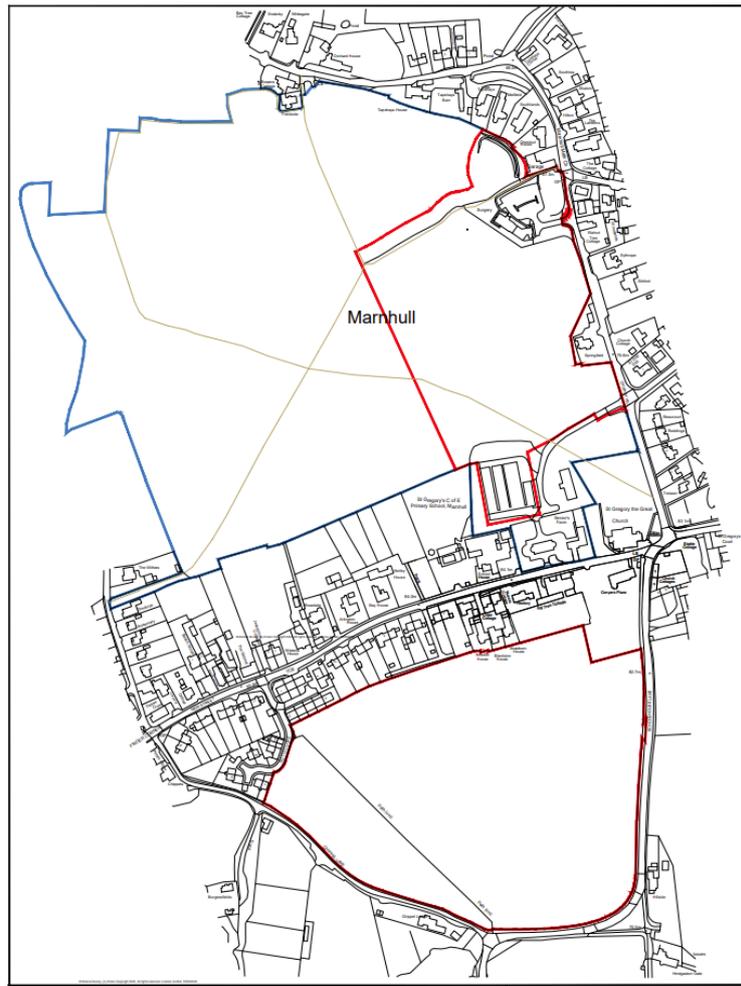


# Tess Square & Butts Close Marnhull

## HERITAGE ASSESSMENT Relating to proposed development



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## Introduction

1.1 Kevin Morris Heritage Planning Ltd. has been appointed by P and D Crocker to provide heritage advice on proposals for the development of land adjacent to Butts Close and south of New Street, Marnhull and land to the north of New Street, to be known as Tess Square. The purpose of this report is to assess the likely impacts of the site developments on the significance of heritage assets including their settings. The application sites are illustrated in Fig. 1. An accompanying Design and Access Statement prepared by Bright Space provides a full description of the sites and proposals and reference to recent relevant planning decisions for other development sites within the village, but in brief the proposals comprise a hybrid application consisting of:

- A full element application for a mixed-use development comprising a food store, office space, café, and mixed-use space for E class uses (e.g., estate agents, hairdresser, funeral care, dentist, vet), and 2x 2-bed flats. Plus, a new parking area with 30 parking spaces for St. Gregory's Church and St Gregory's Primary School, landscaping and associated engineering operations, access arrangements, on land west of Church Hill, Marnhull, (Tess Square) and
- Outline planning application with all matters reserved except for access for up to 120 dwellings on land off Butts Close and Schoolhouse Lane, Marnhull



Plate 1. Aerial image of the application sites illustrating their relationship with adjacent development. Source: BrighSpace Architects.

