

**PROPOSED CAR PORT AND
NEW BOUNDARY WALL,
GREAT MITTON HALL,
GREAT MITTON**

DESIGN AND ACCESS STATEMENT
Including Heritage Statement

Woodhall Planning & Conservation,
Woodhall, Woodhall Lane,
Calverley, Leeds. LS28 5NY

Tel: 0113 255 4660
Fax: 0113 256 9688
Email: info@woodhall.co.uk

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August 2013

1.00 INTRODUCTION

- 1.01 This Design and Access Statement has been prepared by Woodhall Planning and Conservation on behalf of Mr and Mrs Kay, in connection with the proposed construction of a car port and the replacement of the northern section of Leylandii hedge to the western boundary with a stone wall.
- 1.02 Woodhall Planning & Conservation is a professional architectural and planning consultancy operating in the specialised areas of historic building conservation, urban design and planning law. The consultancy has extensive experience of building evaluations, the repair and alteration of listed buildings, conservation area and urban design appraisals, historical and archaeological research, public inquiry and “expert witness” work, condition surveys, and conservation legislation.

2.00 THE SITE AND ITS SURROUNDINGS

- 2.01 Great Mitton Hall is a Grade II listed building located on the southern edge of the hamlet of Great Mitton. The Hall is bounded to the north and east by a stone boundary wall which separates the Hall from the Grade I listed All Hallows Church. To the west it is separated from Mitton Road by a Leylandii hedge, and there is also a timber picket fence which provides additional enclosure and screens an existing well at the entrance. On the west side of Mitton Road is the Grade II listed ‘Aisled Barn’ at Mitton Old Hall Farm. Great Mitton is situated to the south of the Forest of Bowland which is an Area of Outstanding Natural Beauty.
- 2.02 The two storey Main Hall dates back to the 17th century and has a single storey extension to the west which was constructed in the 20th century. This extension was formerly a garage but was converted into an office/study by previous owners of the property (see 3.01 below).
- 2.03 To the south of the Hall the land falls away towards the River Ribble and the Grade II listed Mitton Bridge.

3.00 PLANNING HISTORY

- 3.01 The recent planning history of the site is as follows:
- 3/2007/0582 Modification of condition no.2 of planning consent 3/1998/0048P to convert consulting rooms to domestic use. Planning permission approved
 - 3/2009/0055 proposed new garage and conversion of garage to office/study. Planning permission refused
 - 3/2009/0054 Proposed new garage and conversion of garage to office/study. New stone boundary wall. Listed building consent approved.
 - 3/2009/0624 Conversion of existing residential garage to form office/study accommodation re-submission. Planning permission approved
 - 3/2011/0849 Construction of detached garage, boundary wall, gates and hard landscaping. Permission refused and subsequent appeal dismissed.

4.00 PLANNING POLICY

- 4.01 The following Ribble Valley Districtwide Local Plan policies are relevant to this proposal:

ENV19: Development proposals on sites within the setting of buildings listed as being of special architectural or historic interest which cause visual harm to the setting of the building will be resisted.

G1: All development proposals will be expected to provide a high standard of building design and landscape quality. Development which does so will be permitted, unless it adversely affects the amenities of the surrounding area.

ENV2: The landscape and character of those areas immediately adjacent to the Forest of Bowland Areas of Outstanding Natural Beauty will be protected, conserved and wherever possible enhanced.

5.00 HISTORICAL DEVELOPMENT

Introduction

5.01 Paragraph 128 of the National Planning Policy Framework (the Framework) indicates that applicants should provide a description of the significance of any heritage assets affected by their proposals, together with an assessment of impact.

5.02 In Annex 2 of the Framework 'significance' is defined 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 assets physical presence, but also from its setting.'

5.03 In addition, paragraphs 55 to 57 of the *Historic Environment Planning Practice Guide*, that was published alongside PPS 5 remains in place as guidance, indicate that there are three elements that need to be understood in considering the significance of a heritage asset:

- the nature of the significance;
- the extent of the fabric that holds heritage interest; and
- the level of importance of that interest.

5.04 Policy ENV19 of The Ribble Valley Districtwide Local Plan states,

"Development proposals on sites within the setting of buildings listed as being of special architectural or historic interest which cause visual harm to the setting of the building will be resisted."

