

# Heritage Setting Note

Land off Forest Road, Onehouse, August 2021

This Heritage Setting Note has been prepared by CSA Environmental for Harris Strategic Land, in relation to land off Forest Road, Onehouse (hereafter the 'Site'). It provides a review of the setting of designated heritage assets including Elder Cottage Grade II listed building.

## 1.0 Introduction

1.1 The Site is located to the south of Forest Road, east of Onehouse. It comprises the northern part of an agricultural field (Plate 1). Elder Cottage Grade II listed building is located in the plot immediately west of the Site.



Plate 1: Site Location and Designated Heritage Assets

## 2.0 Methodology and Limitations

2.1 This note has been informed by the following sources:

- The National Heritage List for England (NHLE), maintained by Historic England, for records of designated heritage assets (excluding conservation areas).
- The Local Authority website for information on conservation areas.
- Historic Tithe and Ordnance Survey mapping available online.
- Photographs and photoviews prepared for the landscape assessment (CSA LVA)<sup>1</sup>.

2.2 This note is not intended as a detailed setting assessment; a detailed setting assessment can be provided on request. This note does not review the archaeological resource.

## 3.0 Legislation and Guidance

3.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 (the 1990 Act) sets out legislation relating to listed buildings and conservation areas. With regards to listed buildings, Section 66 (1) of the 1990 Act states 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, Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.*

3.2 With regards to potential impacts to heritage assets key relevant paragraphs of the NPPF comprise:

*199. 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

*200. Any harm to, or loss of, the significance of a designated heritage asset...should require clear and convincing justification...*

*201. Where a proposed development will lead to substantial harm (or total loss of significance 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 benefit...*

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<sup>1</sup> CSA 2021. *Land off Forest Road, Onehouse: Landscape and Visual Appraisal*. Pdf report CSA ref. 5398\_02

202. 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...

## 4.0 Designated Heritage Assets

4.1 Designated heritage assets in the vicinity of the Site comprise Grade II listed buildings, including:

- Elm Cottage c. 30m west of the Site (NHLE ref. 1032990).
- Rose Cottage and Leacroft c. 75m west of the Site (NHLE ref. 1198242)
- Onehouse Lodge, Stable and Coach House and Barn, c. 300m west of the Site (NHLE refs. 1032988, 1032989, 1198228)
- Starhouse Farm and Barn c. 250m south-east of the Site (NHLE refs. 1198342, 1032950).

4.2 The Site and its surroundings are recorded on the 1843 Onehouse Parish Tithe survey. This shows the Site as part of an agricultural field. Land within the Site was under the same ownership and occupancy as land to the south, south-west and west, including Elm Cottage, Rose Cottage, and Onehouse Lodge.

