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Lathams.

On behalf of Fitzwilliam (Wentworth) Estates.

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March 2013
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![Fig. 1 Doric Lodge, Fitzwilliam (Wentworth) Estate](image)
1 Introduction

1.1 Overview

Lathams (Architects, Building Conservation and Urban Design consultants) has been commissioned by Fitzwilliam Wentworth Estates (FWE) to undertake a Heritage Impact Assessment, in respect of a proposal for preferred development sites, on the Bassingthorpe Farm site. It is understood that the preferred use is for housing and employment as part of Rotherham Metropolitan Borough Council (RMBC) Local Development Framework (LDF).

The purpose of this assessment, which will form part of the Examination in Public evidence base, is to examine the impact on the heritage assets (and their setting) in the vicinity of the Bassingthorpe Farm area, including the registered Grade II* Wentworth Woodhouse Parkland (Register of Parks and Gardens of Special Historic Interest) and the Grade I listed Wentworth Woodhouse, as well as other nearby listed buildings and those parts of the Greasbrough Conservation Area close to the northern edge of the proposed development site. As well as providing evidence to support this allocation at the EiP, a key purpose of this Assessment is to inform the Masterplan by geotechnical, landscape, highways and drainage considerations (with reference to consultants reports), as well as joint working with the various Local Authority disciplines.

This broad area is described in this report as Bassingthorpe Farm Urban Extension Site.

1.2 Consultees/Acknowledgements

Visits were made to the local history library and with assistance from Ideal Dimensions, England & Lyle, and the Newbold Family, access to Wentworth Woodhouse was arranged. A number of source documents and photographs were identified for inclusion in the report.

1.3 Methodology

1.3.1 Assessment Process

In carrying out this assessment, a four stage approach has been employed consisting of:

- Identification of Heritage Assets;
- Assessment of Significance;
- Assessment of Impact;
- Assessment of ways in which any harm might be mitigated.

Identification of Heritage Assets

The extent of the study area (Fig. 2 pg. 8) was defined by a desktop study of all heritage assets which are likely to have views of, or views to, the Bassingthorpe Farm Urban Extension Site. These heritage assets were mapped (see gazetteer section 2.3). This was followed by fieldwork - a rapid visual assessment of the identified heritage assets was made to establish which are likely to be affected by the development within the Bassingthorpe Farm Urban Extension Site, either directly or through changes to their setting.

Assessment of Significance

This stage involved a further assessment of each of the individual assets identified in the previous stage and also, where relevant, the inter-relationship with other assets in the area.

This assessment of significance is based upon the current National Planning Policy Framework’s (NPPF) description of significance viz:

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. Significance derives not only from a heritage asset’s physical presence, but also from its setting.

The setting of a heritage asset is also defined in the Glossary of NPPF viz:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral.

The Setting of Heritage Assets (English Heritage 2011) was also used to provide detailed guidance on methodology.

The assessment gives a weighting of significance as follows:


B Considerable significance - Conservation Areas, Grade II Listed Buildings and Registered Parks and Gardens Grade II
C  Moderate significance - Assets of local importance. Non-designated heritage assets with archaeological, architectural, historic or artistic interest.

Assessment of Impact
In conjunction with Smeeden Foreman Landscape Architects an assessment was made of the impact that the development is likely to have upon each of those elements identified. This includes:

- Affect on the setting of the assets.
- Identification of possible negative or positive impact
- In the case of the Greasbrough Conservation Area, an examination of the contribution the currently undeveloped area makes to the character and setting of the Conservation Area and how its loss though development might affect it.

A categorisation of the level of anticipated impact is a given as follows:

"Substantial harm – elements which contribute to the significance of the heritage asset, including its setting, are substantially harmed or lost”

"Moderate harm – elements which contribute to the significance of the heritage asset, including its setting, are harmed”

"Slight harm – there is change to elements which contribute to the significance of the heritage asset or its setting, but that harm is minimal”

"Beneficial – those elements which contribute to the significance of the heritage asset, including its setting, are enhanced or better revealed”

“No change – there is no impact upon any element which contributes to the significance of the heritage asset including its setting”.

Assessment of ways in which any harm might be mitigated
This section assesses how the development strategy may remove, reduce or mitigate any harm that aspects of the development might cause to the significance of heritage assets.

1.4 Existing Information
The following documents have been referred to during the compilation of this report:

Landscape Character Assessment and Landscape Study for the rural areas of Rotherham Borough by Landscape Partnership, August 2009 (commissioned by RMBC). Excludes matters related to cultural heritage.

Study to Establish the Potential Effect upon the Landscape and Historic Character and Visual Setting of the Area. By Ideal Dimensions, January 2011 (commission by the Newbold family)

A number of previous studies have been commissioned by the Newbold family including:

Wentworth Woodhouse - Landscape Conservation Management Plan: Historic Landscape Management (2007);

Wentworth Woodhouse – Landscape and Visual Risk Assessment: The Landscape Agency (2009);

Wentworth Woodhouse – Landscape and Visual Risk Assessment Case
Study Waste Management Site DPD Aldwarke: The Landscape Agency (2009);

Wentworth Woodhouse – Potential Waste management Facility: Corus Steelworks, Parkgate: Ideal Dimensions Limited (2010);

Wentworth Woodhouse – Rother LDF Settlement Capacity Allocation Sites, Study to Establish the Likelihood of Adverse Visual Impact on the Historic Asset: Ideal Dimensions Limited (2010);

Wentworth Woodhouse – Woodland Significance Study: Ideal Dimensions Limited (2010);

Wentworth Woodhouse – Rother LDF Addendum to Settlement Capacity Allocation Sites, Addendum Study to Establish the Likelihood of Adverse Visual Impact of Employment Land Allocations on the Historic Asset: Ideal Dimensions Limited (2010); and


1.4.1 Limitations
It must be understood that the process of research and understanding of the value of any heritage asset is an ongoing one, and that there rarely comes a point when an assessment can be considered complete or final. There is always the possibility that new information might be discovered which might change perceptions and understanding.
The investigation of any individual building has not been exhaustive and further information could in future be derived from the following sources:

- Title deeds, lease and other property-specific information;
- Building control plans;
- Photographic and other material in the possession of private individuals;
- Unpublished research; and
- Testimony of people who have lived / worked in the area.

