



Scropton & Partners

1206 | Millgate Barn | Radcliffe | Heritage Statement | 02

Overview

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Introduction:

This heritage statement has been prepared in support for full planning permission to construct a new single storey double garage within the grounds of Millgate Barn, Radcliffe. The proposed works have been designed and located to avoid impact on the Grade II Listed Gates to the front of the site.

This statement acknowledges the significance of the application site as forming part of a designated heritage asset and also identifies the significance of nearby heritage assets and describes the impact of the proposal upon the significance of the Conservation Area and these other assets.

The Site

The application site is Millgate Ban in Raddlive. The dwelling is a converted barn that would have previously been associated with the Mill House. The accommodation is provided in an L-shaped building comprising two barns and a modern third wing, which creates an enclosed central courtyard.

The front boundary of the site is mixed between being open at the driveways and subject to existing hedging directly in front of the dwelling.

The western side boundary is treated with a timber close board fence that separates it from the neighbour. The rear and eastern side boundaries are delineated by retaining walls and mature hedging. The hedging to the eastern boundary, along the road is in excess of three metres in height.



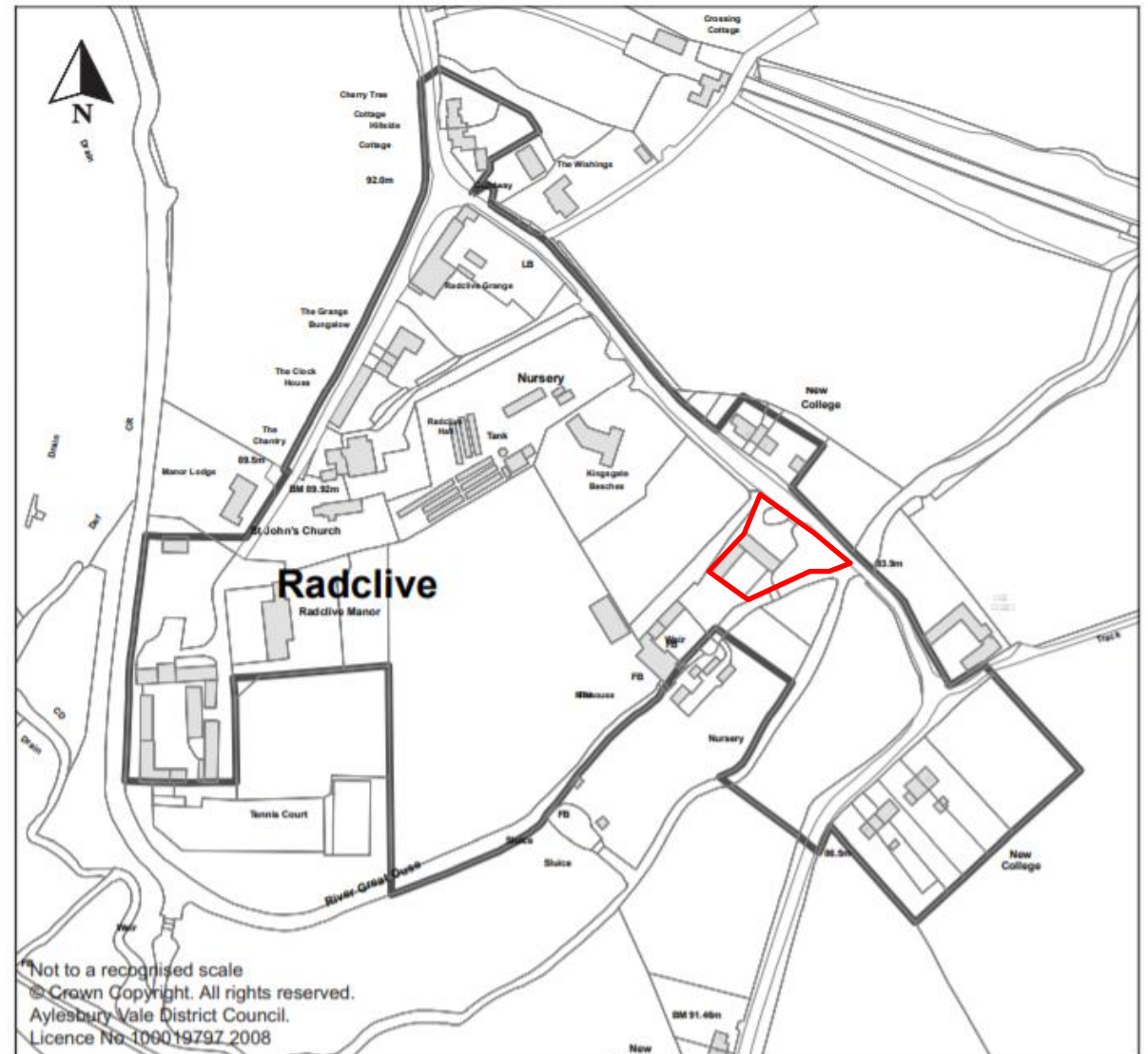
The Site

As described on the previous page, the principal barn has been previously extended, with the most recent addition being a new first floor extension over the terrace.

The majority of the settlement sites as part of the designated Conservation Area. The settlement has a loose knit pattern of dwellings with significant areas of open space also being characteristic of the area.

Access to the site is shared with The Mill House.

The site abuts the River Great Ouse to the south.



Source: www.aylesburyvale.gov.uk

Review of Heritage Significance

An initial review of historical information in the area has returned a number of items of interest. As stated the site is within the Conservation Area which also encompasses a mix of traditional dwellings in the area. The review of information shows that there are a number of designated heritage assets in the area. The information is obtained from the following sources:

- Information contained within the heritage gateway
- Information from the Historic England website
- Information available from the Council website.

The adjacent map extract identifies the heritage assets within the vicinity of the site.



Source: www.heritagegateway.com

Legend

- | | |
|---|---|
| ▲ Listed Building (NHLE) | ■ Scheduled Monument (centre point) |
