

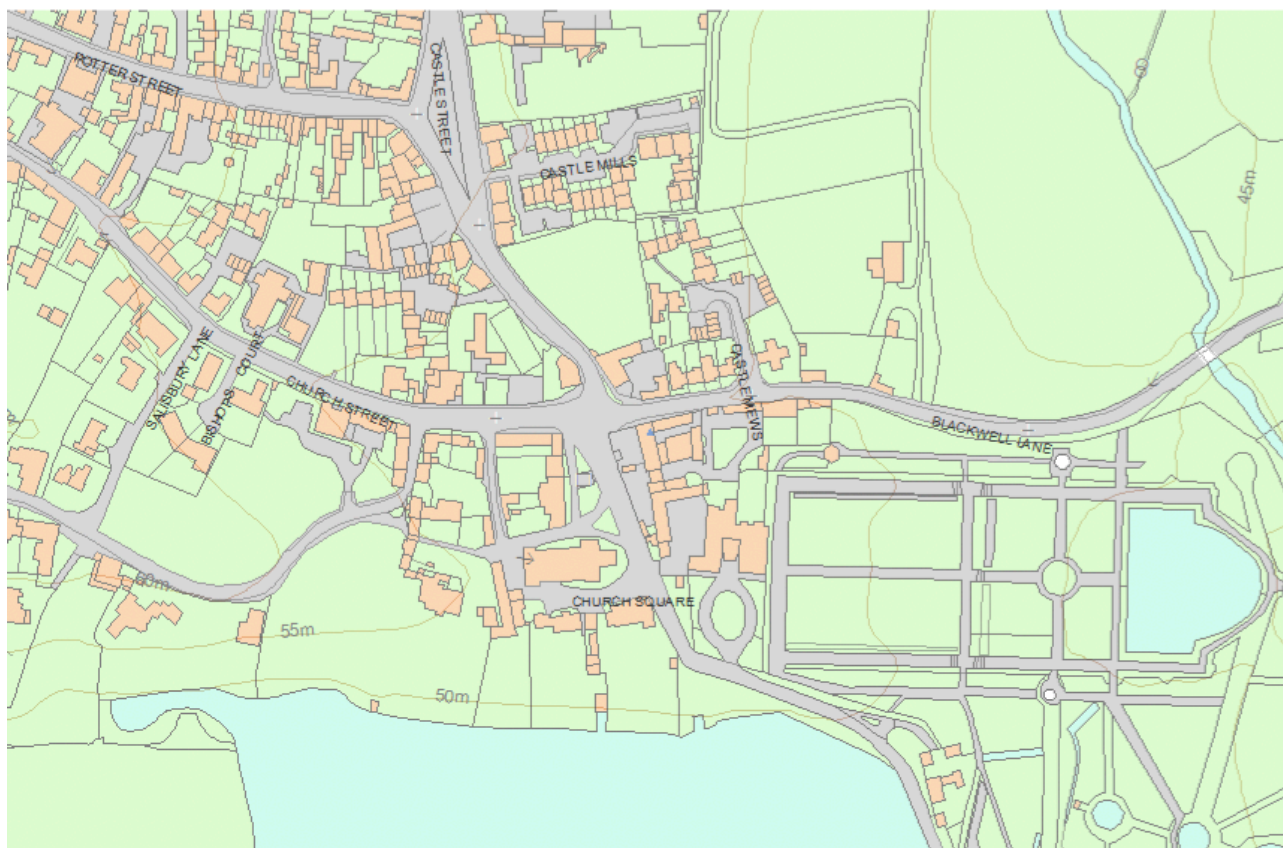
A HERITAGE STATEMENT FOR A PROPOSED COFFEE POD AND EXTERNAL CANOPY AT MELBOURNE HALL, DERBYSHIRE

INTRODUCTION

This Heritage Statement has been compiled to accompany a planning application for the installation of a freestanding canopy and coffee pod within an enclosed courtyard adjacent to the aisled barn covered by Historic England list entry number 1281386, outlined below:-