5.05 Policy ENV2 of The Ribble Valley Districtwide Local Plan states,

"The landscape and character of those areas immediately adjacent to the Forest of Bowland Areas of Outstanding Natural Beauty will be protected, conserved and wherever possible enhanced. "

5.06 The Hall is located adjacent to the Grade I listed All Hallows Church to the north-east and the Grade II listed 'Aisled Barn' at Mitton Old Hall Farm to the west. In addition Great Mitton is situated to the south of the Forest of Bowland which is an Area of Outstanding Natural Beauty.

Historical background

5.07 The earliest known reference of a church in Great Mitton was in 1103 when a man named Ralph the Red was the rector. It was typical for the rector of a Norman church to have his lodgings built nearby and in "A History of the Parish of Great Mitton" F.G. Ackerley makes reference to a document dating back to 1338 which describes a house nearby the church which was created for the vicar. It is likely that this rectory was on this site.

5.08 In 1603 the rectory and advowson of the vicarage of Great Mitton were purchased by Richard Sherburne (1546—1629) of Stoneyhurst. The Sherburnes were an influential catholic family who constructed the northern extension to the Church in 1594. Sherburne Chapel houses several monuments to the Sherburne family including the family burial vault. It seems likely that the timber framed wing was reconstructed in stone by the Sherburnes in the early 17th century. This is in keeping with the outline of

the central hall which can clearly be seen in scarring on the west elevation (Photo 3), in addition to the architectural detailing of the windows and the doorways and the now blocked up links to the former open hall.

- 5.09 It is unclear as to when the central hall was demolished but it appears to have been replaced with the current porch at some point in the 19th century. Evidence of this can be seen in the resetting of the 14th century doorway to form the external entrance to the porch, whilst the internal doorway has a 19th century stone surround.
- 5.10 On the OS map of 1848, the present Mitton Road appears as a track between the Hall and the Aisled Barn to the west although the present Mitton Bridge had been constructed by this date. It is possible part of the open hall was still extant and the west projection illustrated on the OS Map. By 1894, the present Mitton Road appears to have become an established route. The planform of the Hall on the OS map of 1894 shows the present west porch, in addition to a small outbuilding in the SW corner which was subsequently demolished in the 20th century to enable construction of the present single storey west extension.
- 5.11 By the beginning of the 19th century the Hall had descended in status to a farmhouse thus emphasising the link with the Grade II listed Aisled Barn. A number of alterations took place during this period, including the possible loss of the open hall. A painting by John Buckler from the early 19th century shows a view of the Hall from the Churchyard and depicts numerous blocked openings, lime render and large buttresses to the south gable. In 1963 the exterior of the Hall was recorded as having "little architectural interest" by the Inspector of Historic Buildings, reflecting the random nature of the openings to the external elevations. Since then a number of these alterations have been reversed by the previous occupants and stonework repairs have been undertaken and a single storey extension constructed at the south end of the west elevation.

Significance

- 5.12 As noted previously the Hall is Grade II listed and is therefore a designated heritage asset and of national importance. It is also located adjacent to the Grade I listed All Hallows Church and the Grade II listed 'Aisled Barn' at Mitton Old Hall Farm. In addition Great Mitton is situated to the south of the Forest of Bowland which is an Area of Outstanding Natural Beauty. As such there are a number of factors which need to be taken into account when assessing significance.
- 5.13 The Hall is reputed to be on the site of the former residence of the vicar of All Hallows Church and its setting adjacent to the church is of historic interest. The external fabric of the Hall has been altered but these alterations provide evidence of the historic development of the Hall.
- 5.14 There is a historic relationship between the Hall, Barn and the Church and the visual relationship between the three buildings, particularly when viewed from the north contributes to the setting and significance of all three listed buildings.
- 5.15 In addition to its architectural significance, the historical links with the Sherbourns of Stoneyhurst who were responsible for the construction of the Grade I listed Stoneyhurst College in addition to their contributions to All Hallows Church and the development of Great Mitton contribute to the significance of the Hall.
- 5.16 The west extension is a 20th Century addition and as such is of limited interest.
- 5.17 Although hedges are a common feature in the area, they are primarily used to define the boundaries of agricultural land. The current Leylandii hedge separating the Hall from Mitton Road is not a species native to the area and is overly tall and dense. As a result the hedge is of no significance and detracts from the setting of the Hall, the character of the village and its association with the Forest of Bowland.

