

**Heritage Impact Assessment
Additional Rainwater Outlet, Wentworth Castle, Stainborough for
The Northern College****1.0 Introduction**

This Heritage Impact assessment has been prepared to accompany an application for listed building consent to install an additional rainwater pipe to the internal courtyard of Wentworth Castle. The statement sets out the significance of the college building as required by para 189 of the National Planning Policy Framework (NPPF), the justification for change (para 194) and consider the impact and benefit of the changes as required by para. 196. The works are described in Storah Architecture drawing 20-082-219B

The roofs all drain via the internal courtyard, but are vulnerable to blockage, principally due to jackdaw debris, and this has lead to internal rainwater ingress. An additional rainwater discharge is proposed to relieve the pressure on the rainwater system of the house to improve resilience at a point where storm damage and internal flooding have occurred in the recent past.

2.0 Historical Background

Northern College is based in Wentworth Castle, Stainborough a grade-I listed country house, the former seat of the Earls of Strafford.

The roots of the estate are an earlier house, Stainborough. Wentworth Castle was built in several phases, the original house, now known as the Cutler house, was constructed for Sir Gervase Cutler in 1670. This was purchased by Thomas Wentworth, Baron Raby (later Earl of Strafford), in 1708. The estate remained as Stainborough until a name change in 1731.

Thomas Wentworth, was a colonel of dragoons who became Queen Anne's ambassador to Prussia (1705–11). When he returned from Berlin and was created Viscount Wentworth and Earl of Strafford. He was then sent as a representative in the negotiations that led to the Treaty of Utrecht (1713-15). Possibly due to rivalry, following a family split when cousin inherited the nearby Wentworth Woodhouse, he purchased Stainborough in 1708. Wentworth engaged the services of a military architect Johann von Bodt to provide the designs for the Baroque East Wing 'the first campaign', with its Grand Gallery completed in 1724. The wing was described by Sir Nikolaus Pevsner as "of a palatial splendour uncommon in England." This wing of Wentworth Castle has also been described as "a remarkable and almost unique example of Franco-Prussian architecture in Georgian England".

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Following the death of the first earl in 1739 he was succeeded by his son, William Wentworth, 2nd Earl of Strafford (1722-1791). The Second Earl designed the 'second campaign' which comprises a neo-Palladian range, the south wing, built in 1759-64. He married a daughter of the Duke of Argyll and spent a year on the Grand Tour to improve his taste. Lord Verulam remarked in 1768, "Lord Strafford himself is his own architect and contriver in everything." Horace Walpole singled out Wentworth Castle as "a paragon for the perfect integration of the site, the landscape, even the harmony of the stone". Following the death of the third earl in 1799, the huge family estates were divided into three, one-third going to the descendants of each daughter of the 1st Earl. Wentworth Castle was left in trust for Lady Henrietta Vernon's grandson Frederick Vernon, (of Hilton Hall, Staffordshire) whose trustees were William, 4th Earl Fitzwilliam, and Walter Spencer Stanhope. Frederick Vernon added Wentworth to his surname and took charge of the estate in 1816. Between 1820 and 1840, the old chapel of St. James was replaced with the current building and the windows of the Baroque Wing were lowered on either side of the entrance hall. Frederick Vernon Wentworth also amalgamated two ground floor rooms to make what is now the blue room. Frederick Vernon Wentworth was succeeded by his son Thomas in 1885 who added the iron framed Conservatory and electric lighting by March of the following year. The Victorian Wing also dates from this decade and its construction allowed the Vernon-Wentworths to entertain the young Duke of Clarence and his entourage during the winters of 1887 and 1889.

The estate was inherited by Thomas' eldest son, Captain Bruce Vernon-Wentworth, MP for Brighton, in 1902. Bruce Vernon-Wentworth, who had no direct heirs, sold the house and its gardens to Barnsley Corporation in 1948. The house became a teacher training college, the Wentworth Castle College of Education, until 1978. It since been the campus of the Northern College. The gardens and conservatory are in the care of the National Trust.

3.0 Significance

The house is listed, grade I. It has been described by Pevsner as "of a palatial splendour uncommon in England" and as "a remarkable and almost unique example of Franco-Prussian architecture in Georgian England". It has links to the Earls of Strafford, association with Wentworth Woodhouse, and to the social history of Barnsley and the former West Riding and it's industries, through both the Wentworth family and the social history of the region as a teacher training college and as the Northern College with its links to the social history of the communities in the area. The house and its setting are considered to have high significance, with evidential, societal and academic value.

