



Heritage Statement:

Proposed Erection Of Two Storey Side Extension, Quarry
Cottage, Lowe Lane, Stainborough, Barnsley, S75 3EP

2023-175

Value Added Design

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1. Introduction

- 1.1. This Heritage Statement is submitted in support of an application for the proposed erection of a two-storey side extension, widening of existing rear dormers and addition of new rear dormer, creation of new glazed entrance lobby, and other minor internal alterations to Quarry Cottage Lowe Lane Stainborough Barnsley S75. This statement forms part of that application and should be read in conjunction with all other submitted information.
- 1.2. The site is located within the rural and agricultural landscape, approximately 3km south-west of Barnsley, in an area dominated by the highly historically significant c 300ha Wentworth Castle estate. The application site, is located in an isolated position 380m from the main Wentworth Castle building, forming part of the estates northern extents to what would have historically been the service entrance. The original part of the application building and boundary walls run parallel with the Lowe Lane road (southwest to northeast axis), facing a steep treelined bank to the north, with a later C20 addition perpendicular to it overlooking the parkland sloping gently downwards to the south and east with scattered trees. It is understood that the application building, Quarry Cottage, was historically functionally related to the working of the estate, and ancillary in function to the main house, though the original use of the property and the date at which it was sold for independent domestic use is unknown.
- 1.3. Given the age of the original building on the application site, the historical link to the estate curtilage, and the more modern inclusion of the building within the Grade I Registered Parkland and the Wentworth Castle and Stainborough Park Conservation Area, the application site has been identified by Barnsley Metropolitan Borough Council as 'capable of being considered listed', yet the designation status of the building is complex and will be examined in detail in this document.
- 1.4. This Heritage Statement aims to examine the history of the application site, its significance and importance to the surrounding heritage assets, including the Grade I Statutory Listed Wentworth Castle building and Grade I Registered Parkland, and include an assessment of the impact of the proposals outlined on the wider setting of the Conservation area.

2. Site History

- 2.1. The history of the application site is naturally linked to the history of the Wentworth Castle estate, which is briefly outlined in this section for context, with greater analysis of the application site and Quarry Cottage upon its construction in the late C19 (c.1855-1893).
- 2.2. The area around the application site is believed to have been occupied by an Iron Age fort at the top of the hill, in the approximate position of the gothic mock castle folly called Stainborough Castle (listed grade II*) erected c 1730 by the first Earl Thomas Wentworth on the earthwork remains of this earlier fort construction. Furthermore, the original meaning of the name 'Stainborough' for both the area and nearby village, derives from the words meaning 'stone fort'.
- 2.3. The history of what would become Wentworth Castle estate, originates c 1567 with the Everingham family, who settled at Stainborough, and the original construction of Wentworth Castle (listed grade I) was built between 1670-2 for Sir Gervase Cutler, following the sale of the estate to the Cutler family in the mid C17. At this time, the house was known as Stainborough Castle prior to the names reallocation to the folly mentioned above, when the main house building was renamed Wentworth Castle for the family name, when the estate was sold again in 1708 to Thomas Wentworth. The Wentworth's, with the Earldom of Strafford, were one of the most important families in Yorkshire, holding seats of power and influence in the area before the time of the English Civil War (1642-51), building the imposing estate six miles away at Wentworth Woodhouse in South Yorkshire as their home. At this time, the Wentworth's wealth was deeply entwined with empire and the slave trade, with Thomas himself, a soldier and diplomat, being one of the principal negotiators of the Treaty of Utrecht, which secured Britain a powerful monopoly as supplier of enslaved Africans to Spanish colonies in the New World. The direct profit from the trade of shares he owned, and through his marriage to Anne Johnson (c.1684-1754) whose family were deeply involved in the slave trade by building ships for the East India Company and working for the Royal African Company, aided Thomas in purchasing and transforming the estate into a symbol of power to impress a rival branch of the family.
- 2.4. The ferociously ambitious Thomas Wentworth, who was disinherited and deprived of the Wentworth Woodhouse estates by his cousin Thomas Watson, wanted to develop the house and grounds at Wentworth Castle to outdo his rival by making them superior to Wentworth Woodhouse, and demonstrate his aspiration to press his claim to the title Earl of Strafford, a title he managed to regain in 1711.
- 2.5. The east wing was added to Wentworth Castle between 1710-20, and by 1715 the complex of buildings comprising Home Farm including a stable block, barn, and farmhouse, were constructed 100m northeast of the house. The formal gardens and parkland were laid out with a complex system of avenues in the period between 1713-1730, altered and embellished by Thomas Wentworth's son William, the second Earl of Strafford. At this time, as indicated by the 1730 estate map, the main avenues were based around approximately north/south and east/west axis, centred on the house, with a southern principal approach via a wide formal tree lined access driveway (now no longer discernible), aligned with the southern front of the house. It is noted, a public road from the village of Stainborough in the northeast, was historically closer to Wentworth Castle, originating at the south end of Park Drive and running across the meadow land on a northeast to southwest axis between the house and Home Farm. It is believed the public road was relocated north c 1720, to its present position (Lowe Lane), and a similarly positioned private causeway drive was erected by the second Earl c 1750-58, across the newly constructed artificial watercourse, the Serpentine River, with a new stone pedimented arch estate entrance way, the Strafford Gate. Prior to the relocation of the public road, it is assumed the land to the north, including the application site had a more detached relationship with Wentworth Castle, and was used at some point as a sandstone quarry, likely for construction materials for the largescale development happening within the estate, as evidenced below.
- 2.6. The northern part of the estate was further developed following the relocation of the public road north c 1720, with the estate establishing a walled Kitchen garden immediately north of Home Farm, including an orangery (c 1728, listed grade II) to the east side of the garden. This walled garden along with the application site were seemingly used as a municipal nursery in the latter part of the C20 as indicated in the 1906 Ordinance Survey map below. Additionally, the Gothic style, 3-stage towered, Steeple Lodge (c 1775, listed grade II), was erected adjoining the northern entrance to the estate off Lowe Lane, to add interest to the former service entrance. It is noted

however, that the area north of the walled garden including Steeple Lodge, Steeple Cottage, The Old Quarry and a collection of other building are located outside the extents of the Grade I Registered Parkland, as illustrated by Historic England, perhaps suggesting these elements may have had independent ownership from the estate itself.