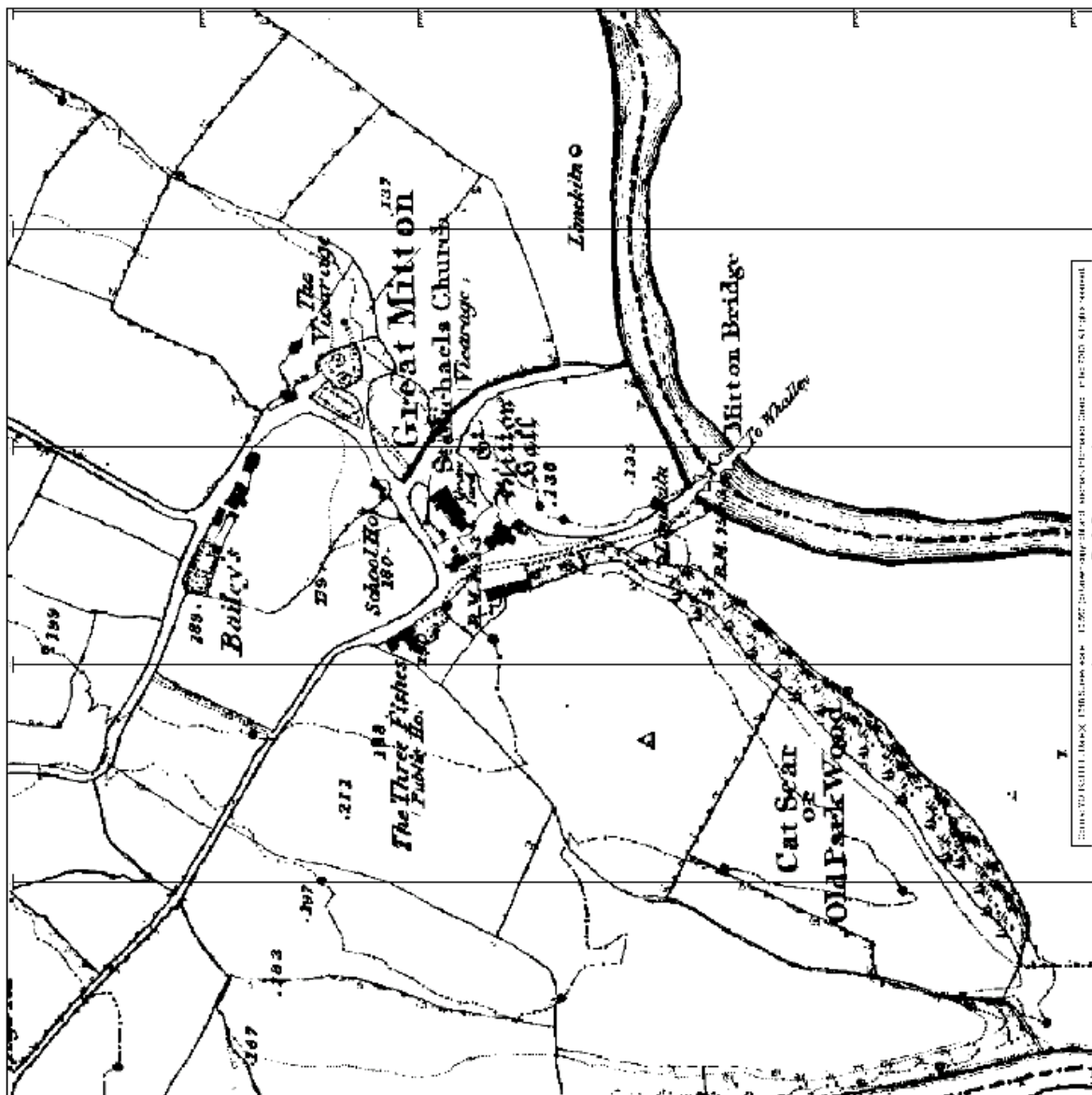


Figure 1: OS Map published 1848

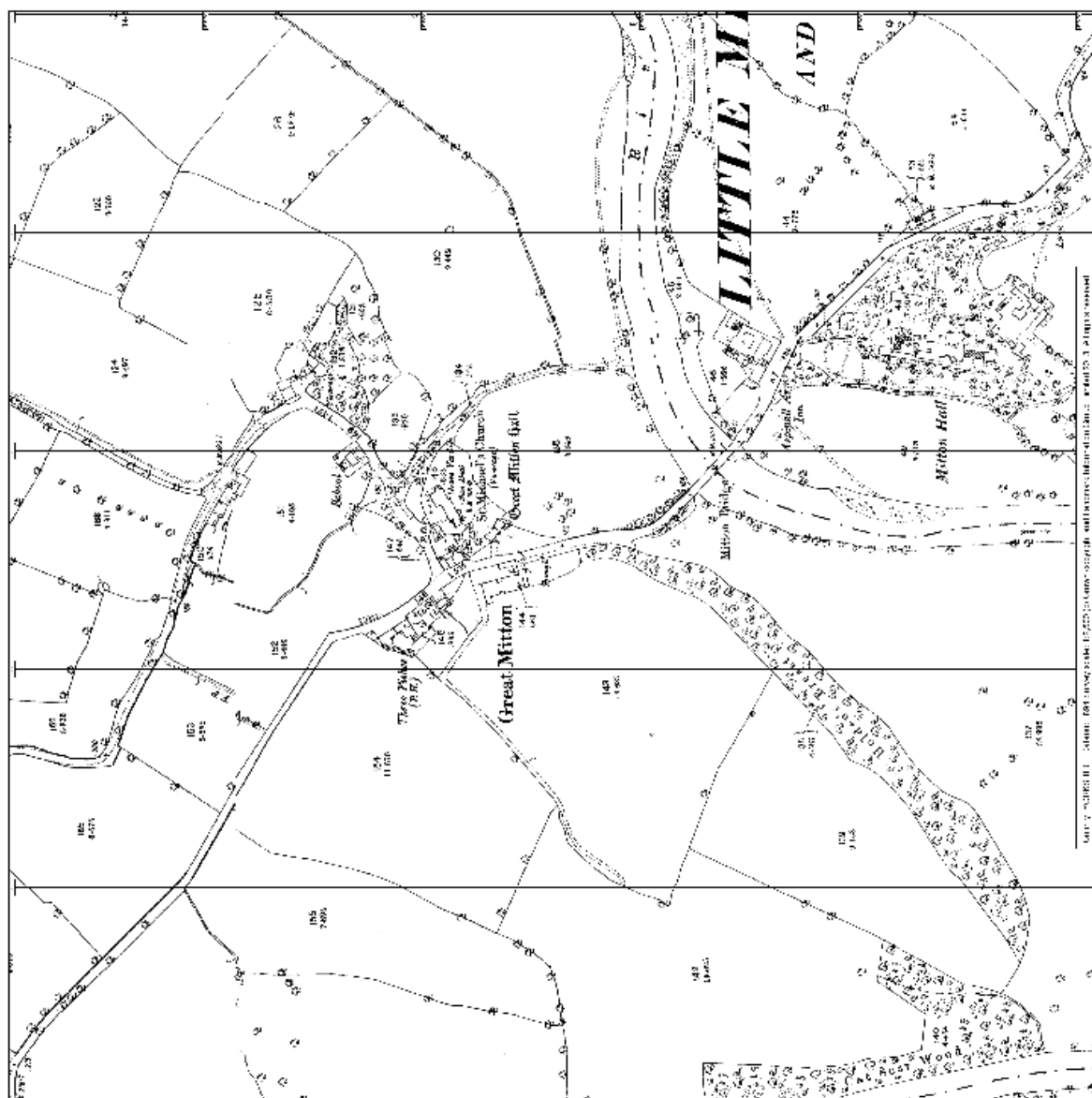


Figure 2: OS Map published 1894

6.00 THE PROPOSAL

- 6.01 The brief from the client was to design a garage to accommodate their two cars, which are presently parked in the west courtyard and feature prominently in views of the building from the north and the west. In addition, the proposal is to remove a substantial length of Leylandii hedge, along the west boundary finishing in line with the south elevation and to replace it with a stone boundary wall. The stone wall would be detailed to match other walls around the site, with pointed copings (see photo 5). The existing hedge is approximately 1.8m high but the proposed wall would be lower at only 1.6m in height which together with the vernacular design would improve views of the Hall and thus enhance the setting of the group of listed buildings.
- 6.02 The existing timber picket fence which screens the well and contains a small pedestrian gate will be replaced by a stone wall with a new timber pedestrian gate of a similar design to the existing gate to the north of the Hall (see photo 4). The wall will be designed to sweep down to the existing well, in a similar manner to the existing wall to the north of the entrance (see photo 1) and this design approach will enhance the setting of the Hall and enable key views of the west elevation of the Hall and of the Church from this location.
- 6.03 In view of the historic relationship of the Hall and aisled barn, the proposed garage has been aligned with the road/barn and designed as a timber framed outbuilding, (i.e. a car port) and located to the south-west of the 20th century extension. Due to the site topography, this area is at a lower level and thus the proposed car port would be set lower than the existing building and would be subservient to the Hall. The proposed roof covering of timber shingles would contribute to the lightweight appearance of the building and is a material which will naturally weather and be viewed as part of the landscape.

7.00 ACCESS