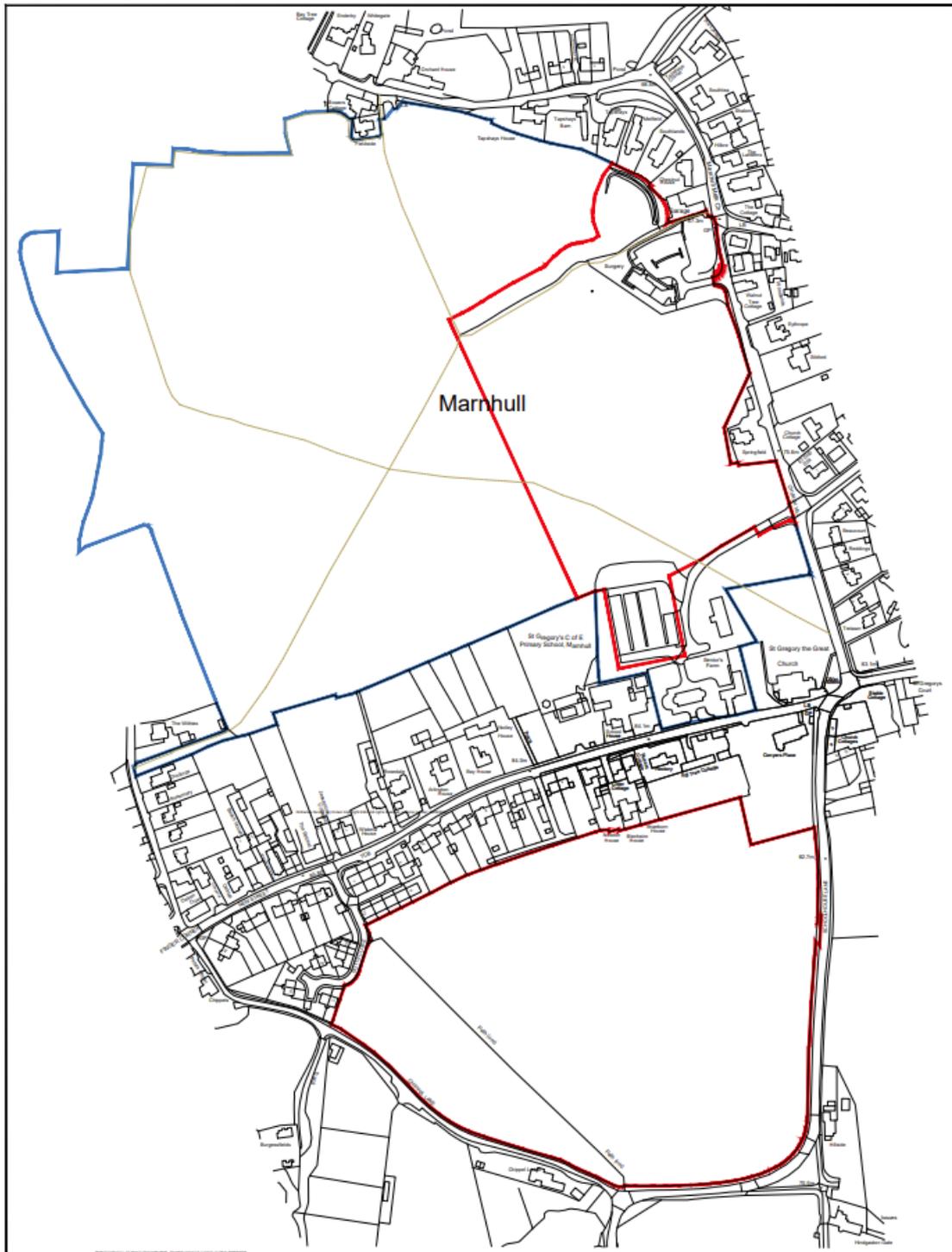


Fig. 1. An extract from the submitted plans prepared by BrightSpace Architects illustrating the two sites and general context.

- 1.2 Descriptions of the proposals are contained within the detailed accompanying Design and Access Statements and both documents show the care taken to consider the underlying character of the village including its vernacular forms and materials and thus demonstrating an understanding of context and sensitivity to the areas likely to be impacted. The details are not repeated as the purpose of this document is to assess the effects of the suggested development sites and resultant proposals (as indicated on the submitted plans) on those heritage assets with which there will be any degree of direct

or indirect impact. The document has been prepared in order to inform the soundness of the suggested developments. In addition to guidance provided by the National Planning Policy Framework (NPPF) the methodology undertaken to assess the impact of the proposed development has drawn on guidance for understanding and assessing heritage significance provided by Historic England in Conservation Principles (Policies and Guidance), Managing Significance in Decision-Taking in the Historic Environment and The Setting of Heritage Assets. The document is structured as follows: Introduction (1), The Legislative Framework (2), Policy Framework (3), Historic England Guidance (4), Analysis of the Heritage Assets and the Impact of the Proposed Development Site (5) and Conclusions (6). A copy of the Local Plan Policy relating to the historic environment is provided within the Appendix.

- 1.3 Four areas have been considered as part of this study; Scheduled and unscheduled monuments, statutory listed buildings, non-designated heritage assets as determined from examination of the context (there is no published local list for Marnhull) and the Marnhull Conservation Area. An examination will be made of the significance of each of the assets identified as likely to be affected and then the degree to which the proposed development is likely to impact upon their individual or shared significance together with any mitigation that should be considered to offset any likely harm caused by the proposals.

### The Sites

- 1.4 Two sites are proposed for development. The first, the area adjacent to Butts Close, south of New Street and second, an area north of New Street and Seniors Farm and west of Church Hill and enveloping the existing village surgery.

### Butts Close

- 1.5 The land at Butts Close comprises an area of agricultural land which rises gently from south to north. The site at its northern-eastern boundary abuts the boundary of the Marnhull Conservation Area (southern section) which centres on New Street and its junction with Schoolhouse Lane and Crown Road. The eastern and part of the southern boundary is formed by School house Lane with the remainder and western boundary by Chippel Lane. The western portion of the site has outline planning permission for up to 39 dwellings granted in March 2023.



Fig. 2. The proposed site plan for Butts Close. Source: BrightSpace Architects.



Plate 2. Looking west along the northern boundary towards properties in Butts Close.

## Commercial Centre - Tess Square

- 1.6 Tess Square is to be formed by land to the north of Seniors Farm and the Church of St. Gregory on New Street and west of Church Lane and abutting a detached property, Springfield which sits in an isolated position on the western side of Church Lane which runs north-south to the junction with New Street and School House Lane to the south. The accompanying plan illustrates the suggested layout which includes the provision of pedestrian links within the village and the provision of large area of public open space which will secure significant benefits for residents of and visitors to the village.



Fig. 3. The Tess Square proposed layout and site area. Source: BrightSpace Architects

- 1.7 Currently the land comprises a large agricultural field sloping gently downwards to the north-east as illustrated in Plate 3 and site encompasses the existing doctors' surgery and car park adjacent to Church Hill. The site also includes the large asbestos agricultural building (chicken sheds) to the north-west of Seniors Farm which evidently dominates the settings of both farm and school.



Plate 3. Looking north across the site proposed for Tess Square. Springfield can be seen to the right of the image within the hedge and trees and the area immediately in its foreground is to form a car park.



Plate 4. Looking west across the southern boundary of the site (right of the drive) towards the existing chicken sheds of Seniors farm to the left.



Plate 5. Looking south from the southern boundary of the application site towards St. Gregory's Church. The area in the foreground is not to be developed leaving a significant buffer.



Plate 6. Looking across the northern boundary of the site towards St. Gregory's Church. The field in the foreground has planning permission in outline for residential development.

## 2. Legislative Framework

- 2.1 The Ancient Monuments and Archaeological Areas Act 1979 gives provision to a schedule of monuments which are protected. The Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision makers to 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’. For the purposes of determining an application within a conservation area, the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that ‘special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area’.

## 3. Policy Framework

### National Planning Policy Framework (NPPF)

- 3.1 The Framework makes clear that *“when 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.”* It also 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 (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.

### Local Policy Framework

- 3.2 The adopted local plan is currently under review. However, the extant policy seeks to safeguard heritage assets and their settings. It makes clear that any development proposal affecting a heritage asset (including its setting) will be assessed having regard to the desirability of sustaining and enhancing the significance of that asset and securing a viable use for it that is most consistent with its conservation.

### The Marnhull Conservation Area

- 3.3 No conservation area appraisal has been prepared to date so the policy framework and legislative requirements inform the assessment of proposals within the designated heritage asset.

## 4. Historic England Guidance

### Conservation Principles and Policies

- 4.1 Historic England’s Conservation Principles and Policies is currently being updated with the aim being to set out their approach to conservation in a more accessible format aligned with the language of the National Planning Policy Framework and legislation.

#### 4.2 Historic England identify their principles as follows:

Principle 1: The historic environment is of value to us all

Principle 2: Everyone should be able to participate in sustaining the historic environment

Principle 3: Understanding the significance of heritage assets is the starting point for effective conservation

Principle 4: Heritage assets should be managed to sustain their heritage values

Principle 5: Decisions about change need to be reasonable, transparent and consistent

Principle 6: Documenting and learning from decisions is essential to inform future management

#### Managing Significance in Decision-Taking in the Historic Environment Historic Environment Good Practice Advice in Planning: 2

- 4.3 The advice in this document, in accordance with the NPPF, emphasises that the information required in support of applications for planning permission should be no more than is necessary to reach an informed decision, and that activities to conserve or investigate the asset needs to be proportionate to the significance of the heritage assets affected and the impact on that significance.