*Wentworth Castle Estate Landscape Painting c 1740 (Extract),
Indicating Wentworth Castle's Elevated Position And Relocated Public Road (Right).*

- 2.7. The first available large-scale map of the area was a district wide Map Of Yorkshire in 1771, produced by Cartographer Thomas Jefferys' (c.1719-1771), in which the well-established estate is visible (though partially obscured between two sections of the map).

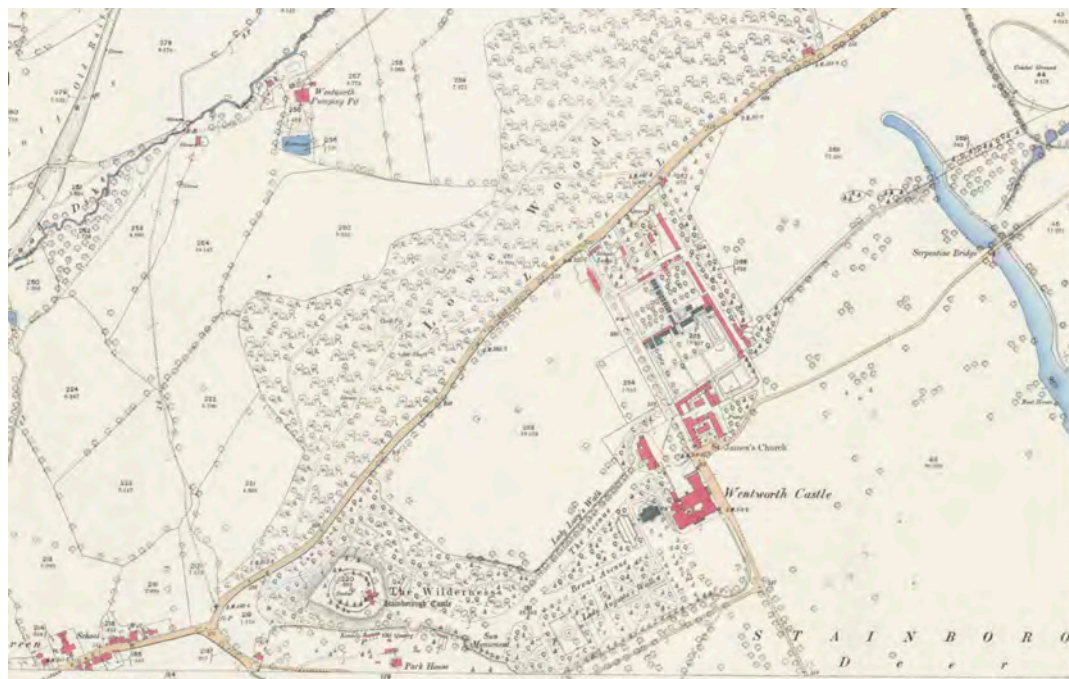


Cartographer Thomas Jefferys' (c.1719-1771) map of Yorkshire 1771 (extract).

- 2.8. In 1791 the 2nd Earl died childless and was succeeded by his cousin's son Frederick, but he passed away also childless making the title of Earl of Strafford extinct. The estate remained in the family until 1802 when the Strafford title became extinct, and continued in the ownership of the Vernon-Wentworths through the female line of inheritance.
- 2.9. The first available Ordnance Survey map of 1855 denotes an area adjacent to Lowe Road slightly west of the application site as an "old quarry (sandstone)". This quarry is likely the source of the application building's name, Quarry Cottage, despite it being unlikely that the application building would have had any actual association with this quarrying use, given its construction after this period, and the maps description of the area as 'old' implying out of use at that time. Additionally, the 1893 OS map more clearly illustrates the sandstone quarry to the west of the application site, directly between Quarry Cottage and Steeple Cottage (c.1903-1906), in an area notably remaining undeveloped to present day. The Geological Survey of 1935 indicated below explicitly indicates the quarry to have 20ft of fine sandstone in this location. At this time, it is noted that there is a section between Lowe Road and the Kitchen garden, that although seemingly part of the formal grounds and distinct from the meadow land east and west, is entirely undeveloped with scattered trees.



Ordnance Survey Map 1855



Ordnance Survey Map 1893

- 2.10. The first depiction of the application building in the Ordnance Survey map of 1893, suggest a late C19 construction. The building appears within a wooded triangular plot, abutting Lowe Lane road following the boundary wall on a southwest-northeast axis, and adjoining a new estate access off Lowe Lane created to the west (where the arched opening in the boundary wall is located, now the modern shared access driveway). The building is depicted as roughly rectilinear, but depicted with a small step in the southern elevation to the west (not visible in the building form today), and a small, detached structure to the east (a single storey external store, extended, and still present on site). It is possible that the building originated as a cottage for the agricultural workers, however, it's isolated position within a substantial plot along with the agricultural appearance of this part of the application building are suggestive it could have had a specific ancillary use for the estate. The depiction of the wooded area around the building, along with later labelling of the site as a 'Nursery' suggest the site was originally intended to be used to grow trees, shrubs, or plants for the estate.
- 2.11. Also present at this time are a collection of buildings to the south west infilling the previously vacant area of the estate north of the walled garden, and creating a series of long thin barn structures, and formalising the northern approach to the estate, which in association with the construction of the Pillared Barn (c1775, listed grade II*) to the south of Steeple Lodge suggest an increase in prominence and significance of the northern entrance at this time. It is notable that the later published OS map of 1894 does not indicate the linear barn nearest the application site, though this was surveyed between 1890-1891, and the 1893 OS was surveyed in 1891, suggesting this was the year it was constructed.



Ordnance Survey Map 1894



Ordinance Survey Map 1906



Ordinance Survey Map 1907

- 2.12. A similar discrepancy can be seen between the OS map of 1906 and 1907, where a cluster of structures including Steeple Cottage, fronting Lowe Lane between Steeple Lodge and the old quarry, appear on the earlier map, and subsequent maps, but not on the 1907 OS surveyed 1903-1904.

