Essence Architecture Ltd.

Heritage Statement

Extension and Alterations to a Grade II Listed Building within a Grade I Parkland setting

Queen Anne's Lodge
Off Rockley Lane
Worsbrough
Barnsley
S75 3DS

Rev A March 2015 – Updated in line with amendments to Lounge extension as requested by English Heritage.

Rev B August 2015 – Garage removed, alterations to Annex proposals, heat pump proposals added.

Rev C September – Photographic survey added

Rev D June 2016 – Garage proposals added

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Location

The Site is Queen Anne's Lodge, off Rockley Lane, Stainborough. It is situated on the edge of Stainborough Park, a Grade I Listed Landscape and it is within the Wentworth Castle and Stainborough Castle Conservation Area. It is adjacent to Queen Anne's Monument (also known as Queen Anne's Obelisk). The Wentworth Castle and Parkland is open to the public until 5pm on summer evenings.

The Site is situated in D8-D14 Green Belt land and is designated as NE8 Area of High Landscape Value.

The Royal Mail refers to the site address as Queen Anne Lodge, but the English Heritage Listing refers to it as Queen Anne's Lodge. For the purpose of this application, the Listing name will be used.

Description of Proposals

The initial proposals are to obtain Planning Permission to

- carry out maintenance and repairs to the original building,
- demolish an existing annex and rebuild to original footprint,
- demolish an existing pebble dash garage and brick built out house,
- take down an existing brick boundary wall,
- build a stone and oak framed extension and sun room extension,
- construct timber two car garage and carport,
- ground source heat pump and trenching for coils.

Assessment of significance

Name Under the Listing – Queen Anne's Lodge and attached gates to North West corner

Number Under the Listing - 1315081

Grade of Building – II

Date first listed - 4 December 1986

Date of Building and Significant Dates – Circa 1734 (Contemporary to Queen Anne's Obelisk)

Name of Architect or Builder – Unknown

Description of features of the building (Extract Taken from the EH Listing)

Probably c1734 (date of Queen Anne's Obelisk (q.v.)), altered and extended in keeping. Rubble sandstone, stone slate roof. Twin-roofed, single-storey, rectangular range with C18 gates attached to north-west corner and lower addition set at angle against south-west corner. Side of lodge facing former drive to obelisk has small 16-pane sash flanked by paired pointed-arched windows having casements with glazing bars. Hipped roof with ridge stack. Each return has a blocked doorway and ogee-headed window with casement. Matching parallel range of later date: ogee-headed window in one end, side elevation forms entrance front with part-glazed door

flanked by sashes with glazing bars.

Gates have tooled, monolithic stone piers with shaped heads; wrought-iron gates with wave-pattern bars and scrolled side panels, finialled top rail.

Assessment of Impact on Significance

When considering the impact of the proposed works, we have concluded that there are two main impacts that need to be considered.

The first is the impact of the changes on the heritage asset (the Grade II Listed Lodge) and its grounds.

The second is the effect of the changes on the views from around the Wentworth Estate. A image of the Estate Map (provided by Wentworth Estate to all visitors) indicating the various points of interest has been attached in Appendix A.

Assessment of the impact the proposal will have upon the heritage asset

Regarding the impact of the changes on the Lodge, the dwelling has been altered and extended previously, but the workmanship appears to be of a poor standard. The extension and alterations have been of poor quality and construction. It appears that the previous owners have not carried out the maintenance and repairs to the property as has been necessary. The existing pebble dash garage is particularly incongruous and its removal and replacement with a more traditional agricultural style garage will be a great improvement.

Maintenance Works:

The majority of the work to the existing building is maintenance work which is necessary to ensure its long-term survival. This briefly includes (but is not exclusive to)

- Removing and replacing the existing stone roof, repairing or replacing any damaged timbers, providing insulation and breathable membranes.
- Removal of condemned chimney and chimney breast to existing lounge.
- Electrical rewire
- Installation of underfloor heating system and floor insulation.
- Replacement of plumbing system
- Replacement of the existing windows with slimline double glazed windows of similar design.
- Internal replacements of rotten and damaged timber
- Lining of the internal face of the external walls with insulation backed plasterboard.
- Take down and rebuild rubble wall annex and rebuild to current building regulation standards, while replicating the appearance of the original annex.