#### The Setting of Heritage Assets

- 4.4 In order to make an informed assessment of the impacts the proposed extension, reference has been made to the setting guidance produced by Historic England 'The setting of Heritage Assets'. The guidance describes the stages which should be undertaken in assessing the impact of development proposals on heritage assets. The document provides detailed commentary but in brief the stages are as follows:

**Step 1:** identify which heritage assets and their settings are affected

**Step 2:** Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

**Step 3:** Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it

**Step 4:** explore the way to maximise enhancement and avoid or minimise harm

**Step 5:** make and document the decision and monitor outcomes

### 5. Analysis of Heritage Assets and the impact of the proposed developments

- 5.1 The broad conservation philosophy of Historic England is that understanding the heritage significance of a place or asset is a prerequisite to managing that place or asset in ways that preserve and enhance its significance. The following analysis will identify and assess the significance of individual heritage assets in close proximity to the proposed sites and the degree to which, if any, the proposals affect significance of

the defined assets. A heritage asset is defined in the NPPF as ‘a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest’. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing). The NPPF defines significance 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. The significance of a heritage asset derives not only from its physical presence and historic fabric but also from its setting.

- 5.2 The settings of heritage assets in the vicinity of the two sites could potentially be changed by intervisibility with new housing development or square together with associated spaces. The NPPF defines setting as ‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve’. Setting is not a heritage asset, nor a heritage designation. Its importance lies in what it contributes to the significance of the heritage asset. It should be noted that the contribution a setting makes to the significance of an asset or assets does not depend on there being public rights or an ability to access or experience that setting. The following analysis will follow the guidance provided by Historic England by identifying each asset and assessing whether, how and to what degree setting makes a contribution to the significance of the heritage asset(s). The heritage assets included in the assessment have been selected based on the size, location and topography of the proposed site. The study includes only those heritage assets with any potential degree of intervisibility with the proposed site and whose settings may be changed by the introduction of new development. This report will take each asset in turn and apply the above tests. The map extract below from the Council’s website Dorset Explorer identifies the boundary of the conservation area (blue), statutory listed buildings (red star) and monuments recorded on the Historic Environment Record (HER)



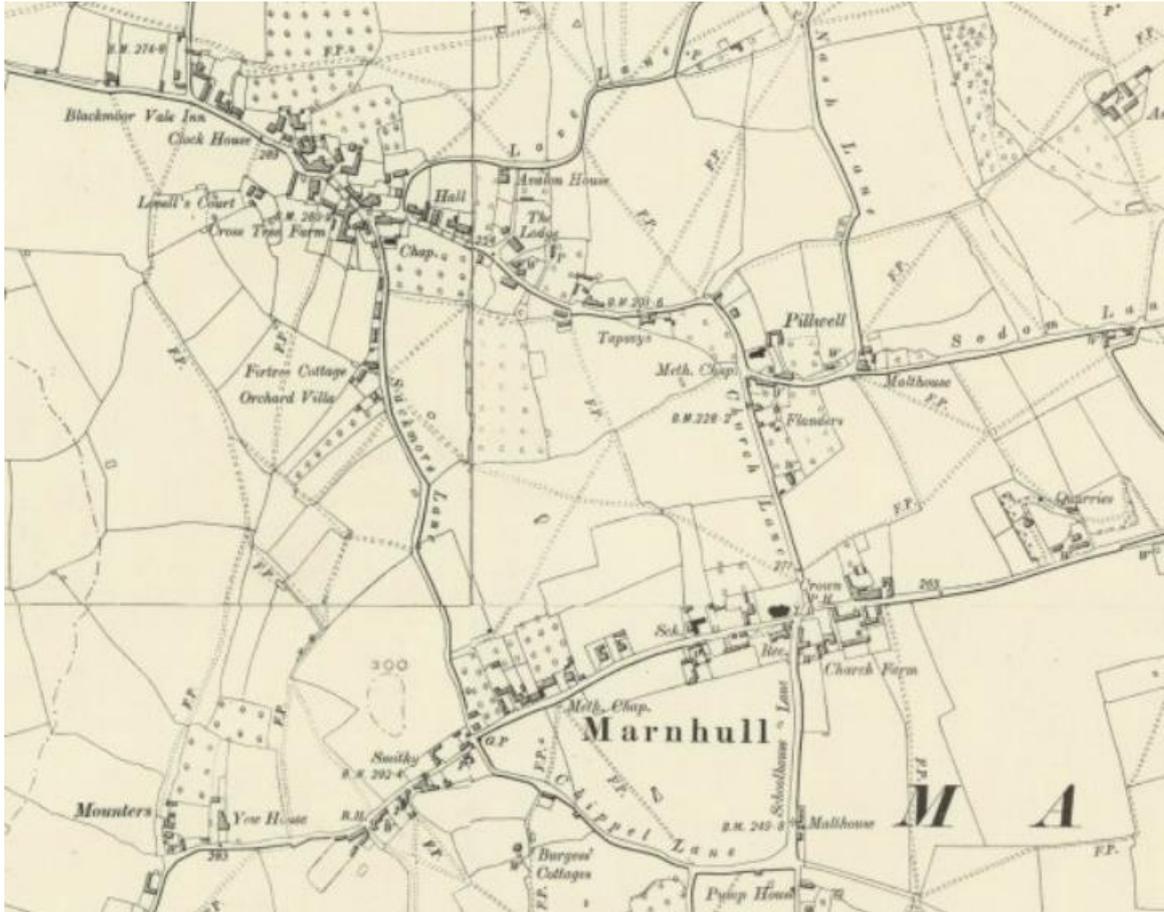


Fig. 5. A late 19<sup>th</sup> Century map of the application sites and their surroundings.

## The proposals

### Butts Close

- 5.3 The proposed layout provides detail on the current scheme which has built upon previous approval for this part of the village. As can be seen from examination of the current scheme, careful attention has been paid to comments provided previously by the local planning authority relating to development planned within this area. As evident from the drawings, public open space is located (with LEAP) adjacent to the rear of the collection of listed buildings which include Conyers Place and former granary and stable buildings to its west. This, along with the introduction of bungalows at the north-eastern corner of the site secures a softer transition from existing to proposed enabling views to and from the assets and enabling appreciation of their surroundings and settings. These views are also recognised by two large green corridors which lead from the public open space east west and north south from the LEAP and north-east corner of the site.