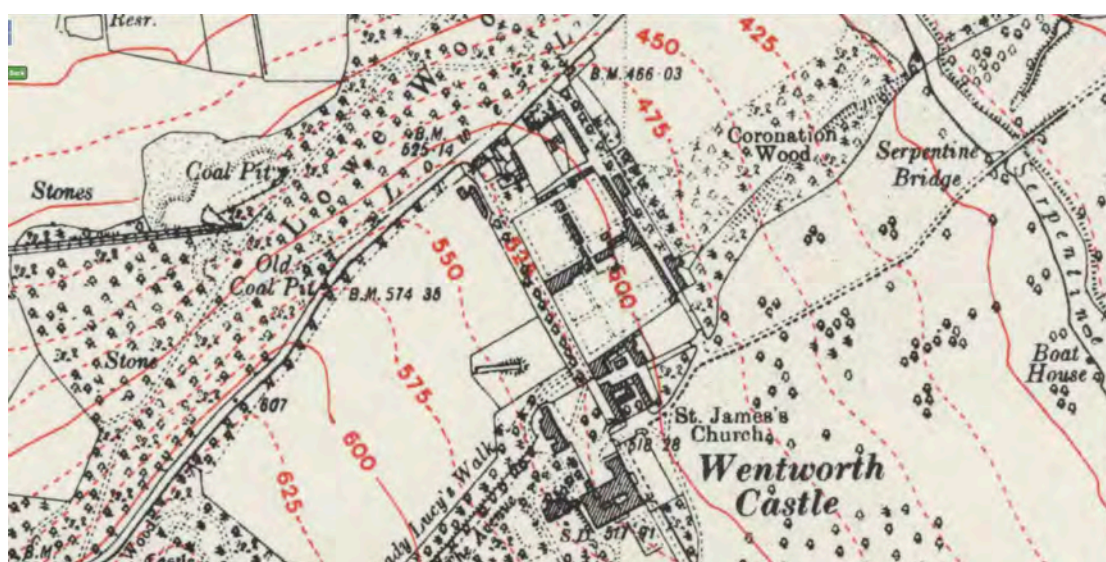


Ordinance Survey Map 1931

- 2.13. The OS map of 1931 is the first illustration of the application site in its modern-day constraints, with a more rectilinear plot replacing the large elongated triangular area of woodland depicted surrounding the building in earlier maps, and a much narrower wooded strip connecting the site to the Coronation Wood. This may be suggestive of a new domestic use of the building, depicting the creation of front and rear amenity gardens, perhaps due to reduced demand for the nursery use at this time.



Geological Survey Map 1935



Ordnance Survey Map 1946

- 2.14. The estate continued in the ownership of Captain F W T Vernon-Wentworth until 1948, with notable additions to the estate in this period, including the glazed conservatory (c 1840, listed grade II*) located immediately west of the Wentworth Castle house and connected to it by a glazed link, and the church of St James (c 1842, listed grade II) added to the north side of the open courtyard formed by the farm buildings of Holme Farm. Nonetheless, in 1948 the country house, outbuildings, and 60 acres of gardens and parkland, were sold to Barnsley Education Committee to resolve the family's financial problems. The Council corporation gave the estate a new life, initially as a teacher training college, and later in the 1970's after the teacher training college moved to Sheffield Polytechnic, Northern College moved into Wentworth Castle, providing residential adult education services, including people recovering from trauma and addiction.



RAF Aerial Photography captured September 21, 1948



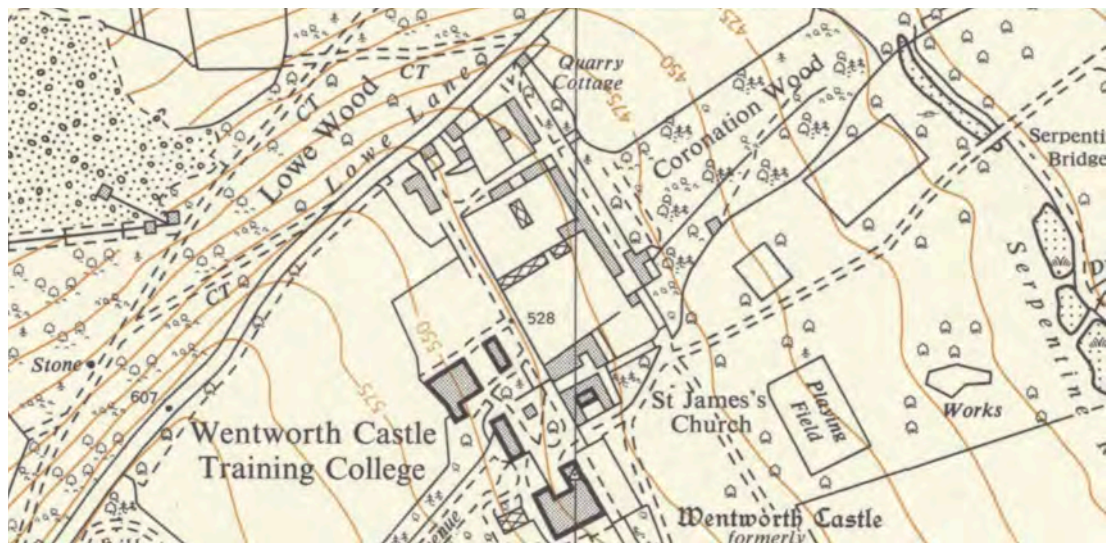
RAF Aerial Photography captured March 13, 1962

- 2.15. The historic RAF Aerial Photography indicates clearly the original agricultural style simple pitched rectilinear form of the application building, and help to identify when the original smaller single-storey detached external store seen in 1948, was replaced or extended with a slightly larger structure connected to the main building by 1962. The 1962 photograph also indicates that the shape of the application building is at this time not significantly changed or extended from its historical appearance, despite the Ordnance Survey Map of 1965 indicating the building to fill the front half of the application site. Although this could indicate the point at which the application building was significantly extended, it is noted that the survey period for this OS was between 1956-1963 meaning it would have had to be extended between the capturing the photo in March 1962 and the end of the survey period in 1963. Additionally, the Local Authority planning record

mentions an application in 1990 requesting the "Erection of extension to dwelling" which may be a more likely time of construction, though it is noted that the digital records held do not have any details of the proposals, or even identify if the application was approved, so it cannot be certain if this represents the current form seen today. The Local Authority could confirm this if in their archives, should this prove relevant to the assessment of the current proposals. The planning record does however clearly document when the roof of the dwelling was raised (1995), and when five dormer windows were installed on the dwelling (2001), with 4 on the modern extension (2 each on front and back elevations) and one added to the southern courtyard side of the original building, bringing the building to its modern appearance.