- 7.01 Vehicular access to the site is provided off the B6246 through existing gates. The current driveway will be extended within the site, from the edge of the hall to the location of the proposed car port.
- 7.02 A new pedestrian access is being provided into the site through a gate in the new stone boundary wall. The new pedestrian gate is to be formed next to the main gate just past the well. Stone setts will be extended from their current location to outside of the proposed gate.

8.00 IMPACT OF THE PROPOSAL

- 8.01 As identified above, the visual and historic link between the Church, the Aisled Barn and the Hall contribute to the significance of Great Mitton Hall. Taking this into account, the design has been carefully considered to ensure that this relationship is maintained. Therefore, the carport is located away from the open west courtyard thus retaining the visual link between the Hall, the barn and the Church beyond, and is set at a lower level than the Hall to ensure that it is visually subservient. The proposed natural materials for the car port have been chosen carefully to create a lightweight structure that will be subservient to, but in keeping with, the Hall and the barn. The design and orientation of the car port creates the impression of an outbuilding in order to make reference to the historical link with the listed barn.
- 8.02 With regards to the potential impact on the views into the site from Mitton Bridge, due to the proposed location adjacent to the boundary wall, the car port will be set into the landscape to the west of the Hall with only the upper sections of the roof visible from the bridge. The timber shingled roof will weather to blend into the surrounding landscape and will further the appearance of an outbuilding (see Figure 3). In addition the insertion of the car port in this location will involve the removal of the conifer which is an incongruous feature within the landscape.
- 8.03 When approaching the site from the north only the upper sections of the roof will again be visible but due

