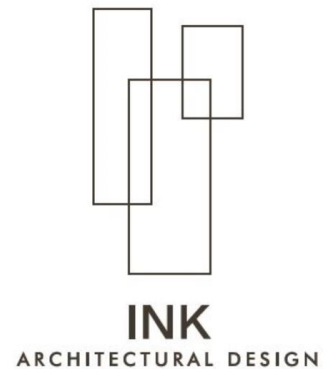


Heritage Design Statement

Residential Development **Former Burton Grange** **Nursery School,** **Abbey Lane, Lundwood**



THE PROPOSAL:

This statement relates to a planning application to construct 5no dwellings to the former Burton Grange Nursery School site, Abbey Lane, Lundwood. 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 “Grade 1 listed”. 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 visual and possible 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 reveals that a building occupied part of the site – See Appendix A of this statement. It is believed that the most likely use of this building was agricultural.

By 1938 a large housing estate 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 of the site, but the school also had a frontage to Lang Avenue to the north of the site. The school was an extensive and modern single storey building which served the surrounding residential area which is characterised by dwellings of mixed ages, styles and type. The date of demolition of the school is unknown.

For the most part, the dwellings closest to the Priory (west of the site) are detached dwellings of both single and one and a half storeys. The north east of the 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 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 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 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 and on the east side the matching stone Administration Building (two attached barn like structures) that have welsh slate roofs. The extensive remains of the main part of the Priory lie further to the south of the site.

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 its 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 development is to the north of the site then it is quite reasonable to claim that although new, it will be able to be read as part of the 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 distracts from the character of the Priory and area generally, albeit there is some screening from established trees and hedgerows.

Consideration has been given to the impact on the Priory and its shared boundary with the application site. Care has been taken to ensure there is no overlooking to the site from the properties closest to the boundary and the proposed bungalow to the south of the application site is lower lying with this being only single storey which will minimise any visual impact at that point. It should be noted that the shared boundary to which we refer to above adjoins the access road and parking area for the Priory.

The proposed dwellings are to be constructed from natural stone and as such should be able to be matched to the stone used in the construction of the Priory buildings. The roofs are proposed to be covered in artificial slates which are entirely compatible as a finishing material.

CONCLUSION:

The application site lies directly to the north of the Priory and its extensive ground 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.

The application site is a semi derelict site that was occupied by a school which had a significant footprint, the foundations of which are still evident on the site.

The common boundary with the Priory is outside the ownership control of the applicant and the vegetation that exists along this boundary is expected to remain which will aid in screening the application site from the Priory site.

The proposed dwellings are 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 dwellings will largely be shielded from the Priory site and use of the domestic gardens will have a much lesser impact on the monuments character than the previous school which occupied the site.

APPENDIX A (1931 OS PLAN):