Statutory Address

Aisled barn attached to north of stables at Melbourne Hall, Church Close



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SK 38/3925 PARISH OF MELBOURNE CHURCH CLOSE 6/60 (East Side) 18.2.71 Aisled Barn attached to North of Stables at Melbourne Hall (formerly listed as 'Farm Buildings North- West of Melbourne Hall Stables') GV I Aisled barn, possibly tithe barn, now partly workshops. C15, encased in early C18 and mid C19, with minor later alterations. Timber frame with red brick side walls on stone plinth and stone rubble gable walls with steeply pitched plain tile roof, plus roof lights to eastern pitch. Single storey and seven bays. West elevation has a pair of full height double plank doors to north with a small pane timber cross window to south. Beyond to south is a C19 segment headed doorcase with panelled door and seven similar cross windows. Each window with a horizontal sliding sash below the transom. Beyond again there is a recessed full height opening with double plank doors and another bay with glazed doors set in a glazed screen, plus

gabled dormer above with plank door. East elevation is plain with numerous later abutments. Interior has six substantial cross frames with queen post trusses, originally with single butt purlins and now with double purlins, plus main posts with arched braces to all sides, the outer ones supporting the short aisle beams which are tenoned in to the original wall plate which survives at the top of the brickwork. A timber threshing floor survives below a later floor in the third bay from the north. Melbourne Hall was built on the site of the original rectory so this is probably the tithe barn, rather than the one at the west end of the church.

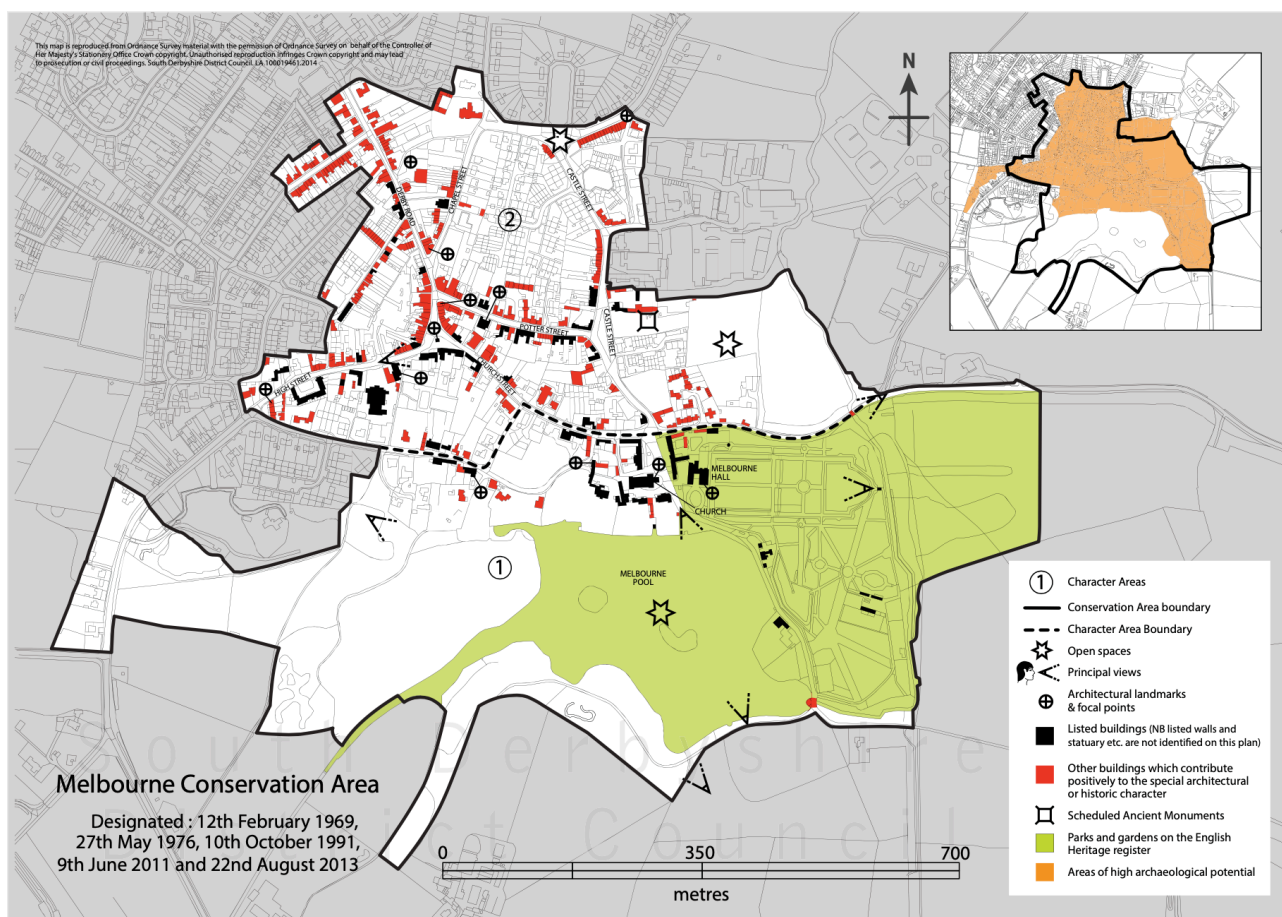
Listing NGR: SK3893625052

The purpose of this Heritage Statement is to identify the potential impact that the proposals will have upon the Listed Asset's significance and seeks to assess that impact in respect of relevant features of the Listed Asset.