to its location on the site the car port is positioned beyond the Hall and the extension and will be set approximately 1m below the level of the entrance thus ensuring that there will be no adverse impact on the key views of the Hall or its setting.

- 8.04 When approaching the site from the south only the gable and the upper sections of the roof will be visible as the viewer reaches the southern tip of the site however, due to its location the car port will be viewed against the 20th century extension rather than the significant section of the Hall. As the viewer passes the carport the proposed stone wall will allow the viewer to see more of the earlier part of the Hall thus enabling a greater appreciation of the Hall, the Barns to the west and the Church to the east.

9.00 CONCLUSION

- 9.01 With regards to planning policy, the proposed car port has been designed to be a high quality structure using appropriate natural materials which utilise vernacular forms of construction and have no impact on amenity. It is considered the proposal is in accordance with policy G1.
- 9.02 Due to the design of the car port which reflects the construction of the adjacent barn, the careful consideration which has been given to the location of the proposed car port, the use of appropriate materials and the proposed improvements to the boundary wall the car port will not cause visual harm to the Grade II listed Hall. It is considered that the proposal is in accordance with policy ENV19.
- 9.03 The setting of the Hall will be enhanced by the removal of the Leylandii hedge and the conifer which are not native species and the provision of a stone wall which will use a vernacular style of construction in appropriate materials. It is therefore considered that the proposal is in accordance with policy ENV2.
- 9.04 The replacement of the Leylandii hedge with a stone wall will enable greater appreciation of the group of listed buildings. The careful placement of the car port to the south of the site where the levels are lower and the use of materials which are sympathetic to the immediate vicinity will ensure that the proposal will not adversely impact upon the setting of the listed buildings.