1.5 Rotherham LDF Core Strategy

The Rotherham Core Strategy identifies two ‘broad locations for growth’ at Bassingthorpe Farm and Dinnington East in Policy CS1. The broad location for growth at Bassingthorpe Farm is essential to help meet the housing and employment needs in the wider Rotherham Urban Area. The policy proposes that around 1,700 new homes will be developed on the site in the Plan period (up to 2028) (13% of Rotherham’s housing requirement) with a mix of housing tenures, types and sizes. However the anticipated housing supply figure within the Plan period will be subject to further capacity and viability work and could be up to 2,400 new dwellings. Around 11 hectares (5%) of Rotherham’s employment requirement is anticipated to be developed in this area. There will be a requirement to provide social infrastructure to support the proposals at Bassingthorpe Farm and the Infrastructure Delivery Study 2012 identifies some of this need including a new primary school, health facilities, sport and recreation facilities and green infrastructure requirements.

Development on site will need to reflect the requirements of the policies in the Core Strategy including:

- Detailed masterplanning to ensure the phasing and delivery of essential infrastructure and the creation of sustainable communities
- Sustainable design with a strong sense of place, well designed public realm and well designed buildings within a clear framework of routes and spaces
- Safeguarding and enhancing the quality, character and distinctiveness and amenity value of the Borough’s landscapes, protecting and enhancing its heritage assets and enhancing biodiversity and geo-diversity resources
- Enhancing the strategic and local green infrastructure corridors and providing good quality and accessible green space
- Ensuring accessibility and sustainable movement within the site and beyond creating linkages and improved connectivity to Rotherham Town Centre and local centres nearby.
- The support, retention, provision and enhancement of a range of community and social facilities
- The use of renewable energy generation and sustainable construction
- Supporting employment growth through provision of modern employment space
- The provision of affordable housing will also be expected on site.

In preparing this report the Draft Concept Plan and Density and Capacity Plan, prepared by Signet Planning (see Section 4), have been used to inform the assumptions which have been about the scale, form, types of development, or uses that might occur across the site of the Urban Extension.

1.6 National Planning Policy on Conserving and Enhancing the Historic Environment

1.6.1 Legislative Background

Planning matters in England are controlled and regulated by law through Acts of Parliament. Development proposals for the application site will need to be considered in light of: The Planning (Listed Buildings and Conservation Areas) Act 1990, which sets out the statutory requirements relating to the protection of listed buildings and conservation areas and their settings; the Ancient Monuments and Archaeological Areas Act 1979, which sets out the framework for the designation and management of Scheduled Monuments and other archaeological remains) and the Historic Buildings and Ancient Monuments Act 1953, which provides the Statutory basis for the compilation of a Register of Historic Parks and Gardens.

1.6.2 National Policy Background

The National Planning Policy Framework (NPPF), (DCLG 2012) has encapsulated the previous national planning policy guidance concerning the historic environment which was set out within PPS5. Section 12 of the NPPF, Conserving and Enhancing the Historic Environment, retains a clear requirement for buildings and places of established heritage significance to be protected.

In preparing this report the Draft Concept Plan and Density and Capacity Plan, prepared by Signet Planning (see Section 4), have been used to inform the assumptions which have been about the scale, form, types of development, or uses that might occur across the site of the Urban Extension.
National planning policy sets out what is required of local planning authorities (LPAs) at both plan-making stage (which is the stage that applies to this assessment) and at decision-making stage, to conserve and enhance the historic environment. These provisions are summarised below.

1.6.3 Plan-making

• The NPPF, para 126, states that in preparing local plans LPAs should develop a ‘positive’ strategy for the conservation and enjoyment of the historic environment in their areas, including provisions to deal with ‘heritage assets most at risk through neglect, decay or other threats’. The NPPF explains that heritage assets are an ‘irreplaceable resource’ that should be conserved ‘in a manner appropriate to their significance’.

• NPPF para 126 states that LPAs, in developing a positive strategy in their local plans, should take into account:
  - ‘the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation’;
  - the wider social, cultural and environmental benefits that conservation of the historic environment can bring;
  - the desirability of new development making a positive contribution to local character and distinctiveness; and
  - opportunities to draw on the contribution made by the historic environment to the character of the place.’

1.6.4 The determination of planning applications

• In respect of decision-making, the NPPF provides as follows:
  - para 128 states that decision-makers should require applicants to describe the significance of the affected heritage assets with the level of detail required proportionate to that significance;
  - para 129 states that LPAs should identify and assess the significance of any affected heritage asset, taking into account the available evidence and any necessary expertise, and take this assessment into account when considering the impact of a proposal so as ‘to avoid or minimise the conflict between the heritage asset’s conservation and any aspect of the proposal’; and
  - para 131 states that LPAs should take into account:
    - ‘the desirability of sustaining and enhancing the significance of the affected assets and “putting them to viable uses consistent with their conservation”’;
    - the positive contribution heritage assets can make to ‘sustainable communities including their economic vitality’; and
    - ‘the desirability of new development making a positive contribution to local character and distinctiveness.’