Fig. 6. A repeat of Fig. 1 illustrating the degree of separation from Conyers Place, the Church and adjacent listed structures to the top right of the plan which in turn illustrates the likely limited impacts upon the setting of the assets.

### Scheduled Monuments

5.4 There are no scheduled monuments within the immediate or wider setting of this site.

### Monuments

#### Church Cottages

##### **Step 1:**

5.5 In terms of non-designated assets (including locally listed buildings), the Dorset Historic Environment Record identifies an entry for Church Cottages, Schoolhouse Lane which lies to the north-east of the application site, separated by the remainder of the field, wall and hedgerow together with Schoolhouse Lane. Described simply as post medieval the group as extended are a relatively plain row of vernacular cottages constructed from local stone with tiled roofs and large brick chimney stack.



Plate 7. View looking south along Schoolhouse Lane with Church Cottages.

**Step 2:**

- 5.6 The setting of this group is provided by the relatively restricted domestic curtilages and public vantage points along Schoolhouse Lane and to the north from New Street. Given this restricted setting, there is no reliance upon the application site to contribute towards its significance. There is therefore no need to apply further assessment steps.

The Rectory (now part of the school)

**Step 1:**

- 5.7 Described by the Dorset HER as post medieval, the school building, based upon external examination, appears to reflect a 19<sup>th</sup> century core with later 20<sup>th</sup> century additions. It lies to the north of New Street and is separated from the application site by New Street and residential development to the south. Its curtilage reflects its current use as a school and this immediate setting then extends east and west along New Street and from its playing fields and fields to the north.



Plate 8. The early school building.

**Step 2:**

- 5.8 The setting of this asset is as described and there is no reliance upon the application site to contribute towards its significance. There is therefore no need to apply further assessment steps.

Former Methodist Chapel

**Step 1:**

- 5.9 Now much altered, The Retreat, a former Methodist Church identified on the HER appears domestic rather than ecclesiastical in character although there are clues as to its former use within the gable end fronting New Street. The building reflects the local vernacular with natural stone elevations and tiled roof with brick stack. It is located directly opposite the entrance into Butts Close and is visible from the application site.

**Step 2:**

- 5.10 The setting of this asset is limited by adjacent buildings and comprise views to and from it from New Street and Butts Close. From New Street it is visible from the east only and the setting from Butts Close is framed by existing buildings. These views are important given the limited setting of the building in order to maintain its presence and significance within the street scene.



Plate 9. The former Methodist Chapel (gable to the road) and adjacent statutory listed building The Retreat.

### **Step 3:**

- 5.11 In terms of likely impacts arising from the proposed development long range views from the application site to the asset will, by reason of the indicative layout be largely unaltered particularly given the open space and landscaping proposed for the north-western corner of the site. Given the significance of the asset relative to the proximity of the development, the potential loss of view from the site is considered negligible given its wider and more immediate setting which will remain largely unaltered and no further analysis is considered necessary.

### **Statutory Listed Buildings**

- 5.12 Several statutory listed buildings are located to the north and north east of the application site. Although no direct impacts result from the proposal, a review of each of those within relatively close proximity have been identified and their settings reviewed. A significant group of buildings are located near to the junction of New Street, Schoolhouse Lane and Crown Road and these have been considered with regard to any likely affects arising from the development. The following section provides a description of the buildings and analysis undertaken.

#### Seniors Farm

### **Step 1:**

- 5.13 This comprises the main house and attached barn. The list description reads as follows:

*Senior's Farmhouse 4.10.60 and attached barn (formerly listed as GV Senior's Farmhouse) II\* House, c.1500 with C18 and later additions and alterations. Coursed rubble and ashlar walls with gable-ended, tiled and stone-slatted roof. Brick stacks to gable and to right of front door. East facade: 2 storeys, 4 window range. Ground floor right has a 3-light square headed window, under a hood mould, each light having a 4-centred head. Next is a modern single light casement in a blocked doorway. To the right of the doorway is a 2-light, square headed window with cusped, traceried head. The left hand bay has a modern copy of the right hand bay window. 2 upper floor north bays have 2-light square headed windows with square-headed lights. The upper floor left bays are similar except that each light has a traceried head. Small trefoiled loop between 2 left bays. Moulded, pointed head doorway with continuous jambs in square surround with carved leaf spandrels under a label. This doorway has been mutilated by the insertion of an C18 part-glazed, panelled door. The barn is C18 with rubble walls and a stone-slate roof. Internal features (RCHM): moulded and chamfered ceiling beams and wall-plates; 4-centred head fireplaces with various carving and decoration; high quality, original plank and muntin partitions, one bearing paintings and another with carved tracery; C16 moulded plaster ceiling panels; 4-centred head partition doorways. The precise original purpose of the building is uncertain. RCHM, Dorset, vol III, p 152/3, no 4. Newman J and Pevsner N, *The Buildings of England: Dorset*, Penguin, 1972, p 270/1.*



Plate 10. Senior's Farm viewed from New Street near to the Junction with Schoolhouse Lane and Crown Road.

**Step 2:**

- 5.14 The setting of this asset is framed to its south by buildings fronting New Street to their north, to the east by St. Gregory the Great Church and its yard, to the north by large farm buildings and a silage clamp and to the west by the local school. Longer range views from the north are still possible. Site analysis had revealed that there is no reliance upon the application site to towards the significance of the asset including its setting. There is therefore no need to apply further assessment steps.

## Conyers Place (The Old Rectory)

### **Step 1:**

- 5.15 This comprises a large detached stone building with slate roof located on the junction with New Street and Schoolhouse Lane. The list description is as follows:

*House, probably 1695 in origin but much altered late C18 and C19. Ashlar walls and slated, gable-ended roofs with rendered stacks at various locations. 2 storeys and attics. 7 window range. Sashes with glazing bars. Some of these have thick glazing bars and may be original. Stone architraves with keystones. Parapet with triangular pediments. Internal features (RCHM): rooms with early C19 fielded panelling; room with bolection-moulded fireplace surround. RCHM, Dorset, vol III, p 152, no 3.*



Plate 11. Conyers Place from the north-east

### **Step 2:**

- 5.16 Conyers Place is an important building within the village setting and particularly given its former function as the Rectory for the Parish Church. It has an immediate setting within New Street and the Schoolhouse Lane/Crown Road junction although much of the house is obscured due to the high stone boundary wall although this in turn forms part of the asset. At the rear much of the eastern boundary of the curtilage is enclosed by the stone wall, its southern and western boundary formed by mature hedgerow. The result is that immediate views or appreciation of the house is not possible and its setting is very much contained within its curtilage. However, from further afield as illustrated in Plate 11. Below, the house is visible in part and seen within the context of the Church and adjacent collection of new and old buildings. This wider setting from undeveloped land to its south and south-west is a contributor to its significance

enabling appreciation of the building and its historic rural context with the church and village.