SETTING

The courtyard within which these proposals are made, sits adjacent to the outbuildings immediately adjacent to Melbourne Hall. A high wall encloses the courtyard with gated public access possible from the West from Church Square through to the various uses accommodating the complex of outbuildings. The wall enclosing the courtyard does not appear to be covered by a specific listing.

The whole complex of buildings sits within the Melbourne Conservation Area which was designated by Derbyshire County Council on 12th February, 1969, subsequently extended in 1976, 1991 and most recently in 2011.



Furthermore, the area in question sits within the Parks and Gardens Heritage Register as can be seen above in Conservation Area Plan. (Melbourne Conservation Area Character Statement, South Derbyshire District Council, 2011, adopted 2013). The area in question is identified within the Character Appraisal as follows:-

“The area immediately to the north and west of Melbourne Hall, between Blackwell Lane and Church Square contains a series of private courtyards for ancillary functions and farm use. The buildings are packed together in a tight and constricted space, behind high walls, often built abutting the walls, and the views from the surrounding public spaces are dominated by glimpses of roofs.”

It is the space between these high walls and the western facade of the aisled barn that provides the setting within the private courtyard for the two proposed freestanding structures.

THE HERITAGE ASSET

Melbourne Hall and its associated outbuildings are covered in great detail in Pevsner’s Derbyshire (The Buildings of England, Derbyshire, ISBN 978-0-300-21559-5) with the Aisled Barn, adjacent to which these proposals are made, being described as follows:-

*“Extensive OUTBUILDINGS including a low complex of brick farm buildings, N, and an **aisled C15 barn** with walls rebuilt in brick...” (p.517)*

The Grade 1 listed aisled barn is of **high significance** when considered in the context of the complex of outbuildings to which it relates and is connected. Whilst only partially visible from Church Square, the large roof is impressive and continues over the access through into the courtyard beyond.

Two thirds of the aisled barn are given over to a commercial enterprise - Pierre Hourlier Wines, with the remaining third currently used as storage space. The fabric of the building remains sound with the commercial use having negligible physical impact upon the building fabric and a positive impact upon the building through it’s thoughtful use of space, upkeep and activity within the space ensuring the long term sustainable use of the historic asset.

Externally, the barn is of predominantly red brick construction on a stone plinth with a plain tile roof covering. Multiple small pane windows form the seven bays to the western facade facing the courtyard.

PROPOSED WORKS

The works put forward by this proposal are for the erection of a free standing timber framed canopy and a temporary, relocatable coffee ‘pod’ which is a temporary building providing hot and cold drinks to visitors to the site.

Following pre-application consultation, the location of the canopy has been determined so as to be as far away from the listed asset as possible thus negating any physical impact upon it. The ground works required for the canopy will be minimally intrusive. The coffee pod is temporary in nature and both structures are identifiably separate from the listed asset.

POSSIBLE IMPACT

As both the proposed structures are low scale in nature, temporary in so far as they would be easily removed from the site, and are sited a sufficient distance from the asset, it is considered that the overall impact upon the asset would be low. Whilst visibly, the structures would be seen in immediate context with the listed asset, their presence could be deemed as to enhance the setting of the building through public activity and visual access to the building, previously hidden from public view. The structures will not dominate the listed building and will not be visible from Church Square unless entering the site via the perimeter wall’s gated access.

It is also considered that the re-energising of the space immediately adjacent to the barn within the courtyard provides a better use of the adjacent space with a use that will enhance and make accessible the spaces around the barn.

CONCLUSION

The purpose of this Statement is to identify the potential impact that the proposals have on the listed asset and its setting and how that impact might be mitigated.

It is considered that the scale, use and temporary nature of the proposals will have a very limited impact upon the building itself and the immediate and wider setting; in fact, it can be argued that the proposed public use and access to the previously under utilised courtyard of the listed asset will seek to enhance and preserve both its fabric and its presence as part of the wider context of Melbourne Hall and its associated buildings.

These proposals are intended to be an appropriate addition to the activities that currently take place within the grounds of Melbourne Hall ensuring the ongoing preservation of the site through financial investment and increased access and awareness of the valuable collection of assets in the immediate and wider context of the Hall.