• NPPF para 132 explains that any loss or harm to a heritage asset should require ‘clear and convincing justification.’ The NPPF distinguishes between ‘substantial harm or loss’ and LPAs should (para 133) refuse planning permission where proposals result in the substantial harm or loss of a heritage asset – unless the substantial harm or loss is necessitated by substantial public benefits that outweigh the substantial harm or loss; and

• ‘Where a development proposal will lead to less than substantial harm to the significance of the heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.’ (para 134)

• The NPPF makes two further statements that are relevant to this assessment:
  - Para 137: ‘Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or reveal the significance of the asset should be treated favourably.’
  - Para 138 acknowledges that not all elements of a Conservation Area will ‘necessarily’ contribute to its significance, and that the ‘loss of a building (or other element) which makes a positive contribution should either be treated as substantial harm or less than substantial harm, taking into account the significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole’.
2 Understanding the Site

2.1 Location
The study area is located around Bassingthorpe Farm, Bassingthorpe: 608051 E 592287 N. The extent of the study area was defined by a rapid assessment of the assets identified in Section 2.3. This included an assessment of the asset’s setting, associative attributes, as well as views to and from the asset.

2.2 Designated Heritage Assets
The NPPF describes a heritage asset 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 assets include designated heritage assets and assets identified by the local planning authority (including local listing).

2.2.1 Conservation Area
The north west of the study area borders Greasbrough Conservation Area (refer to Figure 3). Conservation areas are areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. In considering development proposals in and around conservation areas, local planning authorities have a duty to preserve or enhance the character of that conservation area. Although the Urban Extension lies outside the boundary of Greasbrough Conservation Area, its development could impact upon elements which contribute to its significance, including its landscape setting.

2.2.2 Listed Buildings
The Planning (Listed Building and Conservation Areas) Act at Section 1 (5) defines a ‘listed building’ for the purposes of the Act as:

- a building which is for the time being included in a list compiled or approved by the Secretary of State under this section; and for the purposes of this Act:
  (a) any object or structure fixed to the building;
  (b) any object or structure within the curtilage of the building...
The Act places a duty on decision makers to consider the effects of development upon the setting of listed buildings (s.66 of the Act). For both, the local planning authority (or the Secretary of State):

“shall have special regard to the desirability of preserving the building or its setting of any features of special architectural or historic interest which it possesses.”

English Heritage defines the categories of listed buildings as follows:

- **Grade I** buildings are of exceptional interest, sometimes considered to be internationally important.
- **Grade II*** buildings are particularly important buildings of more than special interest.
- **Grade II** buildings are nationally important and of special interest.

The gazetteer on the following page includes listed buildings of nationally recognised heritage significance. The Wentworth Estate has a high number of important listed buildings which are protected in terms of building fabric and in terms of setting.

### 2.2.3 Scheduled Monuments

“...‘scheduled monument’ means any monument which is for the time being included in the schedule [compiled and maintained by the Secretary of State for Culture, Media and Sport]”.


A monument which has been scheduled is protected against disturbance or unlicensed metal detecting. Applications for Scheduled Monument Consent must be made to the Secretary of State for Culture, Media and Sport before any work can be carried out which might affect a monument either above or below ground level.

### 2.2.4 Historic Parks and Gardens

The English Heritage ‘Register of Historic Parks and Gardens of special historic interest in England’, established in 1983, currently identifies over 1,600 sites assessed to be of national importance. Parks and Gardens are graded as follows:

- **Grade I** sites are of exceptional interest
- **Grade II*** sites are particularly important, of more than special interest
- **Grade II** sites are of special interest, warranting every effort to preserve them

Registration is a ‘material consideration’ in the planning process, meaning that planning authorities must consider the impact of any proposed development on the landscapes’ special character.”
2.3 Gazetteer

2.3.1 Listed Buildings

- L-shaped Farmbuilding At Bassingthorpe Farm Approximately 20 Metres To North Of Farmhouse
  Grade II
  List Entry ID: 1132735
- Barbot Hall Farmhouse
  Grade II
  List Entry ID: 1132750
- Barbot Hall
  Grade II
  List Entry ID: 1314619
- No 6 And Adjoining Carriage Workshop On South Side Of Manor House
  Grade II
  List Entry ID: 1191974
- Greasbrough War Memorial And Railed Enclosure
  Grade II
  List Entry ID: 1132741
- 2.4. Dam Head
  Grade II
  List Entry ID: 1132747
- Glossop Lodge
  Grade II
  List Entry ID: 1132744
- Church Of St Mary
  Grade II
  List Entry ID: 1314612
- Railing And Walled Enclosure Immediately To East South And West Of Church Of St Mary
  Grade II
  List Entry ID: 1132775
- St Marys Rectory
  Grade II*
  List Entry ID: 1314613
- Pumping House At Ncb Mines Drainage Unit
  Grade II
  List Entry ID: 1132777
- The Mews
  Grade II
  List Entry ID: 1203780
- Barn At Number 24 (Nether Haugh Farm) Approximately 20 Metres To North East Of Farmhouse
  Grade II
  List Entry ID: 1193131
- Hall Farmhouse
  Grade II
  List Entry ID: 1132774
- Milepost Opposite Warren House Cottage
  Grade II
  List Entry ID: 1132776
- Milepost Approximately 350 Metres To East Of Junction With Warren Vale
  Grade II
  List Entry ID: 1132781
- Milepost Approximately 45 Metres South West Of Junction With Abdy Lane
  Grade II
  List Entry ID: 1132778
- Rockingham Kiln
  Grade II*
  List Entry ID: 1314614
- Milepost Approximately 70 Metres To East Of Junction With Hoobersfield Road
  Grade II
  List Entry ID: 1314589
- 14. Cortworth Lane
  Grade II
  List Entry ID: 1314603
- Summerhouse At Cortworth Cottage Approximately 10 Metres To North East Of Farmhouse
  Grade II
  List Entry ID: 1132755
- Hoobers Stand
  Grade II*
  List Entry ID: 1132812
  Including:
  - Hoobers Stand Cottage
    Grade II
    List Entry ID: 1314590
- 18-22, Street Lane
  Grade II
  List Entry ID: 1132814
- Glass House Green House
  Grade II
  List Entry ID: 1132752
- Needles Eye
  Grade II*
  List Entry ID: 1314588
- Hoobers Hall
  Grade II
  List Entry ID: 1132811
- Wentworth Forge At Building Yard
  Grade II
  List Entry ID: 1132754
  Joinery Workshop And Building Yard Cottage Forming North East Side Of Building Yard
  Grade II
  List Entry ID: 1132463
- Kennels House And Attached Range Of Buildings Known As The Kennels
  Grade II
  List Entry ID: 1314590
- Workshop On South Side Of Masons Yard
  Grade II
  List Entry ID: 1314601
- 47. Clayfield Road
  Grade II
  List Entry ID: 1314600
- Keppells Column
  Grade II*
  List Entry ID: 1314632
- Milepost Opposite Junction With Old Wortley Road
  Grade II
  List Entry ID: 1286415
- L-shaped Range Of Farmbuildings Now Forming Part Of Parks Department Depot
  Grade II
  List Entry ID: 1314621
- The Factory Shop
  Grade II
  List Entry ID: 1312723
- Church Of St Thomas
  Grade II
  List Entry ID: 1266823
- Kimberworth Manor House
  Grade II
  List Entry ID: 1312743
- Ferhm House
  Grade II
  List Entry ID: 1192476
- Princes Of Wales Public House
  Grade II
  List Entry ID: 1132718
- Rotherham Bridge
  Grade II
  List Entry ID: 1191884
- Scheduled Ancient Monuments
  Grade I
  List Entry ID: 1004827
- Town Hall Including County Juvenile Court Town Hall Assembly Rooms And No 33 Effingham Street
  Grade II
  List Entry ID: 1132740
2.3.2 Scheduled Ancient Monuments