| ■ EH PastScape | ■ Registered Park/Garden (centre point) |
| ● Local HER record points | ■ Registered Battlefield (centre point) |
| ■ Local HER record polygons | ■ Protected Wreck Site (centre point) |
| ○ National Trust HBSMR | ■ World Heritage Site |
| ■ Building Preservation Notice | ■ Certificate of Immunity |
| ◆ Designation Decision Records De-listed | ■ Designation Decision Records Non-designated |
| ● Parks and Gardens (Non Statutory Data) | ◆ NMR Excavation Index |
| ◆ Church Heritage Record (Non Statutory Data) | |

Review of Heritage Significance

For the purposes of this report the heritage assets identified are:

- The Millhouse
- Gate piers to the north of The Millhouse
- Radclive Bridge
- Radclive Conservation Area

The descriptions on record for the recognised listed entities are detailed on the next page.

The search has also revealed an entry at the Millhouse from the Historic England 'Pastscapes' site which is as follows:

MONUMENT NO. 869618

County: Buckinghamshire

District: AYLESBURY VALE

Monument Number: (SP 63 SE 35)

MEDIEVAL WATERMILL 1066 - 1540

POST MEDIEVAL WATERMILL 1540 – 1901

Water mill, 1243-1911.

Sources

List of Buildings of Special Architectural or Historic Interest
DOE (HHR) Buckinghamshire, District of Aylesbury Vale
1983 15

General Reference

OS 2500 1977

Records of Buckinghamshire 24 1982 43. (Farley M)

The entry makes reference to the Millhouse previously being a watermill due to its relationship with the River Great Ouse



Source: www.heritagegateway.com

Legend

- | | |
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Review of Heritage Significance

Address

The Millhouse (Grade II listed)

Description

Former mill and miller's house converted to single dwelling. Early C18, altered. Rubblestone with rendered brick gable attics. Slate roof to mill, tiled roof to house. House has stack of thin brick with pilaster to rear, mill has C20 chimney shaft to side. 2 storeys and attic. NE front has 2 gabled bays of house to right with sash windows to attic and first floor, wooden and metal casements to ground floor. Right-hand bay is matching later addition. Mill has blank wall with single dormer. C20 extension projects to centre, gabled to front with wooden casements and double panelled door.



The Millhouse

Address

Gate piers to the north of The Millhouse (Grade II listed)

Description

Gate piers similar to those west of Manor House. C17-C18. Slanted square plan. Re-sited from an alternative location.

Although these piers carry a listing it is important to note that they are not original to the site. The piers were purchased from a reclamation yard in the mid 1960's and positioned in front of the barn by a previous owner of the Manor House. As a result the piers are not of real historical significance as they do not accurately reflect the original setting of the site.