Plate 12. A telephoto long-range view across the site towards the church. Conyers is the building visible to its right with pitched gables and stacks above the trees.

**Step3:**

5.17 Following an examination of the possible impact of the proposed development upon the setting of Conyers Place it is clear that the only impact will be from the south-west when the building is viewed from further afield across the application site. Development has the potential to contain the somewhat more distant views of the building within this wider setting from the south west and could as a result potentially impact upon a small part of its wider views and setting. The level of potential harm as a result of the change to views to and from the building across open countryside will cause some limited harm and at the lower end of less than substantial.

**Step 4:**

5.18 As Historic England make clear in their setting guidance, that advantage can be secured if any effects on the significance of a heritage asset arising from development liable to affect its setting are considered from the project's inception. The setting of the house (and Church) has been considered and whilst the open character of the field cannot be preserved in total, views through the development and creation of a large area of open spaced as previously described will allow some more framed views of the property and as a whole.

## Parish Church of St Gregory

### **Step 1:**

- 5.19 Located on the junction of New Street, Schoolhouse Lane, Crown Road and Church Hill, the building forms a prominent physical and cultural feature within the landscape. The statutory list description reads:

*one arcade pier C12; north chapel, north arcade C14; west tower, chancel arch and part south arcade C15; tower restored C18; south aisle and porch 1852; chancel and vestry 1881; organ chamber 1897. Squared, coursed rubble and ashlar walls. Tiled, stone- slated and lead roofs; gable-ended and flat. Plan: nave, chancel, west tower, north and south aisles, north chapel, south organ chamber, north vestry, south porch. Church is largely 'perpendicular' with the chancel being C19'decorated.' West tower: 3 stage with square set buttresses having pinnacles at each stage; weathered strings; various canopied niches; parapet with corner pinnacles; moulded, 4-centred west doorway with label with head-stops; 5-light vertical tracery west window with 2-centred head; octagonal vice-turret; belfry openings are 2-centred, of 2 lights, mullioned and transomed, with returned labels and vertical tracery, those to the west being paired. North aisle has 2 2-centred, 2-light, vertical tracery windows to north and 3 lancets under a relieving arch west. North chapel has to north and east square-headed windows of 3-lights the tracery of which forms a 4-centred head. Chancel windows have flowing tracery under 2-centred heads. Chancel south door is 2-centred. North aisle has 3-light, C19 vertical tracery windows under 2-centred heads. Gabled porch with moulded 2-centred head and continuous jambs. Inner doorway has 4-centred head in square surround. Internal features: north arcade of 5 bays of 2-centred arches with 2 straight chamfered orders; octagonal north arcade piers except for 2<sup>nd</sup> from east which has a square central shaft with a  $\frac{3}{4}$ , keeled shaft to each face; these shafts have decorated cushion capitals, that to the north having 3 human masks; the south arcade is of 4 bays with 2-centred, moulded arches and capitals with foliage enrichment – east respond springing from angel corbel; north aisle to chapel arch and chancel arch are moulded and 2-centred with C16 carved angel capitals; 2-centred, moulded tower arch; C16 west nave roof of moulded intersecting beams and wall plates, coffers bearing quatrefoils and carving; simplified, probably C19, copy of nave roof to chapel; north aisle has C16 waggon roof with later tie-beams; C19 collar truss roofs to chancel and south aisle; chest tomb to Carent family, c.1470 with blind tracery sides and bearing 3 recumbent effigies; brass dated 1596 to R S A Warrin; various C17, C18 and C19 monuments; C15 square stone font on panelled stem; some C15 glass fragments; C16 and C18 wall paintings; ogee, cusped headed piscina in north chapel; other fittings mainly C19. RCHM, Dorset, vol IV, pp 148-52, no 1. Newman J and Pevsner N, *The Buildings of England: Dorset*, Penguin, 1972, p 270.*

### **Step 2:**

- 5.20 The church is a significant building within the village setting, forming not only a prominent architectural and historic feature but a religious and cultural one too. It

has an immediate setting within the adjacent roads, New Street, Church Hill, Schoolhouse Lane and Crown Road and also further afield assisted by the topographical nature of the village. This immediate and wider setting are important contributors to its significance, particularly given its role within the community, village and its hinterland.

**Step3:**

- 521 Following an examination of the possible impact of the proposed development upon the setting of the Parish Church it is evident that the only real impact will be from the south-west when the tower (only) is viewed from further afield across the application site. In a similar way to Conyers Place (as illustrated in Plate 11), new development has the potential to obscure the ability to appreciate the status and significance of the church tower within its wider setting from existing open countryside to the south-west of the Church. As stated within the Historic England setting guidance referenced in section 6 above:

*Being tall structures, church towers and spires are often widely visible across land and townscapes but, where development does not impact on the significance of heritage assets visible in a wider setting or where not allowing significance to be appreciated, they are unlikely to be affected by small-scale development, unless that development competes with them, as tower blocks and wind turbines may. Even then, such an impact is more likely to be on the landscape values of the tower or spire rather than the heritage values, unless the development impacts on its significance, for instance by impacting on a designed or associative view.*

- 5.22 Given the above, there is no direct impact upon the significance of the Church and given the scale of the proposed development there will not be competition with the status of the Church tower within its wider landscape or setting. The Church will maintain its visual and cultural primacy within the wider landscape with only a relatively small part obscured by the proposed development due to the topographical nature of the application site and elevated position of the Church and as such this change to its historic rural context will result in a degree of harm and like Conyers, at the lower end of less than substantial.

**Step 4:**

- 5.23 In light of the above, the setting of the Church and in particular its tower has been considered as part of the proposals and whilst the open character of the view to the tower from open land to the south-west cannot be preserved in its entirety, planned views through the development and over the roofs of houses on the development will allow some views of the church and maintain, albeit to a very slightly lesser degree, its prominence and status within the village.

Table tomb 1m north of chancel of St Gregory's Church, Table tomb 1m west of south porch, and the War Memorial in Marnhull Churchyard.