Ordnance Survey Map 1956



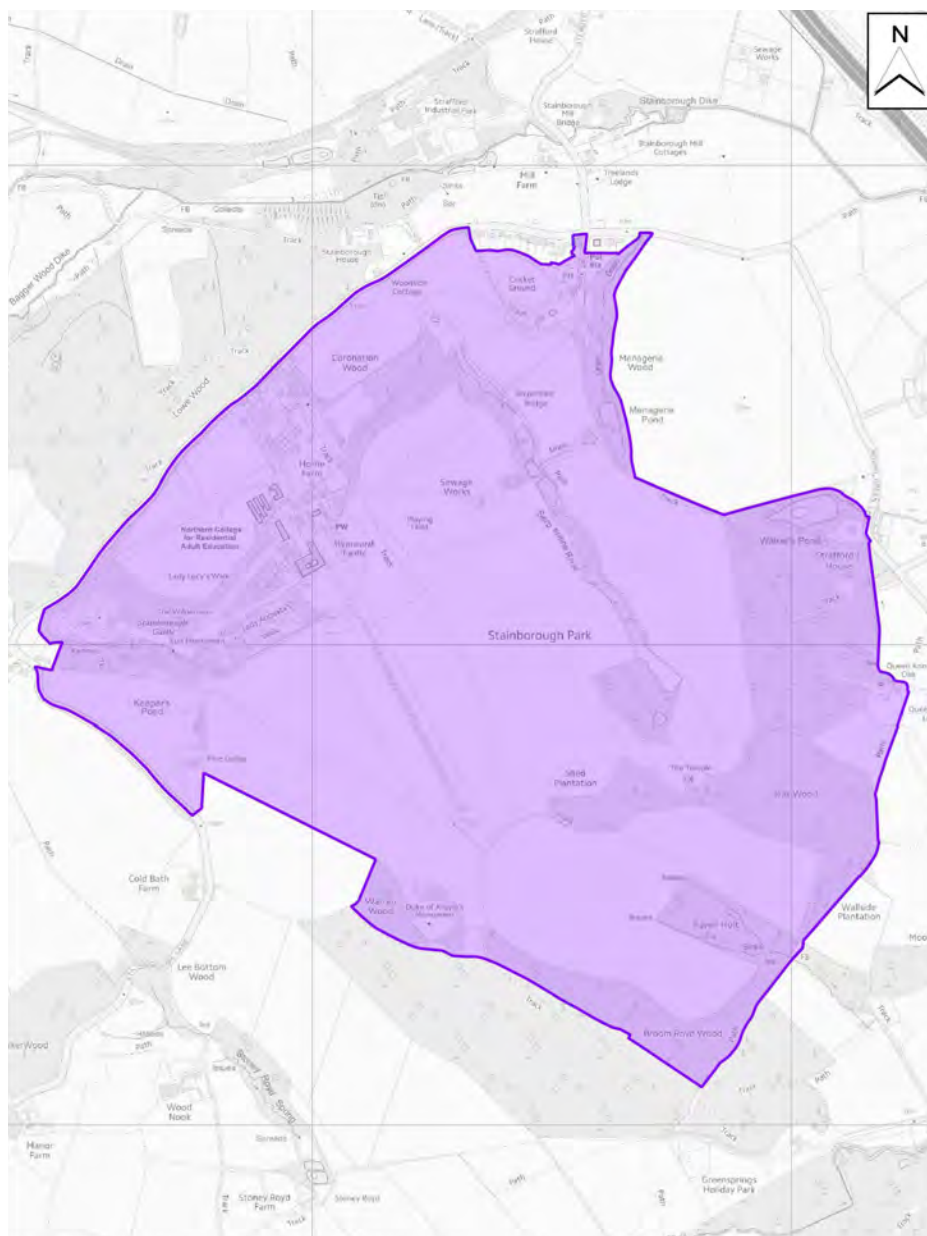
Ordnance Survey Map 1965

- 2.16. Under Council ownership during the mid C20, parts of the park were subject to opencast mining, with most of the land associated with this use having subsequently been restored and returned to arable and pasture land. Though efforts were made in the latter part of the 20th century to recover aspects of the formal gardens, as with many historic estates, the pressures of time and lack of resources led to an inevitable deterioration, as they continued to become overgrown and much of the surviving parkland was lost to farming. While the custodianship of the local education authority clearly helped to preserve aspects of the estate buildings and grounds, a number of subsequent developments associated with the college use have had a significant impact on the landscape. These have included the erection of a number of late C20 buildings and hard surfaced car parking areas formed near to the north of the house, a sewage treatment plant, tennis courts, and a football pitch.

- 2.17. With the house itself in education use and closed to visitors, Wentworth Castle gardens were opened to the general public by Barnsley Council in 2007, closing briefly in 2017 due to financial difficulties, before reopening in 2019 through a partnership deal between the Council and The National Trust to re-open the gardens on a 25 year lease.

3. Conservation Area

- 3.1. The Wentworth Castle and Stainborough Park Conservation Area was first designated in August 1996, encompassing the entire extents of the historic Wentworth Castle estate, and a small section of Stainborough village along the estate approach on Park Drive, as outlined on the below Conservation Area Map.