Gate piers to the north of The Millhouse

Review of Heritage Significance

Address

Radclive Bridge (Grade II listed)

Description

Bridge over River Ouse. Early-mid C18. Brick, English bond. 4 semi-circular brick voussoir arches. Broader pointed cut-water to NW end. Plain brick parapets with stone copings.



Radclive Bridge

Significance of the application site

The existing dwelling on site forms part of the streetscene in the Conservation Area. It is not a designated heritage asset and is not regarded by the Council as curtilage listed but is considered to make a positive contribution to the character and appearance of the Conservation Area. The principal barn is a brick and timber faced building that has been sympathetically converted to a residential unit with accommodation also provided within a secondary barn projecting out the rear and a rebuilt additional extension off that, forming a rear courtyard area within.

The application site is located within the Radcliffe Conservation Area. The dwelling contributes to the character of the conservation area by virtue of this location. Holistically the significance of the conservation area in respect of this site is considered to be moderate/high. The front elevation of the dwelling is framed by the listed piers of The Millhouse which provides a positive relationship in the streetscene. These piers are flanked by a 3.2m high ever green hedge which is one of the main features of the street scene.



The Legislative and Planning Policy Context

Statutory constraints

The property is not listed and does not affect the setting of any other listed building. As a result there is no statutory duty under provisions of Section 66 (1) 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 with this case.

The site lies within the Radclive Conservation Area and therefore there is a statutory duty under the provisions of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to give special attention to the desirability of preserving or enhancing the character or appearance of the area.

National Planning Policy Framework (NPPF)

The Revised NPPF was published in July 2018. Paragraphs 184 to 202 set out policy for development affecting heritage assets.

Paragraph 189 states:

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 asset's 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.

Paragraph 190 states:

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

Paragraph 192 sets out three matters that local planning authorities should take account of when determining planning applications. These are:

a) the desirability of sustaining and enhancing the significance of heritage assets

and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 193, in considering potential impacts, indicates that great weight should be given to the conservation of heritage assets and that the more important the asset, the greater that weight should be.

Paragraph 195 stipulates that where 'development will lead to substantial harm to, or total loss of, a designated heritage asset, local planning authorities should refuse consent unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.'

Paragraph 196 in contrast states that:

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 including, where appropriate, securing its optimum viable use.

Paragraph 200, in light of today's planning pressures, states that, Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Paragraph 201 states that 'Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance.'

The Legislative and Planning Policy Context

At the local policy level there are two policy documents to take account of each with their own heritage policies:

Vale of Aylesbury Local Plan (VALP) 2013-2033

The Council has worked with the Inspector to agree the modifications to the plan that are necessary to make it sound. Those modifications were subject to public consultation which closed on the 17th December 2019. The plan is not yet adopted, but the following policy can be given some weight:

BE1

The historic environment, unique in its character, quality and diversity across the Vale is important and will be preserved or enhanced. All development, including new buildings, alterations, extensions, changes of use and demolitions, should seek to conserve heritage assets in a manner appropriate to their significance, including their setting, and seek enhancement wherever possible.

Proposals for development shall contribute to heritage values and local distinctiveness. Where a development proposal is likely to affect a designated heritage asset and/or its setting negatively, the significance of the heritage asset and the impact of the proposal must be fully assessed and supported in the submission of an application. The impact of the proposal must be assessed in proportion to the significance of the heritage asset and supported in the submission of an application. Heritage statements and/or archaeological evaluations will be required for any proposals related to or impacting on a heritage asset and/or known possible archaeological site.

Proposals which affect the significance of a non-designated heritage asset should be properly considered, weighing the direct and indirect impacts upon the asset and its setting. There will be a presumption in favour of retaining heritage assets wherever practical, including archaeological remains in situ, unless it can be demonstrated that the harm will be outweighed by the benefits of the development.

The Council will:

- a. Support development proposals that do not cause harm to, or which better reveal the significance of heritage assets
- b. Require development proposals that would cause substantial harm to, or loss of a designated heritage asset and its significance, including its setting, to provide a thorough heritage assessment setting out a clear and convincing justification as to why that harm is considered acceptable on the basis of public benefits that outweigh that harm or the four circumstances in paragraph 133 of the NPPF all apply. Where

that justification cannot be demonstrated proposals will not be supported, and

- c. Require development proposals that cause less than substantial harm to a designated heritage asset to weigh the level of harm against the public benefits that may be gained by the proposal, including securing its optimum viable use.