1. Roman Ridge: section 400yd (370m) long in Wath Wood
   List entry Number: 1004811
2. Swinton Pottery (The Rockingham Works), 310m and 120m north west of Keeper’s Cottage
   List entry Number: 1020067
3. Roman Ridge: section 520yd (480m) E of Dyson’s Cottage to Long Plantation
   List entry Number: 1004814
4. Roman Ridge: section 140yd (130m) long in Dyson’s Plantation
   List entry Number: 1004815
5. Roman Ridge: section 300yd (270m) long N of Birchwood (E of Chemical Cottages)
   List entry Number: 1004813
6. Roman Ridge: section 400yd (370m) long S of Abdy Farm
   List entry Number: 1004810
7. Roman Ridge: section 300yd (270m) long N of Birchwood (E of Chemical Cottages)
   List entry Number: 1004809
8. Roman Ridge (Roman road): section 135yd (120m) long, E of Hoober House
   List entry Number: 1004830
9. Roman Ridge (Roman road): section S of Hoober House
   List entry Number: 1004831
10. Roman Ridge (Roman road): section 300yd (270m) long on Clay Hill
11. Roman Ridge: section 500yd (460m) long, N of Dog Kennel Pond, Wentworth Park
    List entry Number: 1004832
12. Roman Ridge: section 330yd (300m) long, S of Dog Kennel Pond, Wentworth Park
    List entry Number: 1004833
13. Caesar’s Camp, Scholes Coppice
    List entry Number: 1004829
14. Roman Ridge: section 110yd (100m) long, 450yd (410m) NNE of Kimberworth Park Farm
    List entry Number: 1004835
15. Roman Ridge: section 250yd (230m) in length N of Kimberworth Park Road
    List entry Number: 1004836
16. Kimberworth motte and bailey castle
    List entry Number: 1013469
17. Kimberworth Manor moated site
    List entry Number: 1013045
18. Roman Ridge: section 400yd (370m) long from Hill Top Lane to Little Common Lane
    List entry Number: 1004808
19. Roman Ridge: section 400yd (370m) long from Hill Top Lane to Little Common Lane
    List entry Number: 1004808
20. Roman Ridge: section 700yd (660m) long, Meadowhall Road to Hill Top
    List entry Number: 1004807

Figure 4: Map of designated heritage assets in the study area
2.3.3 Listed Buildings within Wentworth Woodhouse Registered Parkland

- **Wentworth Woodhouse**
  - Grade I
  - List Entry ID 1132769
  - Including:
    - Gateway With Attached Plinth
    - Wall And Ironwork Screen Forming South Side Of South Court At Wentworth Woodhouse
  - Grade II
  - List Entry ID 1193422

- **Group Of 6 Garden Urns Flanking Main Steps To Wentworth Woodhouse (West Front)**
  - Grade II
  - List Entry ID 1132770

- **Sundial Base At Mid Point Of South Terrace**
  - Grade II
  - List Entry ID 1193441

- **Pair Of Ornamental Vases Flanking Main Avenue To Wentworth Woodhouse West Front Approximately**
  - Grade II
  - List Entry ID 1132771

- **Sundial Base At Eastern End Of South Terrace**
  - Grade II
  - List Entry ID 1132772

- **Set Of Six Lamp Standards With Intermediate Bollards To East Front Of Wentworth Woodhouse**
  - Grade II
  - List Entry ID 1193326

- **Sundial Base At Mid Point Of South Terrace**
  - Grade II
  - List Entry ID 1193441

- **Pair Of Cast Iron Urns At South End Of Wentworth Woodhouse (West Front)**
  - Grade II
  - List Entry ID 1132771

- **Sundial Base At South Side Of Farmyard At Home Farm**
  - Grade II
  - List Entry ID 1132756