4.0 The need for the works

The design of the house with its formal Baroque and Palladian elevations required that there are no rainwater goods on these principal elevations. All the rainwater to the roofs if therefore is taken from the roofs in part in launders (troughs) through the roof voids and via rainwater pipes within the inner courtyard. There a series of large rainwater pipes drain the main roofs of the east, south and west wings, together with the rear (south) roof pitches of Cutler House.

RWP4 currently drains over 500m² of roof surface (including half of both Baroque and Palladian wings and part of Cutler House) via a single rainwater pipe. The rainwater outlet has been overwhelmed in storms in the past, resulting in water ingress with resulting plaster and joinery damage throughout the rooms below. These include a reception lobby to the Grand Gallery (now the College's LRC (library)) and the Queen Anne suite below. In addition to the immediate damage, the water ingress also places the building at continuing risk of rot. There is therefore a need to rearrange the rainwater system to reduce this risk.

5.0 Design Concept

It is proposed to form a new outlet from the rainwater gutter to the rear of the Baroque wing, a new sump will be formed at a step in the existing gutter and occupy a void within the eaves space at the wall top adjacent a roof truss. The outlet will sit below a drip mould to the elevation, so as not to affect the courtyard skyline. From the new hopper outlet a short length of rainwater pipe will discharge via a trough onto the roof of a service room addition within the courtyard to RWP12. The current RWP12 is a 75mmØ cast iron pipe. This will be upgraded to 100mmØ to cope with the higher capacity. The gutter discharges to the gutter of the courtyard canopy, from where the existing 100mmØ pipe will connect to the drainage system.

Adding the new outlet and RWP will allow approximately half the rainwater from RWP4 to discharge via a separate route. If the new outlet is overwhelmed or blocked, water will either discharge externally via a weir fitted to the outlet to continue to discharge via RWP4.

6.0 Heritage Impact

The house is listed grade I and considered to be of exceptionally high significance. The principal concerns are the external elevations of the first and second campaigns (the south and east elevations in this case) and the interiors of the principal rooms including the Grand Gallery and its approach. The courtyard elevations are of lesser significance, some areas, including the service range to which the new RWP will discharge and be attached are of no significance and may be considered to detract.

The sump will sit within the existing gutter, renewed c. 15 years ago. The hopper will cut through the original masonry of the west elevation of the Baroque wing. This will result in a loss of original fabric, though the loss is considered outweighed by the benefit of improving the storm water discharge and reducing the risk of uncontrolled damage to the buildings interior.

The new rainwater pipe will be fixed to the original masonry of the west elevation of the Baroque wing. It will be offset to avoid a clash with a drip mould and will otherwise sit on plain walling. It is not considered to harm the original fabric. Visually it will sit discretely sited shielded by the roof below.

The channel will sit loose on a stillage on the roof and is not considered permanent. It has neutral impact.

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Increasing the diameter of RWP12 from 75 to 100mmØ is considered to have neutral impact.

The slight loss of fabric and the minor visual impact of the new outlet and RWP are considered to be offset by the benefit of upgrading the rain water discharge to cope with increased rainfall and storm water, and the added protection this gives to the historic interior.

7.0

Conclusion

The minor loss of fabric and the limited visual impact of the new outlet and RWP are considered to be more than offset by the benefit of upgrading the rain water discharge to cope with increased rainfall and storm water, and the added protection this gives to the historic interior.

The NPPF para 196 states *"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..."* It is considered that the limited impact of the proposal is considered acceptable given the benefits offered in terms of a greater robustness and resilience to cope with increased rainfall during storm events. It is considered that the proposal meets the requirements of the NPPF, particularly para. 196.

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Appendix
Photographs



Courtyard showing location of new outlet and the rainwater pipe which is to be replaced (alongside an existing soil and vent pipe).



Courtyard at low level showing existing soil and rainwater pipes.

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Interior of roof void at eaves. Showing approximate area of cut out. One of roof trusses is visible to right (as shown on drawing 20-082-219A). The ceiling below is plasterboard following a previous leak.