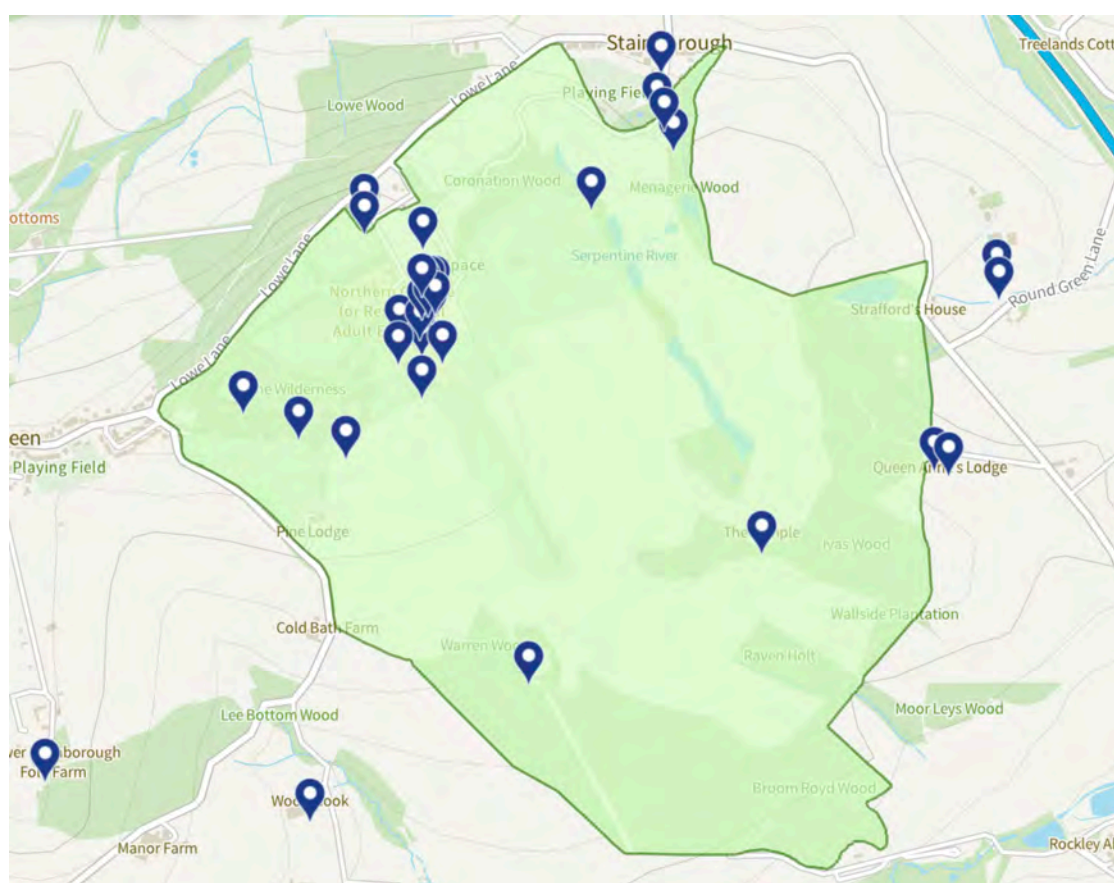
Wentworth Castle And Stainborough Park Conservation Area (Outlined Purple)

- 3.2. A full appraisal has yet to be carried out by the Local Authority for the Wentworth Castle and Stainborough Park Conservation Area, identifying important characteristics that influence the significance and character of the conservation area, however, given the Grade I Registered Parkland status of the estate, along with a significant number of separately Statutory Listed buildings and monuments described on the National List, the key characteristics of the conservation area are well understood.

- 3.3. The application site is considered to make a positive but modest contribution to the character of the conservation area, though this had been somewhat reduced by previous development of the site over the years.
- 3.4. Given the Listed Status of the estate parkland, encompassing a similar extent to that of the Conservation Area, and requiring similar if not greater level of scrutiny for proposed development, it is felt little further analysis of the Conservation Area designation is required over that included in the Listing section below.

4. Listing

- 4.1. As outlined in the site history, the application site forms part of the late C19 additions to the wider Wentworth Castle estate, which is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by Historic England (List Entry Number: 1000415) for its special historic interest. Furthermore, it is the only Grade I Listed parkland and gardens in South Yorkshire, and contains to no fewer than 26 statutory Listed buildings and monuments. As such, it is clear this is a location of exceptional sensitivity, and any planning application in this context would require a very high standard of sympathetic design, preventing any potential detrimental impact it could have on the character of any of natural and man-made heritage contained within the site.



*Wentworth Castle Grade I Listed Parkland And Gardens (Green)
And Individually Listed Buildings / Structures (Blue Pins)*

- 4.2. It is understood that there is a degree of uncertainty over the designation status of the application building itself, and whether the statutory listing for Wentworth Castle would encompass the application site, as unusually the property is seemingly located just within the extents of the outlined curtilage of the Grade I Listed Park and Garden as outlined on the Historic England map below, yet is isolated enough that a number of applications including significant previous extensions have been approved without the requirement to submit Listed Building Consent. The question of curtilage is a complex matter, which might only ultimately be resolved by a court, and as such, this Heritage Statement will not definitively take a position on this, but will outline

considerations on what is known regarding the previously outlined history, and the buildings links to the estate, which may aid in clarifying its designation status.

- 4.3. Following a previously submitted pre-application enquiry the Local Authority Conservation Officer outlined their view that, *"at least part of the dwelling is historic and in isolation we may have considered the building capable of being considered listed due to the historic and functional curtilage association"* and that *"My view on this is that the land in question is within the curtilage of the Grade I house."* In later correspondence they clarified *"it appears to me that the property (or the original element of it) was in curtilage at the date of the listing of Wentworth Castle (25.02.1952). The park and house (presumably with all elements of the wider estate) were purchased by Barnsley Corporation in 1948. At the time I think it highly likely that Quarry Cottage was still functionally related to the working of the estate, park and still ancillary in function to the main house. Given the listing was only four years after this I'd suggest this was probably still the situation then."*
- 4.4. While this interpretation is perfectly reasonable, without access to the deeds, it is difficult to determine what constituted the curtilage of the estate both historically at the construction of Quarry Cottage, or at the time of the sale to the Council, or indeed when these elements were added to the List. Though it is rational to assume any of these buildings within such close proximity to Wentworth Castle were included in the curtilage and functionally related to the working of the estate, it is noted that in the historical record there previously was a public road located south of the application site that separated the application site from the rest of the estate, and the area to the north of Holme Farm was largely undeveloped, with some quarrying of sandstone directly adjacent to the application site at some point. This lack of development and unsightly land use would likely be avoided within the confines of the estate itself, potentially further signifying separation from the thoughtfully laid out estate parkland. It is also significant that other buildings in this area north of the estate's walled garden fronting Lowe Lane, constructed earlier than the application building and with greater links to the estate than the application building, having been erected for the 2nd Earl of Strafford to add interest to the former service entrance, such as the Pillared Barn (c1775, listed grade II*) and Steeple Lodge (c 1775, listed grade II), are notably not included within the extents of the wider Grade I Listed parkland as drawn by Historic England.



