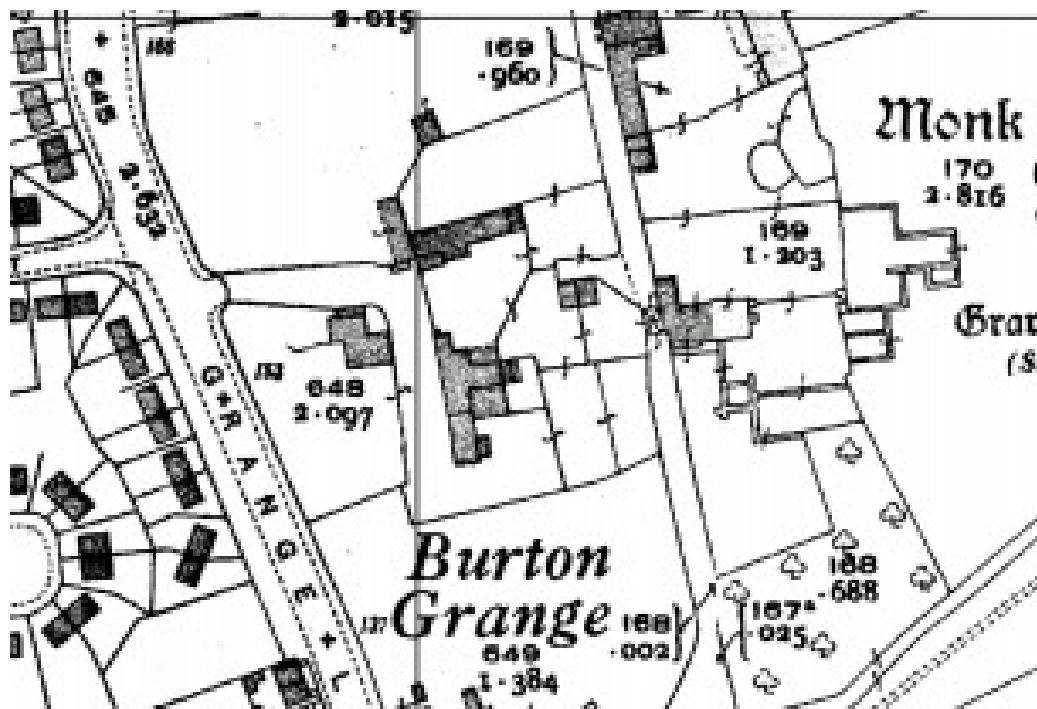
08. OS Plan 1895

Plan is relative small scale and the detail is difficult to determine.



09. OS Plan 1906

Abbey Lane is established and the remaining priory buildings extend either side of the Gatehouse. There are no building shown in the vicinity if the development site.