Primary Extension:

The primary extension has been designed to be passive to the Lodge, which clearly remains dominant.

There is a clear division in the form of the glass divide, which clearly demarks the existing and proposed. The floor level has been reduced and the roof line of the extension reduced slightly when compared to the annex.

The elevation which faces toward the parkland has been intentionally left plain, to give the appearance of a boundary wall, similar to the boundary wall which has been removed. The elevation which faces the domestic garden has been designed to be significantly distinct from the original building, so that it can easily be identified as an extension.

Secondary Extension:

It is proposed that the existing bay window which overlooks the Parkland is removed and a stone extension with windows extension be built. This will provide space for a private sitting room.

The wall that is proposed to be removed has already been subject to numerous alterations, including new window openings and existing windows being blocked up.

The Client has been mindful of the impact that the sunroom will have on the Parkland setting and has considered the following:

- Visual impact of the extension: The extension is replacing a bay window which is of poor construction and design. The extension represents an increase in volume but his has been visually reduced by orienting the extension so that only one face is visible along the vista from the Castle. Also, the roof of the extension has been designed so it is camouflaged by the original roof beyond it and the stonework and ashlar will be of a high standard to reflect the status of the Lodge. The heads of the windows will be a double ogee to match the existing windows.

- The reflectance of the glass: There is a small relative increase in glass area visible from the Parkland, once the existing bay window is taken into account. However, the Lodge is significantly far away from the House, that the small increase in volume will not be perceptible. There is a significant amount of hedging between the boundary and the proposed extension which will mask the visual impact of the extension.

- The appearance of the Sun Room at night – The lights will be visible from the House at night time, but this will be outside times when the gardens and parkland is open to the public. Also, the building is not visible from the public areas of parkland so this should not be an issue. There is also a significant amount of hedging between the boundary and the proposed extension which will further mask the visual impact of the extension.

Garage

The design of the garage has been the subject of discussions with the Client, the Conservation Officer and the Planning Officer. The proposed garage is a modest two car garage with a carport to have oak structure and timber cladding. It is intended that by using oak and timber as the primary structural and cladding materials, this will further reduce the impact of the building on the Listed building setting.

Heat pump

It is proposed that the heating and hot water system is replaced with a ground source heat pump system (see **Justification of the Works** for more information). Once a heatpump and underfloor heating system is in place, the whole installation (the ground loop in the garden and the underfloor heating inside the house) is undetectable. In the case of the lodge, the existing radiators will be removed. Therefore, the installation of a GSHP will have a positive effect on the heritage asset.

Assessment of the impact the proposal will have upon the Grade 1 Parkland

Regarding the impact on the views towards the Lodge from the Wentworth Estate, an investigation into the locations where the Lodge is visible from within the Park has been carried out.

Views from the House

It has been found that, while the Lodge is visible from the House and the Visitors' Centre, the Lodge is significantly far away (1.25km) and it is very hard to identify the Lodge within the landscape. It is strongly masked by the surrounding trees and vegetation. Image 1 has been taken from the seating area outside the café and it demonstrates that it is very hard to identify the Obelisk and Lodge from this distance, strongly suggesting that the impact on the House and visitors to the house will be negligible. Image 2 has zoomed in on the location of the Lodge, where the Obelisk is just about identifiable, but the Lodge remains camouflaged by the surrounding landscape.

Image 1

Image 2

Views from the Parkland

There are various walks around the park, dictated by the landscape (woodland and Serpentine Lake). The Lodge is not visible from the vast majority of these walks because of the landscape , including hills, woodland and the undulation of the land. Image three has been taken along the shortcut to the Visitor Centre (See Appendix A) and the Obelisk and Lodge are fully obscured by the wood at the southern end of the Serpentine Lake and the mature trees that line the edge of the Lake. The Obelisk and Lodge beyond are only visible once you approach the Obelisk through the recently planted Ivas Wood

Image 3

The Obelisk and Lodge beyond are only visible once you approach the Obelisk through the recently planted Ivas Wood. The Obelisk and Lodge are not directly visible from any other location within the wood, except along the path shown.

