

Heritage Statement for Residential Development at Wrangham, Phillip's Lane, Darrington

Property concerned:- Wrangham, Philip's Lane, Darrington, Pontefract, WF8 3BH.

Proposed Development:- Outline Application for residential development of one number dwelling on land to the rear of Wrangham, Philip's Lane Darrington

Aerial view - Area affected



(Image 1 – Location of Heritage Assets)

Heritage Assets Identified:-

Darrington Church of England School, Philip's Lane, Darrington (Grade II)

List Entry Number: 1135503

Date Listed 13 October 1987

Listing Description

DARRINGTON PHILIP'S LANE SE42SE (west side) 5/25 Darrington C of E School GV II School.

Mid to later C19; altered and enlarged. Coursed squared sandstone, slate roof. T-plan formed by 5-bay range on east-west axis with south wing projecting from centre. Gothic style; symmetrical south front; chamfered plinth; buttressed gable of south wing has large transomed window of 5 stepped cusped lights, a blind wheel window in the apex, and a gable bellcote with cusped opening; side walls each have a square-headed mullioned window, and close to main range a

shouldered doorway with hoodmould, (that on east side altered as window), a trefoil window above; each side wing has a projected chimney stack with offsets, and a transomed window of 2 cusped lights; and a buttressed gable with window matching that of the south gable. All these windows have diamond lattice glazing with margin panes. Roof with bands of fish-scale slates. Five-bay rear wall with buttresses, transomed windows of 2 cusped lights, glazing altered. (Additions at north west corner, not included in the item). Included for group value.

Church House, Philip's Lane, Darrington (Grade II)

List Entry Number: 1289710

Date Listed 15 March 1976

Listing Description

DARRINGTON PHILIP'S LANE SE42SE (east side) 5/24 Church House 15.3.1976 GV II

Probably former dovecote, now house. C18, or earlier; converted in 1887. Magnesian limestone random rubble with some brick patching, stone slate roof (with modern pantiles on rear wing). L-plan formed by square single-cell block with one-unit rear wing. Main block of 2 unequal storeys divided by a raised band carried round the whole; the ground floor has a doorway in the rear wall one inserted window in the south side and 2 in the east side; the taller upper floor has in the south side a large inserted Perpendicular-style window, with remains of a brick surround to an earlier opening over its head, and a lettered tablet below the sill (stating that the building was converted in 1887), 2 inserted square-headed lancets in the west side and a large vertical rectangular window in the east side. Pyramidal roof with slightly swept eaves. Low chimney to west side wall, with brick patching covering inserted internal flue. High single-storey rear wing has in the east side a blocked low 2-centred arched doorway which may be medieval; in the west side an inserted arched doorway and a 2-light casement; and a pantiled roof with a skylight. Interior: not inspected, but may contain features of interest.

Church Of Luke and All Saints, Church Lane, Darrington (Grade I)

List Entry Number: 1313210

Date Listed 11 December 1967

Listing Description

DARRINGTON CHURCH LANE SE42SE (north end 5/14 Church of St. Luke 11.12.1967 and All Saints GV I Parish church. Norman tower, C13 aisles and chancel (altered in C14 and C15), with C14 north chapel (probably a rebuilding at that time); restored in 1880 by A. W. Blomfield. White magnesian limestone (mostly squared, but some rubble); slate roofs. Aisled nave embracing west tower, south porch, chancel with north chapel. The stout, square, 3-stage west tower, embraced by the aisles up to the 2nd stage, has a moulded 4-centred arched west doorway and a Perpendicular 3-light window above; at the 2nd stage, the south side has a clock face and the north side has a small Norman window of 2 round-headed lights (now glazed) with a colonnette; the 3rd stage, which is set back, has Norman belfry windows in the south and east sides, each of 2 round-headed louvred lights with a colonnette, an altered or inserted belfry window of 2 pointed lights in the west side; and an embattled parapet with restored corner pinnacles. The short nave has full-height aisles embracing the tower, the roof on the south side being continuous; early features of the aisles include a small lancet at the west end of both and, in the north aisle, rubble masonry to half-height, with a blocked round-headed north doorway, coupled lancets to the east