**Step 1:**

- 5.24 These are all located within the confines of the yard (the memorial with separate and direct access). Their list descriptions read as follows:

*Table tomb, probably C18 or early C19. Large. Fluted angle pilasters and panelled sides. Inscription obliterated.*

*Table tomb, C17 to the Moore family. Heavy moulded top. RCHM, Dorset, vol III, p 152, no 1.*

*War memorial, 1922 by Ponting. Portland stone. In form of Dorset medieval market cross. 3 step plinth. Octagonal shaft with square base. Carved head with representations of George and the Dragon, the Crucifixion and angels. The Marnhull, Book, p 139.*

**Step 2:**

- 5.25 The setting of these asset is framed by the Church and its enclosure and for the war memorial, views to and from it along New Street, School House Lane, Crown Road and to a very limited degree Church Hill. There is no reliance upon the application site to contribute towards its significance. There is therefore no need to apply further assessment steps.



Plate 13. The War Memorial.

The listed wall to the north and east of Conyers Place

**Step 1:**

- 5.26 Enclosing Conyers Place to its north and east is a high stone wall which is separately listed grade II (see Fig. 10 above). The list description reads:

*Wall, C19 probably incorporating earlier work. Rubble with tile coping. Wooden gates with vertical ribbing forming pointed head panels. Wooden lintels.*

**Step 2:**

- 5.27 The setting of this asset is framed to its north by the Church and Seniors Farm which frames its setting from this location along New Street. The wall also fronts School House Lane and has a presence north/south along this road to its junction with Crown Road from which it also has a setting looking east/west. From the application site the wall is not visible however and is not reliant upon the site as a contributor towards its setting or significance. There is therefore no need to apply further assessment steps.

Granary, approximately 25m west of the Old Rectory and adjacent stable building approximately west of the Old Rectory

**Step 1:**

- 5.28 These buildings are located immediately to the west of Conyers Place adjacent to the vehicular access into the adjacent site from New Street. The list descriptions are incorrectly applied on the Council's mapping system however, the statutory list descriptions are as follows:

*Granary, late C18 or early C19. Timber framed, weatherboarded walls, with pyramidal tile roof with stone-slate verges. On staddle-stones. RCHM, Dorset, vol III, p 152, no 3.*

and,

*Stables, now general outbuilding, late C18 or early C19. Coursed, squared rubble with tiled, half-hipped roof. Single storey with loft. 2 window range. Sashes under wooden lintels. That to the left has glazing bars and that to the right has leaded-lights. These windows appear to be blocking former openings with segmental stone arches. End plain doors. RCHM, Dorset, vol III, p 152, no 3.*



Plate 14. View from land to the east of the application site with the small pyramidal roof of the granary and stable buildings with tiled roofs below the church tower.

**Step 2:**

5.29 The setting of these assets is framed to their north by the listed stables discussed below, to their east by Conyers Place and to the west by the converted outbuilding now forming Fig Tree Cottage. Their southern setting is formed by the domestic garden and enclosed tennis court immediately to their rear and further south across open landscape. Views through the court enclosure are possible although this does compromise their setting to a degree. Views to and from the assets are framed by adjacent buildings and they are not reliant to a significant degree on the application site although the development has the potential to impact upon longer range views to the building group.

**Step3:**

5.30 Following an examination of the possible impact of the proposed development upon the buildings' settings it is clear that the only impact will be from the south-west of the two assets (the northern building is screened and contained visually by the latter) when the buildings are viewed from further afield across the application site. Development has the potential to contain the somewhat more distant views of the building group (in addition to the tennis court and associated structures) within this wider setting from the south west and could as a result potentially impact upon a small part of the group's wider views and setting. The level of potential harm as a result of the change to views to and from the building across open countryside will be however limited and at the lower end of less than substantial.

**Step 4:**

5.31 As previously stated, Historic England make clear in their setting guidance, that advantage can be secured if any effects on the significance of a heritage asset arising from development liable to affect its setting are considered from the project's inception. The setting of the former farm group has been considered and whilst the

open character of the field cannot be preserved in total, views through the development and creation of a large area of open spaced as previously described will allow some more framed views of the buildings and thus limit any indirect impacts upon them.

Two stable buildings with interconnecting wall approximately 20m west of the Old Rectory

**Step 1:**

5.32 The listed stable buildings and interconnecting wall are situated to the north-east of Conyers Place adjacent to New Street. The list description is as follows:

*Stable buildings with interconnecting wall. Late C18 or C19. Coursed, squared rubble. Tiled roofs. Most eastern building has half-hipped roof; western building has pyramidal roof. Double wooden doors. Eastern building has C20 garage door. Connecting wall has tile coping. RCHM, Dorset, vol III, p 152, no 3.*

**Step 2:**

5.33 The setting of these assets is framed to their north by the village school and Seniors Farm and its environs together with the Parish Church. To the east is Conyers Place and west Rectory and to the south is Fig Tree Cottage and the listed granary and stable building. Their settings are therefore limited and not dependent upon the application site. There is therefore no need to apply further assessment steps.



Plate 15. The listed buildings looking east along New Street.

## The Marnhull Conservation Area

- 5.34 The Marnhull Conservation Area is formed in two main parts, one based around Burton Street and the second, New Street, Crown Road and Schoolhouse Lane. It was first designated in 1971 although the Council does not presently have an up-to-date appraisal in place (Fig. 4.).
- 5.35 As general background, the conservation area reflects the fact that Marnhull consists of several conjoined hamlets, connected by a network of minor roads. The village presents a mix of architectural styles, with post-war developments existing alongside properties dating back to Tudor times and earlier. The parish church of St Gregory has a 15th-century tower which is a landmark feature within the village. Saxon charters show that Marnhull existed as a village in the 10th century although the village's site has seen human occupation as early as the Iron Age and a Roman settlement was established at Ashley Wood in the east of the parish. The Domesday Book of 1086 does not mention Marnhull by name, though the constituent settlements of Walton Elm, Burton and Kentleworth were probably recorded under the entry for Sturminster Newton as the eight hides of land owned by Waleran, Roger and Chetel. The eastern part of Marnhull parish used to be a separate parish, named Thorton, until the 16th century.

### Step 1:

- 5.36 No further commentary on the location of the asset is necessary.



Fig. 16. The northern boundary of the application site to the rear of Fig Tree Cottage and Conyers Place. See also Plate 11. for a longer-range view to this boundary.

### Step 2:

- 5.37 The Conservation Area boundary not surprisingly given the date of designation, is drawn relatively tightly around the built development. To the immediate north of the

application site it sits north of a row of development fronting New Street and Butts Close and is therefore not visible and there is no impact upon it resulting from the proposed development at this point. To the north-east of the site the conservation area boundary projects southwards and includes the rear garden (tennis court) of Fig Tree Cottage and Conyers Place as well as dividing the recent development of Newton House, Blenheim House and Braeburn House, the first falling outside of the boundary and the latter two within it despite comprising a single development. The boundary also subdivides the rear garden of Conyers Place, the southern half enclosed by vegetation falling outside of it.