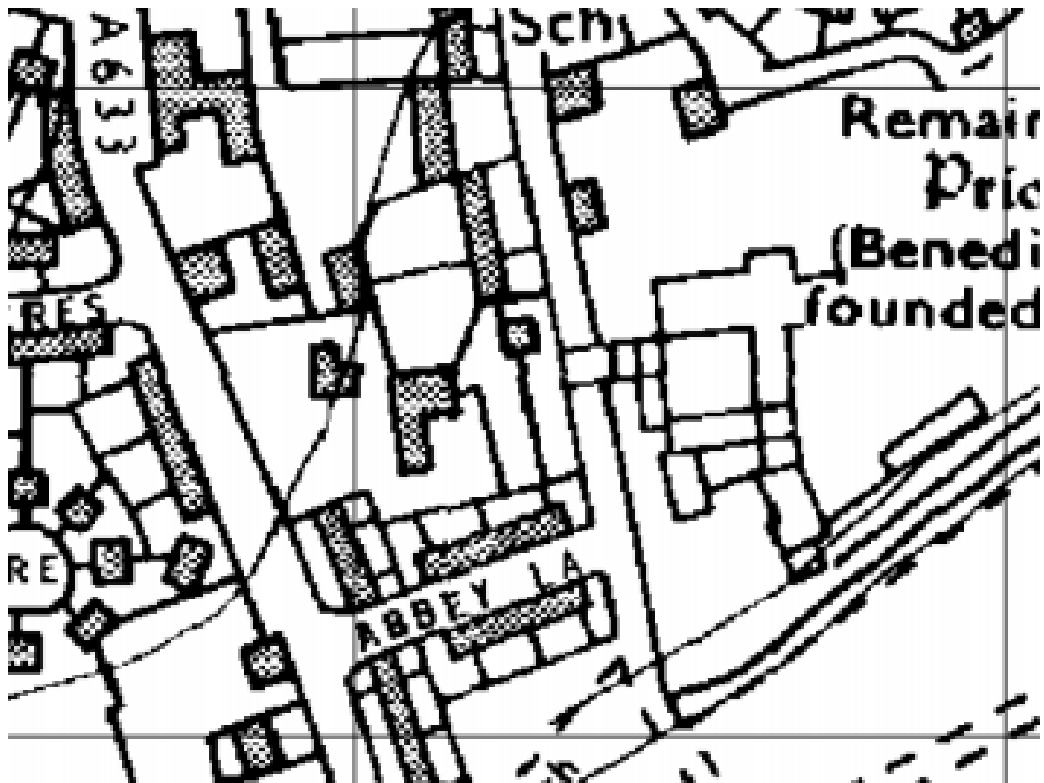
10. OS Plan 1931

Buildings to the west of the gatehouse have been replaced by a pair of semi-detached houses and there is development to the west of Grange Lane. There is no development of the application site at this time.



11. OS Plan 1962

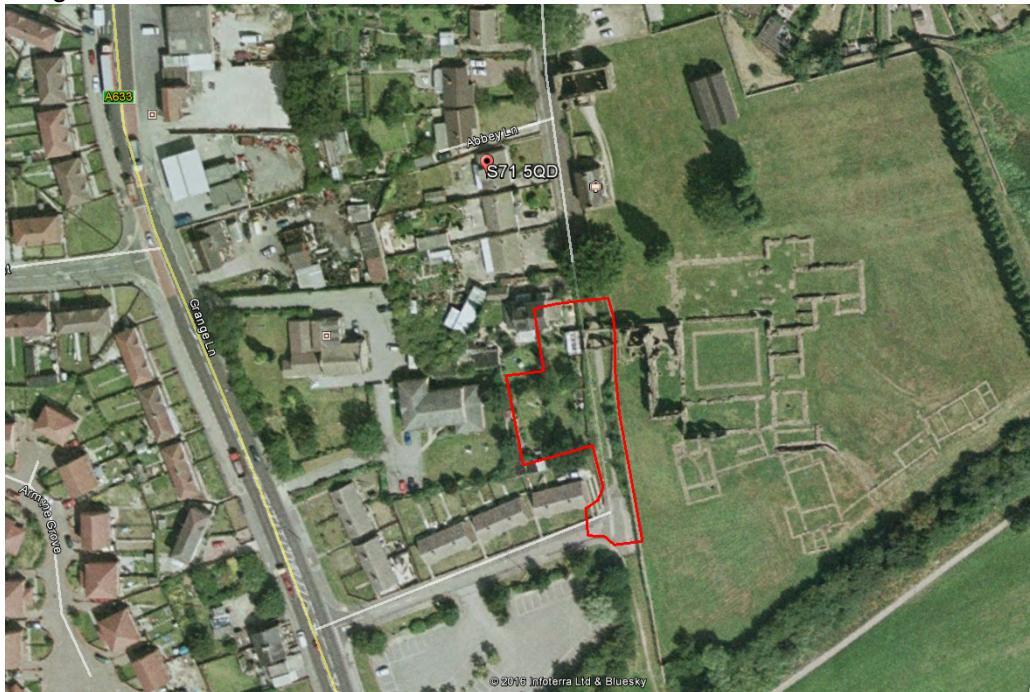
Very little change from the 1931 plan. The existing access into the site is now shown and a small building which appears to be a garage is located at the southern boundary.