- **Pair Of Cast Iron Urns At North End Of Wentworth Woodhouse (West Front)**
  - Grade II
  - List Entry ID 1286155

- **Octagon Lodge**
  - Grade I
  - List Entry ID 1192947

- **Powerhouse Adjacent To Home Farm (Partly Occupied By Wentworth Windows ‘Gun Park’)**
  - Grade II
  - List Entry ID 1314605

- **Giant Urn Approximately 100 Metres West Of House**
  - Grade II
  - List Entry ID 1286402

- **Mauzeum Lodge With Dovecote On South East Side Of Farmyard At Home Farm**
  - Grade II
  - List Entry ID 1132756

- **List Of 6 Garden Urns Set Along West Edge Of Path Immediately In Front Of Wentworth Woodhouse (West Front)**
  - Grade II
  - List Entry ID 1314609

- **North Lodge Linking Wall And Gateway To Wentworth Park**
  - Grade II
  - List Entry ID 1132758

- **Statue Of Roman Soldier Approximately 50 Metres To North North East Of Bear Pit**
  - Grade II
  - List Entry ID 1203776

- **Church Gates And Railings Opposite Doric Temple**
  - Grade II
  - List Entry ID 1193422

- **Church Gates And Railings**
  - Grade II
  - List Entry ID 1132756

- **Church Gates And Railings**
  - Grade II
  - List Entry ID 1132756

- **The Cascade**
  - Grade II
  - List Entry ID 1132760

- **Bear Pit Approximately 40 Metres To West North West Of Camellia House**
  - Grade II
  - List Entry ID 1134630

- **Garden House Approximately 90 Metres To North East Of Doric Temple**
  - Grade II
  - List Entry ID 1314607

- **Peacock Lodge Farmhouse**
  - Grade II
  - List Entry ID 1286252

- **Causeway Between Dog Kennel Pond And Morley Pond**
  - Grade II
  - List Entry ID 1314608

- **Morley Bridge**
  - Grade II
  - List Entry ID 1193254

- **Rockingham Mausoleum Including Obelisks And Railed Enclosure**
  - Grade I
  - List Entry ID 1286386

- **Mausoleum Lodge**
  - Grade II
  - List Entry ID 1132759

- **Milestone Approximately 30 Metres To North West Of Mausoleum Lodge**
  - Grade II
  - List Entry ID 1132810
Figure 5: Map of Listed Buildings within Wentworth Woodhouse Registered Parkland
2.4.1 Historical Map Regression: Bassingthorpe Farm Site

Figure 7: Historical Map 1854
Bassingthorpe Farm Urban Extension Site (edged in red).

The earliest OS map of 1854.

Figure 8: Historical Map 1906
Bassingthorpe Farm Urban Extension Site (edged in red).

By the turn of the 19th Century, areas south of Rawmarsh and north of Rotherham, along the railway have been developed for industry.
By the 1950s Greasbrough has started to expand along Munsbrough Lane.

During the latter half of the 19th Century gradual encroachment of housing has filled areas between Greasbrough Village and Wentworth Woodhouse Parkland.
2.4.2 Historical Map Regression: Wentworth Woodhouse Parkland

Figure 11: Historical Map 1854
Wentworth Woodhouse Parkland to the north west of Bassingthorpe Farm Urban Extension Site (partly shown edged)

Figure 12: Historical Map 1906
Wentworth Woodhouse Parkland to the north west of Bassingthorpe Farm Urban Extension Site (partly shown edged in red).
Figure 13: Historical Map 1956
Wentworth Woodhouse Parkland to the north west of Bassingthorpe Farm Urban Extension Site (partly shown edged in red).

Figure 14: Historical Map 1985-1993
Wentworth Woodhouse Parkland to the north west of Bassingthorpe Farm Urban Extension Site (partly shown edged in red).
3 Statement of Significance

Following a rapid visual assessment of all heritage assets identified in the gazetteer, this section assesses the significance of those assets deemed likely to be affected by the development within the Bassingthorpe Farm Urban Extension Site, either directly or through changes to their settings.

The assessment of significance is based upon the current National Planning Policy Framework’s (NPPF) description of significance.

3.1 Bassingthorpe Farm

3.1.1 Narrative
Bassingthorpe Farm lies to the north west of Rotherham, within the ownership of the Wentworth Estates. The farm comprises various agricultural buildings; within the heart of the complex is an L-shaped combination barn.

The east-west range of the combination barn has a timber framed core which is believed to date from the early 17th century. This early structure is enveloped with rubble sandstone. The north-south range is a later addition, probably early 18th century, and is slightly taller and wider in proportion. The range has a similar construction to the earlier structure comprising some internal timber framing and rubble sandstone.

Both ranges have large stone quoins at the corners to strengthen the rubble stone walls. Unfortunately, Welsh slate roof coverings have been lost over time and replaced with asbestos sheet roofing.

Within the yard the earlier range has three ledged and braced stable doors, the central doorway having a small overlight. To the first floor a single small window opening provides access to a former dovecote.

The later range has a pair of large ledged and braced barn doors below a timber lintol.

Views
The combination barn sits within a working farmyard; however, there are distant views of the surrounding countryside within the extended settings.

Bassingthorpe Farm sits in a sensitive location, surrounded by designated green belt, with links to neighbouring historic assets.

To the north of the farm lie the housing estates of Munsbrough Lane and Potter Hill.
The 1956 historic map regression on pg.15 shows Potter Hill; the area was developed in the 1930’s, with predominantly semi-detached dwellings. The dwelling houses are laid-out in a medium density suburban grid, with gardens to the rear. The area along Munsbrough Lane was developed in the 1980’s and comprises a mix of detached dwelling houses and low-rise flats.