Extents Of Wentworth Castle Grade I Listed Parkland And Gardens (Green) Not Incorporating A Number Of Buildings Including Individually Listed Pillared Barn And Steeple Lodge (Blue Pins)

- 4.5. Though the application building's original function for the estate can be speculated, either as the building name might suggest originating as a cottage for workers of the adjacent quarry, or more likely either a cottage for agricultural workers associated with Holme Farm or a building within the wooded area associated with the 'Nursery' use, there is no definitive answer, and each of these uses could equally be independent of the wider estate curtilage. Irrespective of the possible original use of the building, the change in plot shape to a more rectilinear plot, and loss of woodland by the OS map of 1931, is suggestive of a new domestic use of the building and the creation of defined domestic amenity areas, and reasonably can be assumed to represent the sale

of the land from the estate at this point. As such, the Conservation Officers assertion that the property was likely in curtilage of the wider estate and remaining ancillary in function to the main house at the time of purchased by Barnsley Corporation in 1948, and the listing of Wentworth Castle four years later in 1952, is far from assured. Under guidance for handling heritage applications, it is stipulated listed building consent may be required if works are proposed to any pre-1948 building that was in the curtilage of the principal building at the date of listing, provided it is fixed to the land and is ancillary to the principal building, which would not be the case if the application land had been sold or brought into separate domestic use not ancillary to the workings of the estate by 1931 as hypothesised.

- 4.6. In addition to the lack of clarity regarding the curtilage, there is also a degree of uncertainty as to exactly what was protected under the original listing (List Entry Number: 1151065), as it is noted the inclusion of Wentworth Castle as a statutory Listed Building in 1952 does not seem to include all elements of the wider estate. While guidance on Listed Building protections stipulate that the protections extend to all parts of the building covered by the list description, possibly including curtilage buildings or other structures, it is notable that the list description provided, though meticulous in detail, describes only the exterior and interior of the house itself and doesn't mention any grounds or ancillary buildings. Instead, separate listings are included in 1952 for other elements deemed worthy of listing, including the Serpentine Bridge and Gun Room, suggesting not all aspects of the estate were automatically deemed covered under the one listing and individual protections for these buildings were also required. Further individual buildings were added to the List in 1968, such as Stainborough Castle, Steeple Lodge, a former stable block at Home Farm, gates adjacent to Wentworth Castle, and the Corinthian Temple, and again in 1979 including the Pillared Barn and a collection of cottages, barns, and cowhouses associated with Home Farm. Finally, the grounds themselves, within were covered by the Grade I Park and Garden listing (List Entry Number: 1000415) in 1984, with the application site seemingly within the extents of the boundary illustrated for the Listing. According to Historic England guidance the emphasis of the Registered Parks & Gardens is on 'designed' landscapes, focusing on gardens, grounds and other planned open spaces, not specifically the buildings within them, and the inclusion of an historic park or garden on the register in itself brings no additional statutory controls, requiring individual buildings to be individually Listed. It is however, recognised that the building was within domestic use, not ancillary to the estate at the time of the creation of this later listing, as there is evidence in the planning record of a domestic extension application 6 years later, and as such it is questionable as to its inclusion within the curtilage of the estate at this time.
- 4.7. While the protection of the neighbouring heritage asset is of paramount importance, it is notable that previously the Local Planning Authority has not requested listed building consent applications alongside various recent applications for building alterations, including the erection of an extension, the addition of dormers, a conservatory and raising of the roof. Typically, an amendment within the identified curtilage of a Grade I Listed Building would require the upmost level of assessment and justification, yet, seemingly the building has been treated previously as an unlisted building within the immediate context of a Listed Heritage Asset, indicating previous Case Officers have interpreted the site to not form part of the Listing, potentially for the reasons outlined above. Alternatively, it may be that due to the number of alterations over time, degrading the historic simple agricultural form of the building, the dwelling has lost some of its value and significance it once may have had. As a result, it may have been deemed listed building consent for alterations may not be needed.
- 4.8. Regardless of designation status, it is clear the application building forms part of the wider estate context, offering some shared group value with the buildings north of Wentworth Castle, and as such this statement will assess in detail the impact the proposals may have on the highly sensitive site, by directly affecting any described features within the Wentworth Castle List description that make it a significant heritage asset, or any impact there may be on the special character of the area, or the wider historic context. These potential impacts will be a material consideration proportionate to the high level of historical significance of the Grade I Listed parkland.

5. Building Appraisal

- 5.1. The most significant contribution made by the application building is from the north side abutting Lowe Lane behind a grass verge, where the building retains its simple agricultural form and high dry-stone boundary walls, creating a pleasant gateway setting upon the approach to the northern entrance of the Grade I parkland and Wentworth Castle house 390m to the south. From the north of the site, off public land on Lowe Lane, the original element of the building as outlined in the site history occupies a prominent position parallel with the road on southwest-northeast axis, abutting the narrow grass verge and high boundary wall, positioned at a higher elevation than the steep gradient of the road. The building has a simple pitched rectilinear form, giving an agricultural appearance, and a near blank natural stone façade to this elevation, with three narrow windows well-ordered and evenly spread across the elevation. The slate roof tiles appear in good condition and are likely a modern replacement following an approval in 1995 to raise the roof of the dwelling, though details of this application are unavailable in the planning record.



Existing North Elevation From Lowe Lane

- 5.2. There is a single storey lean-to projection behind the boundary wall within the site to the south west, thought to be the historic entry point to the building, and another single storey shallow pitched projection to the left of this elevation (north east) stepping up slightly from the height of the boundary wall, and although it is believed this is a replacement structure for an original smaller detached external store in a similar location, it retains an agricultural appearance, and does not diminish the prominence of the existing structure.
- 5.3. From the main arched site entrance at the north-west off Lowe Lane, there is a hardstanding courtyard area off a section of shared drive flanked by a high stone wall and tall mature hedgerows, screening the site from all but the internal gateway framing the south-west (functional front) elevation of the application building. There is also a dense section of mature trees to the south that, along with the tall boundary treatments, give the building an isolated feel, somewhat detached from the other buildings of the estate.