Figure 3: Artistic Impression of the approximate view from the Bridge comparing the existing and proposed schemes (photograph taken using a zoom lens)



Existing view looking north towards the site (in location of conifer on left hand side)



Artistic impression showing the proposed car port on left hand side of image.

APPENDIX A

SITE PHOTOGRAPHS



3484
Great Mitton, the Village 1899

Figure 4: Historical view dated 1899 of the current Hillcrest Tea Rooms from Mitton Road showing the use of stone walls.



Photo 1: View of the church and the Hall from the existing vehicular access.



Photo 2: View of the Hall and Church from the entrance.



Photo 3: View of the west elevation of the Hall showing the former scars of the central hall (including several blocked openings) and the 19th century porch.



Photo 4: View of the existing gate leading from the west courtyard to the rear east garden with All Hallows Church beyond.



Photo 5: View of All Hallows Church and the stone boundary wall between the church yard and the Hall



Photo 6: View of the Hall from Mitton Bridge



Photo 7: View of the site looking north along Mitton Road



Photo 8: View of the site looking north along Mitton Road



Photo 9: View of the site looking north from Mitton Road with the Tearooms to the rear.



Photo 10: View of the site, looking south from Mitton Road, with farm complex on right hand side



Photo 11: View of the interior of the Aisled Barn.

APPENDIX B

LISTED BUILDING DESCRIPTIONS

List Entry Number: I163479

SD 715 389 GREAT MITTON

12/87 Great Mitton Hall (previously listed as Mitton Old Hall) 16.11.1954 GV II
GV II

House, c.1600. Rubble, pebbledashed towards south-west, with steep slate roof. 2 storeys with attic and cellar. Original windows mullioned with outer chamfer and inner hollow chamfer. The south-west wall has a single-storey gabled porch near the centre having a re-used outer doorway, probably C14th, with pointed head and with a roll moulding with fillet. Above is a coping with finial. To the right is a gabled single-storey extension with the remains of the hood to a blocked window on the 1st floor. To the left is the line of what appears to be a demolished wing, implying that the porch is an addition. At the left is an enlarged 3-light window with hood. On the 1st floor is a 5-light window with hood. The left-hand gable has a chimney with brick cap. Gable copings, the left-hand one with finials. The left-hand (north-west) gable has a hood remaining on the 1st floor and an attic window with hood and with one light remaining. The right-hand gable is buttressed and has a mullioned cellar window, a 14-light mullioned and transomed ground-floor window, a 7-light 1st floor window and a 5-light attic window. The north-east wall has a turret at its left-hand end, gabled with a coping and finial. Chamfered lights at intermediate levels suggest that it may once have contained a stair. It has a 2-light window with hood on the 1st floor and a similar blocked window to the attic. Its right-hand return wall has a wooden door surround with triangular head, probably re-set. A Buckler drawing of 1809 shows a doorway in the left-hand return wall, now blank. Near the centre of this facade is a gabled dormer with blocked window and hood, and with a small chimney cap. At the right on the ground floor is an original window with one mullion remaining. Above is a 4-light window with hood, with a 3-light window to its left. There are a number of blocked window openings, but the 4 remaining windows are C19th with chamfered stone surrounds. The door has a chamfered stone surround with hood. Interior not accessible at time of survey but said to contain no features of particular interest.

List Entry Number: I07218212/88 Aisled Barn, Mitton Old Hall Farm, 35 Metres west of Great Mitton Hall
GV II

Aisled barn, possibly c.1600. Sandstone rubble with slate roof. The stone walls are probably reconstructed. The east wall has openings with plain reveals and a door of C19th type with plain stone surround at the right. The wide entrance is recessed and opens directly into the nave. The north gable has 3 windows with plain stone surrounds and a pitching door above with similar surround. Inside are 5 aisle trusses forming 6 bays. Each truss has a king post rising from a tie beam and braced to the ridge (some of the braces are now missing), only the outer trusses having queen struts. The purlins are trencled over the backs of the principals. The aisle posts are braced to the arcade plates and to the tie beams, all the braces being curved. Only the east aisle has aisle ties with principles, the ties being mortised into the aisle posts. The western aisle is narrower and the lack of peg or mortise holes in the aisle posts suggests that it did not originally have aisle ties, a tie attached to the northern truss being a later addition. The arcade plates have short scarf joints, edge-halved with bridled butts. The soffits of the aisle ties on the east side, at their outer ends, have lap joints cut in an 'X' pattern. The lack of any other associated mortises suggests that they sat on a timber wallplate of an earlier stone wall.