To the west of Bassingthorpe Farm is the ancient woodland of Bassingthorpe Spring, which was purchased from the Wentworth Estate by Rotherham Borough Council in 1950. The 1854 historical map, on pg.4, shows this woodland extending further southwards. To the west is a further parcel of woodland, later described on the 1993 map as Hudson’s Rough. Both areas form the boundary to the Kimberworth housing estate to the west.

During the 18th and 19th centuries the area was mined for coal and various earthworks within the Bassingthorpe Spring woodland, which still bares scars of this period in time. Later historic maps describe the area of land between the woodland and Bassingthorpe Farm as a cricket ground, before finally becoming agricultural.

3.1.2 Elements that contribute to the significance of the heritage asset and its setting

- The site has an elevated position with distant views of surrounding countryside.
- The two storey barn sits at the centre of a collection of farm buildings, of lesser value, these are surrounded by open countryside.
- The farm is surrounded by agricultural land with drystone walls and hedgerow enclosures and boundaries.
- The asset has an early C17th timber frame core, enveloped with rubble sandstone.
- Substantially original. However, the barn has been re-roofed. 
- Constructed as a combined barn for the farm, the building remains in agricultural use.
- The asset has a functional relationship with other historic assets, such as the historic Fitzwilliam (Wentworth) Estate.
3.2 Barbot Hall

3.2.1 Narrative

The recorded history of the site dates back to the Manor of Greasbrough being rewarded to Roger de Busli following the Norman conquest; by the 14th century Thomas de Barbot was vassal-in-chief, and it is thought that the Barbot family constructed the first hall or manor on the site. In 1525 Thomas Wentworth acquired the estate extending the family’s West Riding property. The current Barbot Hall is a large house constructed around 1800 to replace an older hall. Barbot Hall is shown on the 1854 historical map (pg.14). To the rear of the hall (northeast) are formal gardens, which remain today; to the north and west of the hall, up to the boundary with the lane leading to Carr Hill, is parkland. In 1983 a fire destroyed the east wing and the roof of Barbot Hall, and subsequently the building underwent major restoration. The walls have a modern cement render, and the hall has been re-roofed with Welsh slate.

3.2.2 Elements that contribute to the significance of the heritage asset and its setting

- The site has an elevated position with distant views to the north. To the west the landform rises restricting views beyond Carr Hill Road.
- Associated with Barbot Hall Farm, described on OS maps as Barbot Old Hall Farm, providing historic context and enhanced group significance.
- Formal gardens to the rear of the hall remain today; parkland to the front of the hall has become agricultural land.
- The asset is immedatley surrounded by open fields, providing a rural context.
- The asset has views to and from Carr Hill and surrounding countryside. Views to the east (towards Barbot Hall Industrial Estate) are partially screened by trees.
- Prominent topographical location, the hall can be viewed at some distance - particularly from Carr Hill Road.
- The building was constructed in association with the Wentworth Estate, and may have been used at some time as a dower house.
3.3 Barbot Hall Farmhouse

3.3.1 Narrative
Barbot Hall Farmhouse is described as a Manor House and is shown as Barbot Old Hall Farm on later OS maps. The building has some timber framing at its core, which is believed to date to the 16th or 17th century. The right cross-wing and adjacent part of the main range were re-built in the 18th / early 19th century. There have been further alterations dating to the late 19th century.

Group Value
Barbot Hall Farmhouse belonged to the Wentworth Estate and is associated with Barbot Hall.

Views
The building’s position provides views of open space and distant countryside that surround the building.

3.3.1 Elements that contribute to the significance of the heritage asset and its setting

- Associated with Barbot Hall, providing historic context and enhanced group significance.
- The immediate topography and tree buffer, adjacent Carr Hill (B6089), limit western views to and from the asset. There is inter-visibility between the asset and Barbot Hall to the southeast.
- The open fields surrounding the asset provides an attractive and semi-rural setting that enhances the experience of the asset, despite its proximity to the busy Carr Hill (B6089) and Barbot Hall Industrial Estate to the east.
- The buildings are understood to be constructed in association with the Wentworth Estate, and Barbot Hall.
3.4 Glossop Lodge

3.4.1 Narrative
Glossop Lodge (Grade II Listed) is a hexagonal lodge located to the northern edge of the LDF Bassingthorpe Farm site area. The lodge sits between Cinder Bridge Road and a beck which flows south east from Mill Dam in the Wentworth Parkland. The Sheffield Archives hold records which show ‘the site of the proposed lodge in1845’, further records show an elevation of gates, which are later 19th century. Constructed for the Wentworth Estate the lodge was an outlier to the parkland. During the 1970’s the property was sold by Wentworth Estates to Sheffield, Rotherham and District Buildings Trust Ltd. and was subsequently restored and extended. The lodge is a well proportioned small single storey hexagonal structure with low, gabled wings to the front and sides. At the rear, eastern elevation, is a single storey 20th century extension between the two side wings in the position of a former walled yard. The building is constructed of coursed, horizontally-tooled sandstone with a Welsh slate roof. The eaves oversail and have a timber bracketed gutter.

3.4.2 Elements that contribute to the significance of the heritage asset and its setting
- The lodge stands in isolation between Cinder Bridge Road and a beck which flows from Wentworth Park; and is surrounded by open countryside.
- The surrounding agricultural land has drystone walls/ hedgerow enclosures and boundaries.
- The lodge sits within open countryside. The setting provides an historic, rural context for the asset to be experienced.
- The asset has unobstructed views to and from West Hill Field.
- Views to the south are partially screened by wooded areas along the beck.
- The asset was designed as an outlier lodge to the Wentworth Estate, and has a visual prominence on Cinder Bridge Road.
- The lodge was constructed for the Fitzwilliam (Wentworth) Estate.