12. OS Plan 1974

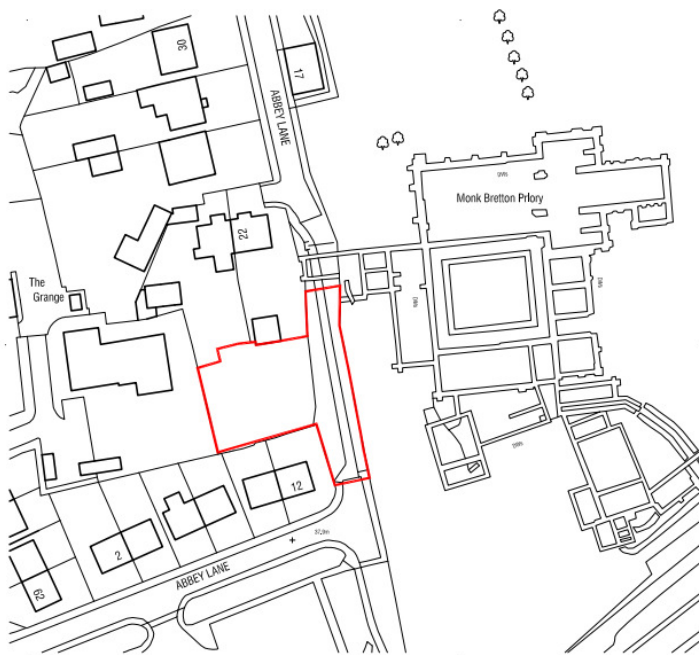
Between 1962 and 1974 the bungalows to the south side of Abbey Lane have been constructed but there is no further development in the area of the site.

The ordnance survey data base has limited coverage of the site from 1974 onwards but the image below shows the site in 2003.



13. Aerial view 2003

No new buildings are shown at the site.



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14. Current OS Plan

The current plan below is very similar to the 1974, with the exception of a double garage to the south of No 22 which abuts the northern boundary to the propose development site.

The site has been the subject of limited development other than the erection of two garages and a relatively modern blockwork boundary wall (Fig 03) which runs north to south and currently subdivides the rear gardens of Nos 22 and 24 Abbey Lane.

8.0 The Significance and Potential Impact on Heritage Assets

The proposal is in a sensitive location adjacent to the Grade I listed building and Scheduled Ancient Monument known as Monk Bretton Priory. The assessment relates to the impact that works might have upon the setting of the listed building and the character and appearance of the area.

The site for the proposed dwelling includes extended gardens to the rear (south of 22 and 24 Abbey Lane, the application site includes the footpath link between Abbey Lane to the north and south. The existing land is unmaintained and contributes very little if anything to the visual amenity or the setting of the listed building and SAM. The footpath link is poorly maintained grass verges and self-sewn shrubs and small trees which have very limited amenity value.

Due to its location and separation the development site will have very limited impact upon the setting of the Priory. The revised proposals which shows the new dwelling rotated through 90 degrees and the garage located adjacent to eastern boundary wall reduces the scale and mass of the proposals when viewed from the Priory site which limits the visual intrusion to reduce impact and avoid harm to the setting.

The footpath link is closer to the Priory buildings and abuts its western boundary wall. The footpath is currently poorly maintained and the proposals shown on the Landscaping Proposals which include the removal of inappropriate self-sewn shrubs and small trees and their replacement with an avenue of new trees will significantly improve the visual amenity and provide a green buffer between the historic site and the wider residential use to the west. The Landscape Concept plan shows how the proposals for landscaping will provide a much improved green link to Abbey Lane and limit views of the new dwelling and existing residential use when viewed from the grounds of the Priory.

The proposals for landscaping to the footpath will have a positive effect upon the setting of the Priory, maintain the character and improve the appearance of the area.

9.0 Design

The proposals have been re-designed to address issues raised as part of the previous planning application (refused) and appeal.

The new dwelling is single storey in mass and scale built of stone and brick to reflect the materials used locally. Steeply pitched roofing will be in natural blue slate or good quality artificial slate. Windows and doors include stone surrounds and windows include stone mullions to provide vertical proportions in a traditional manner.

The buildings includes further reference to traditional detailing with the use of stone gutter corbels, stone copings and kneeler stones to gable verges, painted timber window and door frames and conservation style roof lights.

10.0 Conclusion

The applicant has undertaken a carefully considered redesign of the proposals for the site and has consulted the appropriate stakeholders to ensure that the new designs take account of the National Planning Policy Framework and Barnsley's Core Strategy Policies CSP 29 and CPS 30 in that they are sensitive to the location, cause no harm but rather attempt to improve the setting of the Grade 1 Listed Monk Bretton Priory site and contribute positively to the appearance and character of the area.

We consider that the proposals are compliant with local and national planning policy and look forward to receiving the councils support.

A handwritten signature in black ink, appearing to read 'M Booth', followed by a horizontal flourish line.

MBooth Design