Image 4

Image 5

View of existing dwelling when approaching the Obelisk

The lay of the land and the vegetation means that the house is very unobtrusive.

Will the proposal harm, enhance or preserve the significance of the heritage asset?

The maintenance and repair work will greatly enhance and preserve the significance an longevity of the heritage asset. The fabric of the building has been left to degrade through inaction by previous owners, and the present owner wishes to put this right.

While the proposed extensions will alter the building, great care has been taken to maintain the integrity of the original building and to have minimum impact on it. Where alterations have been proposed, they are to areas that have already been adversely affected by previous modern works. Where it is necessary to alter the fabric of the building, this has been carefully designed to have the minimum impact. It is very important to the Client that the integrity of the building (especially the untouched areas) is maintained.

Justification of Works

Demonstrate why the works are required

The Client would like to carry out the work to the building to ensure the protection of the building and to ensure its use and enjoyment for many future generations. It is his intention for this to be a home for himself and his family for the foreseeable future. The current building and layout is adequate for a couple or very small family, but looking to the future, they are hoping to have a large family and want to plan for this now.

As well as protecting the fabric of the existing building, the maintenance of the building is required to provide a suitable and safe environment in which to raise a family. There is no insulation to any of the thermal elements. The existing building is cold and damp and would present a possible health risk for young children. Many of the windows and joiner elements are rotten and require replacement. See image 16.

Since the original application and granting of permission, the building has developed significant cracking internally. This has been assessed by a chartered surveyor and structural engineer who have confirmed that work will be required to the failing roof structure to alleviate the problems. This has been discussed with Mr Wiles who has confirmed that sympathetic roof repairs with traditional materials and methods will be acceptable.

The existing fire, fireplace, flue and chimney to the living room have all been condemned by a CORGI registered plumber. The Client has been advised by specialists that it should be removed in its entirety. The chimney stack which this flue taps into is on top of a different fireplace and so will not be affected and will be retained.

The primary extension will allow the family to use the building to its potential, maximizing its usage and making the most of the extensive gardens and south facing aspect.

There is no gas supply to the lodge so the obsolete and uneconomic hot water and heating system is fueled by kerosene, which is an expensive, unsustainable and environmentally unfriendly fossil fuel. Modern radiators have been installed throughout the lodge. By installing a ground source heat pump, the advantages are as follows:

- The GSHP system will be more economic to run in the long term and will reduce the carbon footprint of the building.
- There is ample garden for the loop to be laid within.
- Following the works the land will be returned to the original appearance so there will be no visible indication of the loop.
- The GSHP lends itself to underfloor heating. This would be a 20mm board can be laid top of the joists. The existing modern floor boards can be taken up and re-laid on top of the underfloor heating boards. (See Image 17 and 18)
- Modern radiators can be removed.

Disadvantages are:

- Alterations **may** be required to the doors, architraves and skirting boards. These can be carefully removed, altered and replaced, subject to agreement with Conservation. Inspection has confirmed that the floor boards are modern pine and have no architectural merit. See Photographic study, images 17 and 18.
- Insulation levels to the roof, walls and floors will need to be upgraded in line with current building regulations. It is proposed that insulated plasterboard is applied to the internal face of the external walls.
- Air tightness of the structure will need to be improved.
- High costs in the short term for the installation of the pump and the ground loop.

Are there alternatives that would cause less or no harm?

We have considered alternatives to the proposals which have been discounted due to them producing awkward roof junctions. The simplest (and therefore the most attractive) way of extending the building was to continue the roof line of the annex, giving the appearance of a long, low agricultural type structure from the rear, similar to the garage and boundary wall there at the moment.

It is the opinion of the client that the current proposals will have the minimum impact on the Conservation Area and Parkland while enhancing the appearance of the existing property, achieving the Client's requirements by making it a more enjoyable place to live.