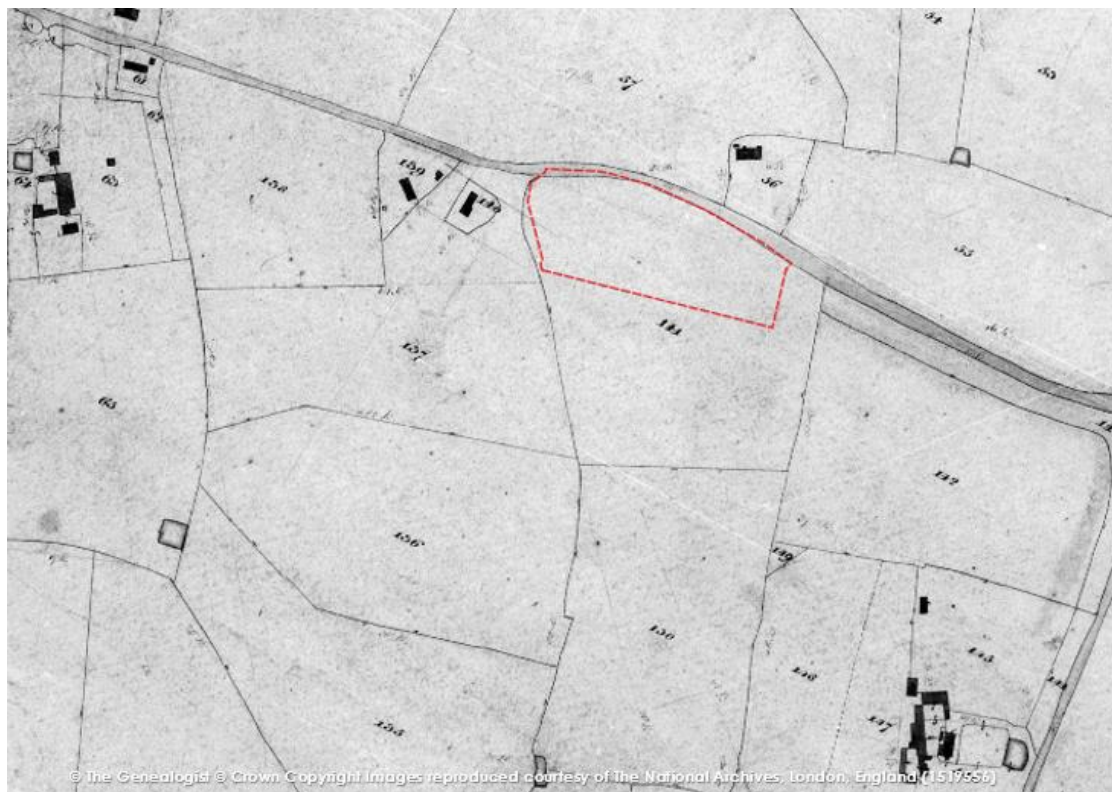


Plate 2: Extract from the 1843 Onehouse Parish Tithe map

### Elder Cottage

4.3 The Grade II listed Elder Cottage is located c. 30m west of the Site. This is a mid-16<sup>th</sup> century house with 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup> century alterations and extensions. As detailed in the listing description, the earliest element is “an unusually small and narrow example of a heavily framed C16 house”. An 18<sup>th</sup>-century extension was added to the south, and these elements appear to make up the footprint recorded on the mid-19<sup>th</sup> century Tithe survey (Plate 2). Further extension is recorded on the later-19<sup>th</sup> century Ordnance Survey mapping. Later-20<sup>th</sup>/21<sup>st</sup> century changes include further extension to Elder Cottage as well as the establishment of buildings to its east/south-east (Plate 3). Elder Cottage is visible from within the Site, including at its northern boundary, although views are interrupted/partially screened by later built form (Plate 4; see also CSA LVA, Photographs 04, 08, 9a).

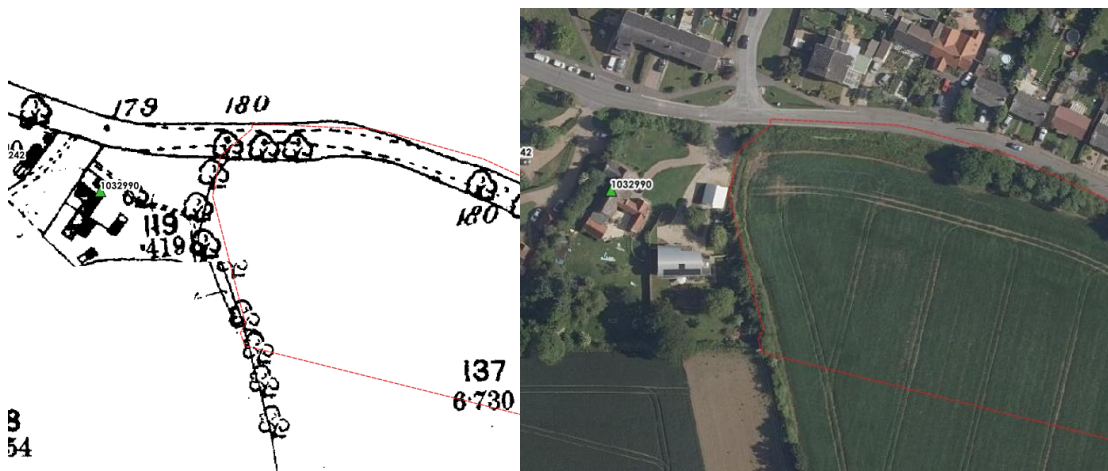


Plate 3: Extract from the 1884 Ordnance Survey mapping (left) and recent satellite imagery (right)



Plate 4: View to Elder Cottage from the northern edge of the Site, view to west.



Plate 5: View towards Elder Cottage from within the Site, view to north-west.

- 4.4 Proposals are for residential development, set back from the western boundary beyond open space. The visual relationship between the listed building and agricultural land to the east has been altered by intervening built form but development would alter the wider agricultural setting / remaining views to agricultural land to the east. View to/from agricultural land to the south of the listed building would not be interrupted (see CSA LVA Photograph 21).

#### Other listed buildings

- 4.5 Buildings west of Elder Cottage are screened from within the Site by intervening buildings. Given this, and their existing setting of 20<sup>th</sup> century development, these are not anticipated to be sensitive to adverse impacts as a result of development of the Site.
- 4.6 The LVA identified views to 20<sup>th</sup>/21<sup>st</sup> century buildings at Starhouse Farm (see CSA LVA Photograph 07, Buildings at Fieldens OTR Wheel Shop), but the listed buildings themselves appear to be screened. Given the distance and the absence of any key relationship, listed buildings at Starhouse Farm are not considered to be sensitive to adverse impacts as a result of development of the Site.
- 4.7 The LVA identified distant views to the spire Church of St Andrew at Great Finborough c. 1.9km south-west of the Site (NHLE ref. 1032977; see CSA LVA Photograph 9b). However, as these views are limited to the spire beyond a tree-belt, and given the distance, this designated heritage asset is not considered to be sensitive to adverse impacts as a result of development proposals.

## 5.0 Conclusions

- 5.1 Development of the Site would alter agricultural land immediately to the east of Elder Cottage. While under the same ownership and occupancy at the time of the Tithe survey the relationship appears principally one of proximity rather than the directly functional relationship which occurs with, for example, farmhouses and their associated farmland. In addition, the visual relationship is partially interrupted by recent built form. Current design plans offset new built form beyond open space. However, as the alteration to the agricultural setting east of the listed building cannot be wholly mitigated through design a negligible adverse impact is anticipated. That is to say, less than substantial harm at the lowermost end of this harm spectrum. Under the NPPF this should be balanced against the public benefit in decision making.
- 5.2 Development would not adversely impact any other designated heritage assets as a result of alteration to setting.