Existing Site Access Northwest Of Dwelling From Lowe Lane



Existing Access Arch And Shared Drive



Existing West Elevation From Site Access Gate

- 5.4. Upon entering the application site, the modern addition of the north-south dormered range is visually prominent in the collection of buildings forming the dwelling, with the visible original gable end appearing as a secondary element. While the form of the extension itself emulates the proportions of the existing property, closely matching eaves and ridge heights, it is noted it would have been preferable to make all extended elements subservient to the original building form. The extended section has an ordered fenestration pattern, with the pair of dormers, larger glazed openings mirrored to either side of a central door, and create a distinctly domestic 'cottage' appearance. The addition of dormers, along with uncharacteristically large window openings represent a slightly discordant feature that is not typical of the host building or other properties nearby on the estate. The building has a linking portion that is subservient to both the ridge and eaves of the original property and the main body of the extension, and creates a rambling form that helps to break up the visual mass of the building. The stonework of the extension is a particularly close match to that of the historic fabric, and as such is hard to visually determine what was historic and what constitutes later additions, and it may have retained more historic value in the original structure if the extension represented a clearly modern intervention allowing the history of the building to be more plainly understood.



Existing West Elevation

- 5.5. The prominent position of the building at a high elevation, mean that the rear elevation of this later addition is a somewhat prominent element from Lowe Lane as you approach from the northeast. However, it's impact is mitigated, as it is noted that from nearby the substantial boundary treatment and steeply falling road significantly obscure much of this extension, and from greater distances only the top of the building is visible at certain vantage points, over the top of the tall mature hedging that separates the garden from the meadow to the east, with glimpse views possible through the trees and vegetation following the highway on Lowe Lane.



Existing Property From Northeast On Lowe Lane



Existing Property From East On Lowe Lane

- 5.6. It is evident there has been some loss of historical character due to the previous development, with the historic minimal and utilitarian agricultural style of the original building being distorted by the addition of modern dormer and rooflights along the southern inward facing elevation, and a replacement raised roof, along with the total loss of the simple rectilinear form having a more prominent modern mass perpendicular to it. The Local Authority Conservation Officer acknowledges that these alterations over time have reduced the value and significance of the original structure, perhaps to the point that it would preclude the need for listed building consent for alterations, if indeed considered Listed.

6. Proposed

- 6.1. The proposals seek to extend the existing cottage to the southeast, replacing a paved area of parking and existing timber shed, with a two-storey side extension creating an integral double garage and ancillary storage room created above. The proposals also include the creation of a feature glazed entrance with a large triple rooflight positioned above, and the widening of exiting openings in the rear of the property to create bifold doors, along with minor internal alterations.



Existing Front Elevation



Proposed Front Elevation



Existing Rear Elevation



Proposed Rear Elevation

- 6.2. It is understood that following pre-application consultation with the Conservation Officer, changes have been implemented in the design, with the removal of a single storey, 2.95 x 9.96m, rear flat roofed, contemporary garden room, with bifold doors and roof lanterns, and alterations were made to the size of the side extension to ensure the internal measurements of the proposed garage would meet modern standards for off-street parking provision.
- 6.3. It is noted the garage and storage ancillary room created above are both externally accessed and there is no access proposed from the existing property internally. The extension has a large panelled single garage door to front, and a door and windows into stairway at the rear providing access to the first-floor storage. There are provisions for 3 no. roof lights on the North-East side of the roof, with the first floor room proposed to provide ancillary domestic storage space.
- 6.4. The existing property has a number of entrances, with the historic element having an entrance through a small room to the western end closest to the site entrance, another entrance into a corridor linking of the original and extended parts of the building, with the roof over the recessed footprint creating a covered porch, and there is an entrance in the middle of the previous extension into the hall and main stairway. This surplus of competing access points, caused by the building having been extended over time, creates an element of visual confusion, and as such it is proposed to create a new prominent glazed entrance lobby within the existing covered entrance porch, at the intersection of the original and extended elements. The deep recessed covered entrance is brought forward to create a new glazed lobby, with the entrance door and glazed side lights only slightly recessed (250mm) from the front elevation. The proposals include the installation of a large triple rooflight positioned above, to create a bright and welcoming space, and aid in defining this as the main entrance point. This area internally sees the largest reconfiguration with the utility moved north to allow concealed cloaks and boot storage and access through to the rear door from within the entrance lobby, and the extending of a window next to rear door lowered to ground level for increased internal lighting.
- 6.5. To the rear of the dwelling it is proposed to extended the existing double doors and window openings to accommodate larger bifold doors from the now open-plan kitchen, living, dining areas, following the loss of some internal separating walls. At first floor, it is also proposed to replace the two existing dormer windows located on North-East side of the roof with larger ones. It is presumed this is predominantly to increase internal usable footprint and headroom, as it appears the glazing element is to stay largely as it is currently. To the north of these on the lower roofline it is proposed to insert a new dormer window, similar in size to the existing dormers, into a shared dressing and ensuite area off the master bedroom.
- 6.6. It is noted that the only minor works proposed to the original section of building would be the creation of a small WC next to an existing staircase at ground floor. While it is assumed some loss of historic fabric will be required to connect the WC into existing drainage, the creation of the room will require only minor changes to the layout through the erection of stud walls.