Developments affecting a heritage asset should achieve a high quality design in accordance with the District Design SPD and the Council will encourage modern, innovative design which respects and complements the heritage context in terms of scale, massing, design, detailing and use.

Adopted Aylesbury Vale District Local Plan (AVDLP) 2004

The following policies are relevant:

GP.35

The design of new development proposals should respect and complement:

- a) the physical characteristics of the site and the surroundings;
- b) the building tradition, ordering, form and materials of the locality;
- c) the historic scale and context of the setting;
- d) the natural qualities and features of the area; and
- e) the effect on important public views and skylines.

GP.53

In Conservation Areas the Council will seek to preserve or enhance the special characteristics that led to the designation of the area.

Proposals for development will not be permitted if they cause harm to the character or appearance of Conservation Areas, their settings or any associated views of or from the Conservation Area.

Proposals for development or redevelopment must respect the historic layout, scale and form of buildings, street patterns, open spaces and natural features in the Conservation Area that contribute to its character and appearance.

Proposals for alterations, extensions and changes of use must respect and complement the character, materials and design details of the structure and site concerned and its neighbours.

Supplementary Planning Documents

Radclive Conservation Area document (2008)

Impact on Significance

The significance of the identified heritage assets have been taken into account throughout the design of the proposed scheme. This Heritage Assessment is submitted to accompany the proposal for a new detached double garage.

The proposal looks to locate the new garage adjacent to the existing 3.2m high evergreen hedge. It is sited in the location of the existing summer house and is located as far from the Grade II Listed Gates as possible, whilst still being screened from the Grade II Listed Bridge.

The subservient nature of the proposal is in line with the considered advice of the Council's Conservation Officer as part of the preapplication ref LB/19/01396/LB1 which stated: *"I am however of the opinion that a much lower garage structure than that previously suggested, if placed as far away from historic Mill Gate Barn buildings and the listed gated posts .i.e. adjacent the boundary wall to the access drive to the site with suitable screening could possibly prove to be acceptable"*.

There are a number of new garages and annexes built along the road, within the Conservation Area, such as the image opposite. This building is located to the front of the plot behind a historic brick wall and stone piers and has a detrimental impact on the setting of the Conservation Area. It was important that the proposal forming this application was not only sited suitably but also designed to minimise any impact on the Conversation Area.

The proposal features a flat roof to keep the height of the building to a minimum and the building has been designed so that the roof does not exceed the height of the existing evergreen hedge. Due to its design the garage will not be visible from the road. Furthermore the orientation of the garage minimises the amount of structure located towards the site boundary.

As a result the garage is not considered to have a detrimental impact on the significance of the piers or the bridge and the contribution they make to the character and appearance of the Conservation Area.



Example further along the road of a garage/annex impacting the setting of the Conservation Area.



Impact on Significance

The materiality of the building was chosen to reflect the existing Mill Gate Barn's use of black horizontal timber. This material will also enable the building to nestle into the site, rather than stand out.

The subservient nature of the proposed garage and its concealed location means that the original barn will remain as the principal element of the street scene and it would continue to be framed between the listed gate piers. The relationship between the dwelling and the listed gate piers is therefore retained and the significance of these heritage assets, when viewed from the streetscene, is not adversely affected. Therefore the impact on the conservation area and the Listed structures is considered to be non-existent.

Conclusion

This Heritage Statement has identified that the application site sits in a designated Conservation Area and its contribution in that context is considered to be of moderate significance. The site is also within the setting of Millgate Barn and a set of grade II listed gate piers, the latter of which frame the principal barn as part of its setting. This view is not to be adversely affected as part of the proposals.

The statement has acknowledged that the proposal will not have a detrimental impact on the Conservation Area and setting of the Grade II Listed gate piers.

The design and scale of development, particularly when considered against modern development in the area, is such that the resulting impact is considered to be negligible and there would not be demonstrable harm to the significance of the designated heritage assets.

For the reasons set out above the Local Authority should be able to make a positive decision on the application.



The Garage will sit below the line of the hedge. There will therefore be no impact on this view.