



Proposed Essential Repairs to Barn 1,  
The Greendale Oak Inn

Budby Road, Cuckney, NG20 9NQ  
Dec 2023

**Heritage Statement & DAS**

CLIENT: Everards of Leicestershire

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## 1.0 Introduction

This Heritage Statement has been prepared by Scott Moore, on behalf of Everards Brewery, in support of the Listed Building Consent application for essential repairs to stabilize settlement and make watertight the property known as Barn 1 which sits within the curtilage of the Greendale Oak Inn, Cuckney, Mansfield a Grade 2 Listed Building, within the district of Bassetlaw. The current LBC application is the first in a series which will address all the barns in this group within the curtilage of the Greendale Oak.

The proposal also includes replacement below ground drainage, the deterioration of which is the cause of the settlement to the building.

Scott Moore is the Managing Partner of TMDP LLP and has over 20 years' experience in the architectural and construction field and is supported in this document by Mr Nick Allen, Architect (ARB); who has over 25 years of technical and design experience.

This appraisal has been carried out to assess the impact of proposed works described above to a Grade II Listed Building. The appraisal is concerned with the process of conserving the special architectural and historic interest of the building and the character and appearance in the immediate area.

This Heritage Statement should be read in conjunction with the Listed Building Consent application in connection with the proposed works, TMDP drg LBC1, Structural Engineers Drg 23-20714 1.001 and report 0-030 and with the drainage survey prepared by Drain Services UK.

Guidance on the implementation and interpretation of historic environment policy has been provided by the Historic England publications 'Historic Environment Good Practice in Planning' notes 1 'The Historic Environment in Local Plans, GPA2 'Managing Significance in Decision-Taking in the Historic Environment' and GPA3 'The Setting of Heritage Assets'.

## 2.0 Site Location & History

The application site is located at Budby Rd, Cuckney, Mansfield Leicestershire, LE8 4FQ at National Grid Reference: SK5659471261

The site lies within the Cuckney Conservation Area as designated by Bassetlaw District Council in June 2010. Cuckney is a neat, well-built, pleasant village on the Poulter, 5 miles south by south west of Worksop. Cuckney forms part of the historic Cuckney Parish along with Holbeck, Nether Langwith and Norton. This part of the district is characterised by good forest land and plantations and is watered by the River Poulter.

The Greendale Oak pub reputedly takes its name from a tree on the Welbeck Estate through which a road was cut in 1724 to enable the Duke of Welbeck to drive a coach through!



Site Location Plan

## Site Photos Barn 1



### 3.0 Description of Listing

The Greendale Oak Public House is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. The building was granted Grade II listed status on 12<sup>th</sup> April 1985 (Source ID 1045708) and given the following description extracted from English Heritage:



SK 57 SE 8/46 30.11.66  
Cuckney Budby Road (North Side)

The Greendale Oak Inn

GV II

Public house. Late C18 and late C19. C18 part of dressed coursed rubble with some flush quoins and rendered plinth. Pantile roof and 2 red brick, rendered, gable stacks. Two and a half storeys, 3 bays. 2 sashes, with 2 glazing bar sashes above and 2 small glazing bar sashes on the top floor, all with lintels. To the right is a rendered 2 storey C19 extension, with hipped tile roof projecting over the eaves and supported on wooden brackets. Set on a plinth. Having a single casement on each floor with wooden transom and mullion and glazing bars above the transom. To the left is a single flight of dressed coursed rubble, stone coped, C20 steps with iron handrail. To the rear are C19 and C20 extensions.

Listing NGR: SK5659471261

#### 4.0 The Proposed Works

The proposed works includes the stabilizing of settlement to the stonework to the south west corner of Barn 1 evidenced by a significant vertical crack which extends through from outside to within the structure and which has been caused by the collapse of adjacent drains and the open crack between Barns 1 & 3. The remedial works include the replacement of adjacent drains and manholes, localised replacement rainwater goods and downpipes, stitching of the stonework across the settlement cracks, localised repointing and rebuilding and internal replastering. Some localized excavation to the structures floor will be required for replacement drainage run to MH BR1.