Figure 31: Glossop Lodge west elevation
Figure 32: Glossop Lodge south west elevation
Figure 33: Glossop Lodge viewed from field north of Cinder Bridge Road
Figure 34: View south from Glossop Lodge
3.5 Greasbrough Conservation Area and Key Buildings

3.5.1 Narrative
This assessment has been based upon the Greasbrough Conservation Area Appraisal, produced in 2005. Greasbrough village is situated about 3km north-west of Rotherham. The historic core of the village is centred around the Church of St. Mary, and was designated a conservation area in 1977. The village also has a second outlier conservation area off Coach Road.

The land surrounding Greasbrough bears evidence to some early human activity; fig.5 on pg.13, shows the location of a late iron age earthwork ‘Roman Ridge’, believed to have been built by the Brigantes tribe at the southern boundary to their territory.

During Anglo-Saxon times the land was divided between the estates of the Saxon Lord Godric and Earl Harold, the last Anglo-Saxon King of England. However, following the Norman Conquest, the Domesday Survey records Greasbrough as being awarded to both Roger de Busli and the Earl of Warren.

During the 18th century the Wentworth-Fitzwilliam family constructed Wentworth Woodhouse and landscaped approximately 150 acres of parkland around the house, dramatically altering the landscape to the north of the village. Greasbrough benefited from the Fitzwilliam family, who donated recreation land and supported the financing of St. Mary’s Church, 1826-28.

3.5.2 Aesthetic Value
Unlike some of the surrounding villages, such as Wentworth, Greasbrough does not have a predominant architectural style. The chronology of standing buildings, dating back to the 17th century, demonstrate a variety of materials and methods of construction.
Within the Conservation Area are four statutory listed buildings
- Church of St. Mary (Grade II)
- War Memorial (Grade II)
- Barn and Horse-engine House at Manor Farm (Grade II)
- House and adjoining arches, Church Street (Grade II)

Open Space
The Conservation Area has two important public open spaces; these lie around the War Memorial and St. Mary’s Church. Also, as noted in the Character Appraisal, surrounding the village are large areas of open space designated as urban greenspace. These include the recreational park, donated to the village by Earl Fitzwilliam for the creation of a pleasure park, which has historical significance for the area. The Conservation Area Appraisal also notes the importance of trees which it states are “an important ingredient to the overall character of the area; they dominate the horizon, particularly around the church.”

The Conservation Area Appraisal recommends that the recreational park should be included within the boundary of the Conservation Area.

Views
The north west area of the proposed development area lies in a sensitive location, both from its relationship with the Grade II* listed Wentworth Parkland and associated Wentworth Woodhouse, and also its juxtaposition with the Greasbrough Conservation Area.

The Conservation Area Character Appraisal emphasises the importance of views in and out of Greasbrough, as its elevated position and alignment of streets enable many different views and vistas.

The Appraisal summary highlights views of particular importance out of the village as:

- Northwards across the Working Men’s Club car park from the War Memorial to the Rockingham Mausoleum at Wentworth Park.
- Southwards from Rossiter Road across the recreational park.
- Southwards from Croft Street across the open greenspace.
The appraisal also notes that “These views focus largely on the open space and distant countryside that surround Greasbrough and help to preserve a semi-rural feel to the village.”

Views into the village include:

- Eastwards from Grayson Road across the Recreation Ground to the St Mary’s Church and the surrounding village.
- North westwards from Potter Hill on approach into the village looking towards the church.

3.5.3 Elements that contribute to the significance of the heritage asset and its setting

- To the north and north-east boundary of the Conservation Area, the historic edge of the village is defined within its context of open fields and registered Parkland.

- South-west of the Conservation Area is bounded by areas of open space and playing fields, although further south later development comprises dwelling houses laid-out in a medium density suburban grid, detracting from its historic countryside setting.

- The hilltop location of Greasbrough and its alignment of streets enable many different views and vistas both into and out of the village.

- These views into and out of the Conservation Area focus largely on the open space and distant countryside that surround Greasbrough and help to preserve a semi-rural character to the village.

- The buildings on the northern edge of the Conservation Area can be seen on the approach into Greasbrough via The Whins (B6089). This is a “defining” view of the historic part of the village, within its context of open fields and parkland in the foreground.
3.6 Wentworth Woodhouse

There is already a documentary account of this building and it’s history within the Wentworth Woodhouse Conservation Management Plan, by Purcell Miller Tritton, February 2010 and the Wentworth Landscape Conservation Plan, by HLM, 2008; therefore this section of the report provides a summary of the significance of Wentworth Woodhouse.

3.6.1 Narrative
Narrative reference made in the Doomsday Book of 1086 to Wentworth (Winteworth), with the lands at Wentworth later being consolidated with the 13th century settlement of Woodhouse and Wentworth families.

Wentworth Woodhouse is one of the finest Georgian houses in England, being one of the most expensive ever built, ranking amongst Britain’s largest and most important country houses.

The current house was built by the First Marquis of Rockingham and incorporates part of an earlier Manor House built circa 1630. The arrival of both Ralf Tunicliff and Henry Filcroft, architects, on site at Wentworth Woodhouse in the early 18th Century led to considerable external alterations and adaptions to the house as well as internal changes to the room layout and decorative schemes. The visage of the western east fronts were completed by different architects using two distinct architectural styles; the east front is Palladian and is also the longest range of any English country house, whereas the west front is Baroque on a more domestic scale.

From 1750 to 1782, the Second Marquis of Rockingham completed and furnished the interior of the house in Rococo style and commissioned John Carr to design and oversee the Palladium Stables Riding School to the north.