and a single lancet to the west. The 4-bay south aisle has a gabled porch to the 2nd bay, with a chamfered 2-centred arched outer doorway, a cusped niche in the apex, kneelers carrying tall slender pinnacles, an apex cross, and buttressed side walls with low parapets; a stone roof on 2 transverse arches, and an inner doorway with 3 orders of shafts and deeply moulded arch. The other bays of this aisle have large C14 arched 3-light windows with reticulated tracery. The upper part of the north aisle, of squared masonry, has 2 large square-headed recessed windows of 4 and 3 lights with hollow spandrels, and at the east end (above the coupled lancets) a double-chamfered 2-centred arched window of 2 cusped lights with a trefoil in the head. The buttressed 2-bay chancel has a low decorated frieze in each bay (quatrefoils in the 1st and blind arcading the 2nd), a C14 2-centred arched priest door to the 1st bay, two 2-light arched windows in the 1st bay and one in the 2nd; and a very large 2-centred arched east window with intersecting tracery and Perpendicular secondary tracery. The north chapel has a large 2-centred arched east window with moulded surround and reticulated tracery, a prominent composite buttress to the east corner, a square 2-stage stair turret to the west corner, and between these a recessed Perpendicular window of 3 cusped lights. Interior: round-headed tower arch with substantial demi-shafts carrying scalloped capitals and small round-headed north doorway, double-chamfered 2-centred arch to south aisle; 3-bay arcades with tall circular piers and double-chamfered arches, keeled responds at each end; blocked lancet in north wall of chancel; very small piscina and aumbry in chancel; rood stair-turret with unusual small open-arcaded gallery running towards chancel arch; some traceried Perpendicular bench ends; 4 chancel stalls with misericords; some C15 stained glass in north chapel. Monuments: two C14 effigies (under arch in north wall of chancel and in chapel); monument to William Ferrer (d.1684), now damaged; in north aisle, marble wall tablet in memory of "that Just and Judicious Dealer ... Mr. ALEXANDER BLAIR of Aberdeen in Scotland and Merchant Taylor of London (d.1671). (Reference : Pevsner).

Pedestal and Shaft of Cross approximately 3 metres to south of porch of Church of St Luke and All Saints (Grade II)

List Entry Number: 1212059

Date Listed: 13 October 1987

Listing Description

DARRINGTON CHURCH LANE SE42SE (north end) 5/15 Pedestal and shaft of - cross approx. 3 metres to south of porch of Church of St. Luke and All Saints GV II Pedestal and lower part of cross shaft. Probably late medieval. Magnesian limestone. The pedestal is approx. 1 metre square at its base, which has 4 round-topped corners, but is otherwise octagonal, and approx. 1/3 metre high, with 2 steps of moulding. A square socket in the centre carries a worn shaft approx. 1 metre high, with chamfered corners; and marks of a former sundial plate on the top.

Two Heaton Monuments close to junction of South Aisle and Chancel of Church of St Luke and All Saints

List Entry Number: 1135544

Date Listed: 13 October 1987

Listing Description

DARRINGTON CHURCH LANE SE42SE (north end) 5/16 Two Heaton monuments - close to junction of south aisle and chancel of Church of St. Luke and All Saints GV II

Two monumental slabs. Early C18, commemorating respectively (i) John Heaton (d.1715, aged 59) and (ii) Robert, son of John Heaton (d.1713, aged 30) and Philip, son of John Heaton (d.1723, aged 36). Magnesian limestone. Both rectangular, and in matching style: a scalloped semi-circular band round the head, continued as an incised double margin to each side, finishing in scrolls at the feet; simple incised seriffed lettering headed by a raised and decorated initial "H". Addition to the first: Samuell (sic) Heaton, son of John Heaton, (d.1782, aged 88).

Legislation and Policy :-

Legislation states in section S66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require special regard to be had to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

The NPPF provides at Paragraph 199 provides "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".

Paragraph 200 provides that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification..."

Paragraph 202 goes on to provide "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."

Assessment of Significance and impacts of the proposal:-

The identified heritage assets form the historic nucleus of the village and are listed for their historic significance as places of worship and education. The proposal would introduce additional residential development to an area comprising of existing residential properties. Given the density of the locality and extent of screening, it is not considered that there would be any appreciable effect upon the setting of any of the assets identified and therefore the proposal would serve to preserve their setting.



(Image 2 – view from the site towards the identified Heritage Assets)

As can be seen from Image 2 the site has mature boundary planting and very limited visual connection to the School and Church.



(Image 3- view from Applewood Gardens towards the identified Heritage Assets)

As can be seen from the image above the proposal site and church behind would not be readily visible in a single view with the properties on Applewood Gardens being at a high density with only this glimpsed view potentially available.



(Image 4-view from Wentworth Park Rise toward the identified Heritage Assets with the site behind)

As can be seen from the image above the Church is sited to higher ground than the proposal site. The proposal would not have any appreciable impact upon the setting from this direction.



(Image 5- view from Denby Crest toward the identified Heritage Assets with the site behind)

This site is located to the top of the hill looking down toward the Heritage Assets with the proposed development sited behind. Given the school building, the existing mature trees, and the density of the existing built form the proposal would not be read within the same view.

Conclusions:-

The proposal in developing and additional property to the rear garden at Wrangham, Philips Lane, Darrington would be of only limited scale and is not considered to result in any appreciable effect upon the setting of any of the identified Heritage Assets within the locality. Given this, the proposal would preserve the setting of the Listed Buildings in accordance with the requirements of S66(1) of the Planning (Listed Buildings and Conservation Areas) Act and the guidance found within the NPPF.