7. Impact Assessment

- 7.1. Despite the indefinite Listed status of the application building, as outlined previously, it is noted the proposals are largely in keeping with the character of the area and employ conservation design principals appropriate for development within the context of a heritage asset.
- 7.2. The proposed works are nearly exclusively limited to the modern, previously extended section of the building, and do not alter, or require the demolition, of any of the external fabric of the original building, with the only internal change to the historic fabric being the creation of a small WC. As such, the direct impact on the historic fabric of the building itself is negligible.
- 7.3. The garage development would broadly mirror the stepped down mass to the north that links the extension to the original building element, and as such would create a rational order to the building form in this range. The roof design of the garage is subservient to that of the main building, having a significantly lower ridge and eaves height, and resists utilising additional dormers in this area to increase the usable internal floorspace in favour of rooflights which visually compete less against the dormers of the existing property. The extension would also be set back by approximately 250mm from the existing southwest elevation, further denoting subservience to the existing structure. The proposed garage extension is located furthest away from the historic part of the application building, and positioned away from the road, obscured by the existing structure and high boundary treatment, minimising any visual impact from the extension, and

maintaining the visual prominence of the historic part of the building that abuts the road, when viewed from Lowe Lane.

- 7.4. The proposed infill of the existing covered entrance to create an enlarged entrance hall, will have minimal impact, as bringing glazing to the front of an existing recess will not give the appearance of additional mass and will not fundamentally alter the appearance of the building. Similarly, the enlargement of the rear openings to create bifold doors, and dormers at first floor level will not significantly alter the appearance from that of the existing where large glazed double doors are present.
- 7.5. Given the proximity to Lowe Road, the addition of a dormer to the master dressing room, will result in a prominent feature, but since it will be viewed in the backdrop of a rambling collection of buildings, and will be smaller and set lower than the existing rear dormers, it is thought that any visual impact from this will be minimal.
- 7.6. When analysing the impact the proposed extension and alteration of the existing extended range will have on the context of the original dwelling, it is practical to weigh the existing loss of historical character due to the previous development, and the inability to clearly distinguish the original form or minimal and utilitarian style. Therefore, it is considered that the current value and significance of the building to the historic context is relatively limited, and the proposals themselves representing a fairly modest addition, in areas where impact has already taken place will not significantly intensify this impact.
- 7.7. Considering the impact the proposals may have on the wider special character of the area and Grade I Listed Parkland, it is important to note that wider views to the area of the site affected by development are restricted, with the existing structure, high boundary treatment, and mature trees and vegetation obscuring the development from most vantage points along publicly accessible Lowe Lane. The break in the treeline along Lowe Lane 235m to the east, or along the public access to the Wentworth Castle car park 273m to the southeast offer the best vantage points to view the development, but at that distance and obscured by the mature hedge line boundary of the domestic curtilage, it is thought to have minor visual impact.
- 7.8. Given the sites isolated position, surrounded to the south by woodland, and with two layers of boundary treatment to the west along the shared access road, it is understood the proposals will not be visible from within the estate, or any other neighbouring property, other than from these two identified vantage points. The Local Planning Authority Case Officer outlined in their response to a pre-application enquiry *"Generally, there is unlikely to be any significant harmful impact to the amenities of neighboring properties regarding overshadowing, overlooking and reduced outlook as the site is relatively isolated, with the nearest residential properties sufficiently distanced and located to the South-West. The overall design appears to be sympathetic to the original dwelling and existing extensions, adopting similar features and external materials; as such, impacts to visual amenity would likely be minimal."*

8. Conclusion

- 8.1. As outlined in this document, the application site has a relatively modest historic value and significance itself but gains its historical significance from forming part of the historical context to the Grade I Listed Parkland of Wentworth Castle.
- 8.2. While it is thought that Quarry Cottage, was at one time functionally related to the working of the estate, the original use of the property and the date at which it was sold for independent domestic use is unknown.
- 8.3. Originally constructed in the late C19 (c.1855-1893), it is clear that the property was not significant to the estates founding in mid C17, or extensive development of the house and grounds in the early C18, and located in an isolated position 380m north from the main Wentworth Castle building, near the rear service entrance, it would have originally been largely cut off from the rest of the estate by a public road until its relocation to the north c 1720.
- 8.4. There is a degree of uncertainty over the designation status of the application building itself, though there is partial evidence that the application building was in separate domestic use by 1931, therefore it is thought to be unlikely to have formed part of the purchase of the estate by Barnsley Corporation in 1948, and as such would not be part of the curtilage when the main house

Wentworth Castle was Listed in 1952. Furthermore, the separate inclusion of individual buildings within the estate on the List both at the time the main house was added in 1852, and after in 1968 and 1979, infers the original Listing of Wentworth Castle does not include all elements of the wider estate. The inclusion of the application site within the extents of the boundary illustrated for the 1984 Listing of the Grade I Park and Gardens, could also be questioned if the site was in separate domestic ownership at the time of this Listing, as is evidenced by the lack of inclusion of other notable buildings in this area with greater links to the estate than the application building, such as the Pillared Barn and Steeple Lodge. It is noted that the sites inclusion on the register of an historic park or garden in itself brings no additional statutory controls. This is reflected in the precedent that previously the Local Planning Authority has not requested listed building consent applications alongside various previous applications.

- 8.5. Despite this, it is considered the building does have a generally positive contribution on the character of the area, the Wentworth Castle and Stainborough Park Conservation Area, and more broadly the wider surrounding context of the Grade I parkland. It is evident there has been some loss of historical character due to the previous development, with the historic minimal and utilitarian agricultural style rectilinear form of the original building being distorted by the addition of modern mass perpendicular to it, and alterations to the roof.
- 8.6. The development has been redesigned since the pre-application enquiry, and the proposal now represents a fairly modest addition, extending modern areas of the existing building where impact to the original structure has already taken place. As such, the proposals should be considered a sustainable form of development that would not have any unacceptable visual impact, by virtue of the building's isolation and restricted views to the development, the siting of the development behind the modern extension furthest away from the historic part of the application building and road, and a design broadly in keeping with the character of the area.
- 8.7. The proposals retain the most significant contribution made by the existing application building, in the form of the original northern elevation, where the original part of the building retains its simple agricultural form and high dry-stone boundary walls.
- 8.8. The impact of the proposals is assessed to be fairly low, as the potential harm to the heritage significance of the application building will be minimal and given the isolated position it must be considered to not harm visual amenity, or have any adverse heritage impacts on the wider Grade I Listed parkland, or on neighbouring living conditions regarding overshadowing, overlooking and reduced outlook.

Document produced by:

A handwritten signature in black ink, appearing to read 'Mark Smith', with a long horizontal flourish extending to the right.

Mark Smith
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Value Added Design

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