Settlement Crack Barn 1 SW Corner



Open Joint Junction Barns 1 & 3

## **5.0 Impact of the Proposal and Statement of Justification**

The proposals seek to stabilize the ongoing structural movement of the south west corner of the structure known as Barn 1 by stitching, localized underpinning and replacement of adjacent storm and foul drainage systems. The proposals also seek to stabilize the open joint between barns 1 & 3 by stitching.

The proposed works seek to replace localized stonework with a like for like materials such that the character and listing of the building can be improved and maintained.

It is considered that the proposals do not adversely affect preservation or the setting of the premises and will retain its key features in relation to that of the main public house to which the actual listing refers.

The proposals aim to maintain the premises as part of a successful & sustainable community facility for the long term whilst maintaining the character of the building and its context.

## **6.0 Planning Policy**

This assessment takes due account of the objectives, policies and guidance of:

### **6.1 National Planning Policy**

1.1 Guidance for assessing planning proposals relating to Heritage assets is set out in Section 12 of the NPPF and the document Conserving and Enhancing the Historic Environment.

1.2 Section 12 of the NPPF sets out the Governments planning policy approach to conserving and enhancing the historic environment. In particular Paras 128-136 of the NPPF, requires local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal and seek to avoid or minimize conflict between the heritage assets conservation and any aspect of the proposal.

1.3 Para 128 of the NPPF states that: "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 assets' 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."

1.4 Para 129 sets out the approach Local Planning Authorities should take to assessing the significance of a heritage asset affected by a proposal (including development affecting the setting of a heritage asset). It states that "they should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal."

1.5 Para 131 confirms that when determining planning applications; "local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness."

1.6 Para 132 states that: "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. The more important the asset, the greater the weight should be.

Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."

1.7 Para 134 confirms 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 securing its optimum viable use."

1.8 "Significance" in terms of heritage policy is defined in the glossary of the NPPF 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 asset's physical presence, but also from its setting.

## **6.2 Local Planning Policy**

Bassetlaw District Council Draft Local Plan

Policy ST42 : The Historic Environment

The historic environment will be conserved and enhanced, sensitively managed and enjoyed for its contribution to character, local distinctiveness and sustainable communities.

Policy 43 : Designated & Non Designated Heritage Assets

Development affecting heritage assets (both designated and non-designated) or their settings should recognise and respond to their significance and demonstrate how they conserve and enhance the significance and character of the asset(s), including any contribution made by its setting where appropriate.

## **7.0 Access**

The property is an existing Listed Building and access may be constrained, however the entry point is a level access and therefore accessible.

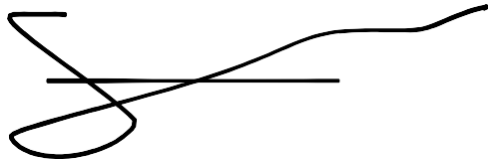
## **8.0 Conclusion**

The proposal is to carry out essential repairs to stabilize settlement and make weather and water tight the property known as Barn 1 which sits within the curtilage of the Greendale Oak Inn, Cuckney. The proposal is also to make repairs / replace associated below ground drainage.

An assessment of the significance of the heritage assets and the impact of the proposals has been undertaken in accordance with Historic England and central and local government guidelines and policies.

This assessment concludes that the proposal will not physically affect the Listed Building and there will be no long term perceptible alteration to the appearance of the building either internally or externally and no demonstrable harm to the asset itself or others in the vicinity, including their setting within the Cuckney Conservation Area, will arise.

The purpose of the proposals therefore is to help maintain and preserve the historic asset in accordance with the aims of both local and national planning policies and therefore should be supported by the District Council.

A handwritten signature in black ink, consisting of a series of loops and a horizontal line, positioned above the name Mr S B Moore.

**Mr S B Moore**

Managing Partner for and on behalf of TMDP (Architecture) LLP

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