- 5.38 In light of this arrangement, there is a degree of reliance upon setting for that part of the conservation area adjacent to Conyers Place and Fig Tree Cottage for views to and from it across adjacent farmland. To the immediate south this setting is protected as it falls outside of the development area. However, the setting of the conservation area in this part is also provided by the surrounding open land forming the application site as illustrated in Plate 11 in particular. Given the size of the conservation area this view or setting is only a small part of the larger whole but is still a contributor to its significance.

**Step 3:**

- 5.39 It would appear from an examination of historic maps (Fig. 5) that the application site has never been developed and it has, since the designation of the conservation area been a contributor to its setting given its village character and appearance and this contribution needs to be maintained and safeguarded as far as possible. Development of the field to the south of the application area as a whole has the potential to cause harm to the setting of the conservation area and given the outline nature of the application, the level of harm is dependent upon the form, scale, siting and appearance of any proposals within this context. The layout plan shows the boundary and degree of containment of built development relative to the scale of the field and boundary of the conservation area. The proposed public open space and landscaped corridors mitigates the likely impacts of the proposals although the change in character of the land will (as described previously with regard to listed buildings) cause a small degree of harm to the historic setting and thus to the asset. This would however be slight and at the lower end of less than substantial.

**Step 4:**

- 5.40 In preparing proposals for this site it has not been possible to secure a continuous visual relationship between the conservation area at this location and the existing open farmland beyond. As such a very slight degree of harm will therefore inevitably occur although in essence the integrity of the conservation area and ability to appreciate the significance of the asset will not be lost and any arguable harm is limited. Early assessment of the setting of the conservation area has led to a layout which sees the creation of a significant landscaped areas as illustrated. The layout therefore enables a view of the boundary and conservation area from within the

development (albeit only a small part of the conservation area) enabling it to be seen and appreciated. Given the size of the complete conservation area boundary and that part relative to the proposed development the degree of impact is extremely limited.

### Tess Square



Fig. 7. A repeat illustration of the proposed commercial centre for the village. Source: BrightSpace Architects.

## Scheduled Monuments

5.41 There are no scheduled monuments within the immediate or wider setting of this site.

## Monuments

### The Rectory (now part of the school)

#### Step 1:

5.42 A description of the school has previously been provided.



Plate 17. The school from New Street looking north with the large agricultural building to its immediate north. Source: Google

#### Step 2:

5.43 The setting of this asset is as described previously and as evident, its northern setting is dominated by the large agricultural chicken shed with a large open space to its east between it and the listed Seniors Farm.

#### Step 3:

5.44 The removal of the large agricultural shed will see a significant enhancement of the school building's setting reconnecting it with a more rural immediate setting. Furthermore, given the distance between the school and application buildings together with the local topography, the proposals will not impact or undermine the significance of the asset within its village setting and no harm will result. No further commentary is therefore necessary.

## Listed Buildings

### Orchard House, Burton Street.

#### Step 1:

- 5.45 The listed buildings and its service buildings are situated on the north side of Burton Street and separated from the application site by the street, hedgerow and large field.

*House, late C18 with late C19 extension right. Rubble walls with tiled, gable-ended roof with brick stacks to ends and to left of centre. 2 storeys, 4 window range (to original house). Openings have segmental stone heads. 3-light casements with leaded-lights. Double, panelled, part-glazed door with radiating fanlight. Open, dentilled, pedimental hood on shaped brackets. Internal features (RCHM): stairs with cut strings and shaped spandrels, moulded handrail with splayed scroll ending. The house is listed for the C18 rather than the C19 range. RCHM, Dorset, vol III, p 159, no 54.*



Plate 18. Orchard House looking east along Burton Street.



Plate 19. Looking north from the site's southern boundary with Orchard House evident in the distance.

**Step 2:**

- 5.46 The setting of the listed building is framed by adjacent development and its southern aspect across open fields so from a distance, the house does have a rural setting at the current time.

**Step 3:**

- 5.47 at present and if built, from some views the proposed buildings would interrupt the ability to see the listed dwelling in its context with other buildings addressing Burton Street. However, as illustrated within the accompanying D&A, outline permission has already been granted on the parcel of land to the north of the current proposal and within the more immediate setting of the listed building which illustrates the acceptability of development within that location and as such would form a visual buffer between the listed building and application site. As a result, it is evident that no demonstrable harm would result and no further commentary is necessary.

Seniors Farm

**Step 1:**

- 5.48 This comprises the main house and attached barn as previously identified and the statutory list description has also been provided.



Plate 20. Senior's Farm and St. Gregory's Church viewed from the southern boundary of the site.

**Step 2:**

- 5.49 The setting of this asset is framed to its north by existing barns and in particular the very large modern chicken barn to its north-west. Glimpses to and from the assets from and to the north are in part dominated by the later buildings.



Plate 21. View looking north from New Street illustrating the farm and the later asbestos chicken shed.  
Source: Google

**Step 3:**

- 5.50 The proposals see the removal of the large asbestos chicken shed which blocks the historic setting between the farm and its wider surroundings. The development as illustrated is set further north of the farm and the design and forms of building proposed are more appropriate to the village context and vernacular and it is evident that significant heritage benefits arise from the proposal through removal of the barn, enhancing the historic setting and appreciation and significance of the asset.

Parish Church of St Gregory

**Step 1:**

- 5.51 As previously described, the church is located on the junction of New Street, Schoolhouse Lane, Crown Road and Church Hill. The building forms a prominent physical and cultural feature within the landscape and is visible from land to the north.

**Step 2:**

- 5.52 AS stated previously, the church is a significant building within the village setting, forming not only a prominent architectural and historic feature but a religious and cultural one too. It has an immediate setting within the adjacent roads, New Street, Church Hill, Schoolhouse Lane and Crown Road and also further afield assisted by the topographical nature of the village. This immediate and wider setting including that to the north are important contributors to its significance, particularly given its role within the community, village and its hinterland.

**Step3:**

- 5.53 Following an examination of the possible impact of the proposed development upon the setting of the Parish Church, it is evident that the impacts will be limited from the north and indeed it could be argued to be enhanced by the removal of the large chicken sheds which form part of the application proposals adjacent to Seniors Farm which will open up some views to and from the church from the north-west. The construction of the new centre will be distant from it and from the asset will read as part of the established urban village context and more so upon construction of the houses to the north of the proposed site. The construction of the new car park at the south-eastern corner of the site will have no harmful impacts given it sits at ground level and particularly given the additional landscaping framework. As such no harm will result from the proposals and no further comment is required

## The Conservation Area.

### Step 1:

- 5.54 Fig. 4 identifies the location of the conservation area boundaries relative to the application site for Tess Square. Both parts of the conservation area are separated from the site by existing fields with the northern one having received planning permission for redevelopment.