List Entry Number: I16343212/80 Church of All Hallows, (formerly listed as Church of St Michael) 16.11.1954
GV I

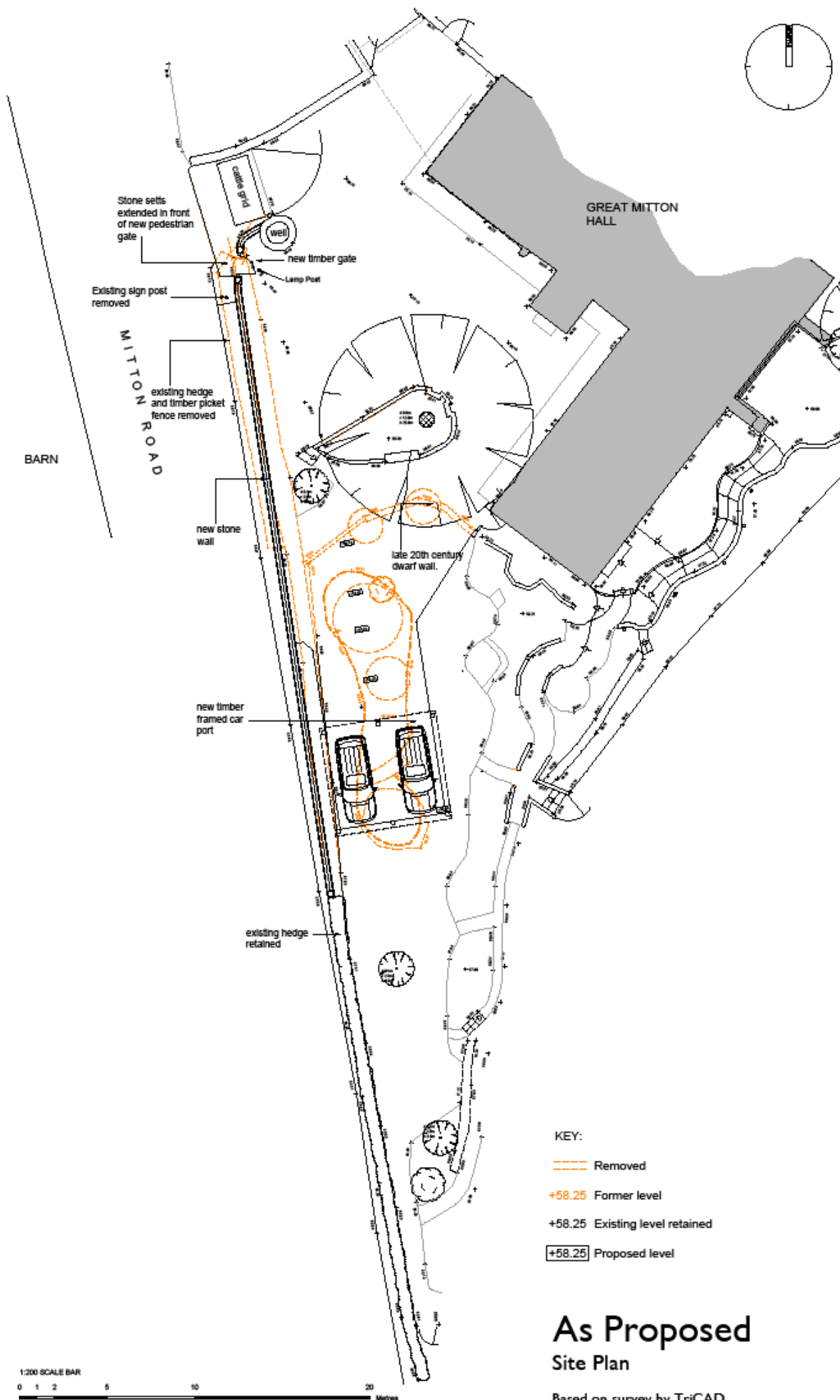
Church, late C13th with early C15th west tower and late C16th north chapel. Sandstone rubble with stone slate roof. Comprises a west tower, nave, narrower chancel, north chapel, and south porch. The 3-stage tower has diagonal buttresses, and an embattled parapet. The bell openings have pointed heads with hoods, and 2 cinquefoiled lights with panel tracery. The west window has 4 cinquefoiled lights, panel tracery, and a hood. The west doorway is wide and moulded with a pointed head and hood. The nave