Recent Local Precedents

In 2013, the Grade I Listed Conservatory at Wentworth Castle was restored and extended, with a modern extension attached to it. The mix of old and new presents a very strong precedent to the more modest proposals at Queen Anne Lodge.

A source at Wentworth Castle has confirmed that this building is currently heated by underfloor heating. A ground source heat pump was considered as a heating source, but this was discounted because the Conservatory has a gas supply which is more cost effective.

Image 8

Restored Victorian Conservatory from the front

Image 9

Restored Victorian Conservatory from the side and rear showing the modern extension

Discussions with Planning Officers

Alyson Ronan (Architect) and Richard Campbell (Client) have discussed the proposals with Conservation Officer Tony Wiles on various occasions. Many consultations have taken place at the site. Mr Wiles has made many suggestions and comments, which have been used to develop the design. Planning and English Heritage have also been consulted by Mr Wiles and their comments have been welcomed and taken into account in the proposed design.

Volume calculations have been carried out by Planning and the volume increase has been found to be within the guidance.

Appendix A

Discover...
Stainborough Park
A guide to the Parkland
1 East Park
The East Parkland was the site of some of the earliest and most important landscape design. The grassland now provides a rich habitat for a variety of species.
2 Serpentine Bridge
This elegant Palladian bridge carried a drive leading from the Strafford Gate to Wentworth Castle. On a sunny summer day watch the dragonflies flying low over the water.
3 Strafford Gate
Dating from 1768, the arched gateway marks the eastern entrance to the park. It was dismantled in 2006 and moved 20 metres, allowing a new access road to be built.
4 The Serpentine
A very important feature of the estate, this informal lake was designed to imitate the character of a long, sinuous river.
5 Ivas Wood
Once decimated by open cast mining, this area has been replanted with a mix of Oak, Ash, Alder and Birch which will mature in time to recreate the splendour of one of Thomas Wentworth's great woodlands. Herons build their nests high in the trees here in February and March.
6 Queen Anne Monument
The obelisk was built in 1734 to commemorate Thomas Wentworth's patron Queen Anne, who died 20 years earlier.
7 Rotunda
Built between 1742 and 1746 and recently restored, the Rotunda is said to be based on the Temple of Vesta in Rome.
8 Broom Royd Wood
Over 30,000 new trees were planted here and in Ivas Wood during the period 2004-7. Visit in spring for a beautiful display of bluebells.
9 Duke of Argyll Monument
A statue of Minerva, the Goddess of Wisdom sits atop the Corinthian column dedicated to the father in law of William Wentworth.
10 The Great South Avenue
A double avenue consisting mainly of Oaks that leads towards the South Lawn and Palladian wing of Wentworth Castle.
The Wentworth Deer
We are lucky to have both Red and Fallow Deer in the parkland and ask that you keep your dog on a lead at all times and do not feed the deer. The deer give birth in June/July and the adults may leave their young alone for a time as they feed. The rut starts in October and the stags can become protective of their herds at both these times.
DISCOVER EAST PEAK
ENGLISH HERITAGE
Restoring the gardens, Rediscovering the stories www.wentworthcastle.org
wentworthcastle PARKLAND
Long Barn Visitor Centre
Stainborough Village Exit
Hood Green Exit
Rockley and caravan site Exit
NORTH
Walking Routes
distance allow
1 ¼ miles 30-45 mins
3 miles 1¼ hours
4 miles 2 hours
Shortcut to Visitor Centre
1 & 2
3
4

Photographic Study

Image 10

Image showing front elevation of main lodge.

Image 11

Image showing front elevation of annex extension. Obelisk in the background.

Image 12

Image showing rear elevation annex extension adjoining the main lodge.

Image 13

Image showing rear side of junction between annex extension and the main lodge.

Image 14

Image showing bay window at rear

Image 15

Image showing pebbledash garage

Image 16

Example of rotten joinery work

Image 17

Typical floor board throughout

Image 18

Painted bathroom floorboards