### Step 2:

- 5.55 As illustrated by Fig. 4, the boundaries of the Conservation are drawn relatively tightly around the built development so the adjacent fields provide a rural setting for the built development of the village. As such there is a degree of reliance upon this non-designated landscape as creating a setting for that part of the conservation area both north and south of the proposed site.

### Step 3:

- 5.56 It is evident from study of historic maps (Fig. 5) that the application site has never been developed and it has, since the designation of the conservation area, formed part of the more distant setting to the designated area. However, land to the north of the site, between it and the northern part of the conservation area has already received planning permission for redevelopment as identified within the application documents. The current proposal sees the retention of a significant area of public open space and any new development will be read from the north as part of the established built development and new setting. As such the proposed development will not cause harm to the established setting of the northern section of the conservation area.
- 5.57 With regard to the southern section of the conservation area, in a similar fashion to the impacts upon Seniors Farm, the parish church and school, the site is somewhat distant from them and the proposed development will be seen against the backdrop of existing and approved development. Furthermore, the proposed removal of the large farm building associated with Seniors Farm will secure a more open aspect to the north and in part re-establish connection with the agrarian landscape (and that new public open space and landscaping created as part of the proposals) and a degree of enhancement will result and no harm will be caused to its significance.
- 5.58 In light of the above, no further commentary is required other than to say the proposed planting scheme illustrated within the submitted plans will lead to an enhance landscape, re-introducing native trees and other planting into the area in contrast to the large featureless fields that currently exist.

## 6. Conclusion

- 6.1 This report has explained the context within which decisions affecting heritage assets should be made. It has examined the likely potential of the sites development to impact upon the significance of designated and non-designated heritage assets within the framework provided by national and local policies.
- 6.2 In terms of known archaeology, the proposals would not pose any threat to existing designated or recorded areas in the Historic Environment Record.
- 6.3 With regard to non-designated heritage assets (monuments) no unacceptable harm will result as described.
- 6.4 With regard to statutory listed buildings it would appear that only the Parish Church (the tower) and Conyers Place and adjacent structures are likely to be affected to any degree by the development of land to their south-west. There is no direct impact upon the assets and given the proximity of the assets to the application site and any harm, as described would be less than substantial and at the lower end of the scale. Applying a simple arithmetic test, substantial harm would be deemed 10 with less than substantial ranging from 9 to 1. 0 would be no harm. Given the redevelopment of Butts Close will not result in any direct harm and given the careful planning of the proposed layout with the creation of open space adjacent to those assets, and limited scale of buildings on the eastern boundary of the site, any harm would range between 1 and 2.
- 6.5 A similar stance can be adopted in terms of the conservation area. There would not be any direct harm to the significance of the asset as a result of the development site falling outside of but adjacent to the conservation area but there will inevitably be a degree of harm caused to a very small part of its setting within the proximity of the Parish Church and Conyers Place. Given the scale of the conservation area and the limited connectivity with the proposed development together with the mitigation proposed, any harm to its setting would be slight and again be at the lower end of the scale (1-2).
- 6.6 However slight, any harm must be judged against demonstrable public benefits arising from the proposals. Although not a matter for this report, it is evident that the proposals make a significant contribution to housing provision within the county and will contribute towards the sustainability of the settlement, illustrated by the proposed commercial centre which demonstrates the confidence that Marnhull has a viable future as a settlement. Furthermore, and to a degree, any harm has been mitigated through the sensitive layout of the sites as illustrated by the submitted plans which demonstrate an awareness and response to the significance of heritage assets within proximity of the proposed developments.

## APPENDIX

### North Dorset Local Plan

#### POLICY 5: THE HISTORIC ENVIRONMENT

##### Assessing Proposals That Would Harm a Heritage Asset

Any development proposal affecting a heritage asset (including its setting) will be assessed having regard to the desirability of sustaining and enhancing the significance of that asset and securing a viable use for it that is most consistent with its conservation.

For any designated heritage asset, great weight will be given to its conservation when considering any proposal that would have an impact on its significance. Clear and convincing justification for any development that would cause harm to the significance of a designated heritage asset will be required however slight and whether through direct physical impact or by change to its setting.

##### Justifying Substantial Harm to or the Loss of a Designated Heritage Asset

Development that results in substantial harm to or the loss of a designated heritage asset will be refused unless it can clearly be justified that there is substantial public benefit resulting from the development, outweighing the 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 charitable or public ownership is not possible; and d the harm or loss is outweighed by the benefit of bringing the site back into use.

In all cases substantial harm (whether through direct physical impact or by change to its setting) to, or the total loss of, a grade II listed building or a registered park or garden should be exceptional. Substantial harm (whether through direct physical impact or by change to its setting) to, or total loss of, grade I or II\* listed buildings and registered parks and gardens, scheduled monuments and undesignated archaeological sites of equivalent importance to scheduled monuments should be wholly exceptional.

##### Justifying Less Than Substantial Harm to a Designated Heritage Asset

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.

##### Justifying Harm to a Non-Designated Heritage Asset

Where a development proposal will lead to harm to the significance of a non-designated heritage asset, regard will be had to: e the desirability of sustaining and enhancing the significance of the asset; and f the scale of any harm or loss; and g the significance of the heritage asset.

##### Hidden and Unidentified Heritage Assets

Remains or hidden features or fabric, which contribute to the significance of a designated heritage asset (or which suggest that a non-designated heritage asset is of demonstrably equivalent significance), should be recorded and preserved in situ. The recording and excavation of remains or hidden features or fabric of less heritage value may be permitted, if recording and preservation in situ is not a reasonable or feasible option.

#### Enabling Development

In exceptional circumstances, a proposal for enabling development that would not otherwise be permitted may be supported if it can be demonstrated that this will secure the long-term preservation and enhancement of a designated heritage asset considered to be at risk, or other heritage asset on a local risk register maintained by the Council. Such development will only be permitted if: h it has been demonstrated that reasonable consideration has been given to other options for securing the long-term preservation and enhancement that are more consistent with the policies of the Local Plan and these are not available; and i it has been demonstrated that the enabling development is the minimum necessary to secure such long term preservation and enhancement; and j the benefits of the enabling development outweigh the dis-benefits of departing from other relevant policies in the Local Plan.

Enabling development will not be permitted where the Council considers the current condition of the heritage asset is the result of deliberate or reckless neglect or actions designed to secure a benefit from this exception to policy.