windows are chamfered in 2 orders and are of 2 lights with Y-tracery and pointed heads. In the north wall there are 2 to the east of the door. To the west is a 2-light window of C18th type, with a window with plain reveals above lighting the gallery. The door is chamfered with a pointed head. The south wall has one original window to the west of the porch and 2 to the east, the right-hand one being reconstructed. To the west of the porch is a window with plain reveals lighting the gallery. The porch has a wide chamfered outer doorway with hood. The inner doorway is moulded, with a pointed head and with a hood with head stops. The south chancel wall is peddledashed. To the right of the priest's door are 2 windows matching the early ones to the nave. To the left is a window with mullion and transom, trefoiled heads to the upper lights and a trefoil under a pointed head. The doorway has a pointed head and 3 orders of sun quadrant moulding. The east window is of 5 lights and intersecting tracery. The north-east, or Shireburne, chapel is of ashlar, with one bay to the east and 2 to the north. The windows have Tudor-arched heads, ogee heads to the lights, and panel tracery. The west wall has a moulded doorway with Tudor-arched head. Above is a wall tablet with attached columns enclosing a coat of arms and date '1594'.

Interior. The nave has a west gallery with panelled timber front. The open roof is possibly early C17th and has 9 trusses with arch-braced collars and short king posts braced to the ridge. Between the purlins and principals are carved brackets, possibly a C19th addition. The chancel arch has 2 orders of sunk quadrant moulding. On each side of the opening are attached shafts with capitals. The chancel screen incorporates some medieval woodwork, possibly from Sawley Abbey, including an incomplete C15th inscription. Much of the decoration is an imitation in cast iron or terra cotta. In the chancel are triple sedilia and a piscina, moulded and with trefoiled heads. The chancel is divided from the Shireburne chapel by 2 pointed arches of 2 chamfered orders carried on octagonal piers. Beneath the arches is a wooden screen with turned balusters, the upper parts of the openings being filled by carved tracery with an ogee under, possibly C15th and re-used. The nave pews incorporate old woodwork, including initials and a date '1628'. The pulpit incorporates some C17th carving. In the chapel the main memorials are as follows. An alabaster chest tomb of Sir Richard Shireburne(d. 1594) and his wife Maude, with recumbent effigies and with the sides of the chest decorated by figures and by coats of arms. By Roilly of Burton (Church Guide). A wall monument to Richard Shireburne (d. 1667). Kneeling figures face one another across a prayer desk within an architectural frame with paired columns and an entablature supporting a cartouche. Recumbent effigies of Richard Shireburne (d. 1667), Richard and Isabel Shireburne (d. 1689 & 1693), and Richard Shireburne (d. 1690), all with lengthy inscriptions. Commissioned by Isabel Shireburne c.1690 and carved by Edward Stanton. A wall monument to Richard Shireburne (d. aged 9 in 1702) by William Stanton. Figure of boy against reredos background, with cherubs. Rupert Gunnis, Dictionary of British Sculptors 1660-1851, 1953.

APPENDIX C

PROPOSED SITE PLAN



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Figured dimensions only to be taken from this drawing. All dimensions to be checked on site and any discrepancies should be reported to the architect immediately.

REVISIONS:

GREAT MITTON HALL
Mr & Mrs Kay

WOODHALL
PLANNING AND CONSERVATION

Woodhall Lane
Calverley
Leeds
LS28 5NY

Telephone: 0113 - 255 4660
Facsimile: 0113 - 256 9688
e-mail: planning@woodhall.co.uk

Scale: 1:200 @A3

Date: 06.08.13

Drawn/Checked: HW/SA

Dwg no.: 2771/1/100

As Proposed
Site Plan

Based on survey by TriCAD