Following World War II, Wentworth Woodhouse and its associated Parkland was leased to the local education authority for use as a teacher training college which resulted in a number of interventions to the historic buildings. The Fitzwilliam family retained most of the west front of the house as a private residence. In the late 20th century the college...
constructed a number of additional purpose built buildings in the north park with a contemporary character. Educational use continued until 1986 whereupon the lease reverted to the Fitzwilliam (Wentworth) estate. Whilst planning permission was granted in 1988 for a change of use to hotel and exhibition centre, the scheme was not implemented and in 1989 the buildings and associated gardens were purchased for use as a private residence, which separated Wentworth Woodhouse from its wider historic estate. The buildings and landscape setting have been owned and sensitively managed since 1998 by the current owner, Mr Clifford Newbold and his family.

The exceptional significance of Wentworth Woodhouse and estate is evidenced by the listed building description in Appendix A and a detailed history of buildings and estate can be found in the ‘Conservation Management plan’ listed in the appendices.

**Landscape Setting**

Wentworth Woodhouse is a grade I listed building of outstanding historic and architectural interest and its setting is essential for how this asset is experienced.

The park and landscape setting was designed to enhance the status of the House; the Wentworth Landscape Conservation Plan describes the gardens and parkland as being essential to the setting of the building and its proper understanding.

> “Wentworth House is a significant feature in the landscape and its visual interrelationship with the park and gardens is one of the main design elements.” pg.36. Wentworth Landscape Conservation Plan Vol. 2008

The ‘Wentworth Woodhouse Conservation Plan 2010’ also emphasises the significance of the setting to the main House, and describes it as forming part of a large historic entity incorporating “estate buildings, (Fitzwilliam Wentworth Estates) monuments, follies, landscape features, historic parkland,
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views
The height, and position of the Wentworth Woodhouse on rising ground, ensures that it commands extensive long distance views. The East Front overlooks an open lawn flanked by a gravel driveway. Principal rooms within the East Front have far-reaching views across the parkland to the surrounding countryside beyond.

these views from the house are a key element of the significance of Wentworth Woodhouse. See section 3.6.2 and Appendix __ Plan illustrating a summary overview of the main historic views.

the Wentworth Landscape Conservation Plan states "there are contrived views across the east front to the wider landscape surrounding Wentworth House. Apart from the general parkland setting the main views, specifically framed from the House, are to the Rockingham Monument, Hoober Stand and Keppels Column. Historically, there would also have been a view to the Doric Temple, but this has now been obscured." pg.30. 'Wentworth Landscape Conservation Plan Vol. 2008'

3.6.2 Elements that contribute to the significance of the heritage asset and its setting

- Exceptional example of a mainly Georgian country house and stables complex.
- One of the half-dozen or so most important 18th Century houses in England in terms of its architectural and historical significance.
- Possibly the largest private house in England or indeed Europe.
- Involvement of nationally renowned architects, craftsmen, and specialists.
- Representation of evolving fashions and lifestyles over the centuries with strong political and socio-economic connections.
- Associated with Wentworth Woodhouse Parkland designed landscape, providing historic context which adds to significance. Set with the Stable Block, Camelia House, Lodges and other listed assets such as garden walls and urns.
- Views from the building to its Parkland and the surrounding countryside beyond are a key aspect of the significance of Wentworth Woodhouse. The Wentworth Landscape Conservation Plan Vol. 2008, includes an extract taken from the Wentworth Woodhouse Conservation Plan 2007 (see appendix ___) illustrating a summary overview of the main historic views these include:
  - View to Rockingham Mausoleum
  - View to Hoober Stand
  - View to Keppel’s Column
  - Important vista to Church Spire from the House
  - Panoramic views from the Terrace into the park with views to Keppel’s Column, the lakes, Greasborough Church & Hoober Stand.
  - Principal rooms within the East Front have far-reaching views across the parkland to the surrounding countryside to the east.
  - Views towards the house from the Parkland, its eye-catchers, and from the surrounding countryside also contribute to its significance. There are numerous interconnecting views to Wentworth Woodhouse and the south terrace, the main historic views being:
    - View from the park drives to the east
    - Rockingham Mausoleum - with views to main features, such as the House, Hoober Stand, Doric Temple and Keppel’s Column.
    - View from Hoober Stand - contrived views towards the House, park and gardens.
    - View from Keppel’s Column - contrived views towards the park and gardens. Keppel’s Column also acts as an eye catcher from the south and west.
    - The house sits in a prominent topographic location, and can be viewed from some distance, with the surrounding parkland providing its context - one particular key defining view of the house and its wider landscape setting, can be afforded from the A629 Upper Wortley Road, off M1 J35 at Thorpe Hesley.
    - Wentworth Parkland provides a sense of the historic setting of the building and an attractive, tranquil setting.
3.7 **Wentworth Woodhouse Parkland**

There is already a documentary account of the Parkland and it’s history within the Wentworth Woodhouse Landscape Conservation Plan, by HLM, April 2008; therefore this section of the report provides a summary of the significance of Wentworth Woodhouse Parkland.

3.7.1 **Narrative**

The social history of the Wentworth Woodhouse estate is both long and notable it being a large employer both in terms of the house, surrounding lands and associated interests such as mining. Many of the surrounding villages and mining communities were dependent on the estate. Guests who visited Wentworth Woodhouse include George V and Queen Mary in 1912.

The mining operations of the Fitzwilliams where hugely significant in terms of the social and economic history of the estate in the later 19th and 20th Centuries with coal mining providing a key source of income. In the mid 20th century, open cast coal mining in the parks and gardens caused substantial damage to key areas of the historic landscape; and caused protests to the government by local residents and communities. The Wentworth Woodhouse estate, particularly the parks and gardens, have always been a key part of life within the local community, providing venues for agricultural shows, flower competitions, sportsgames, fetes, weddings and such like.

The imposing scale and nature of buildings within the landscape creates a substantial impact upon the viewer whether it be a walker passing through the estate on a public footpath or special interest groups visiting the site. The wider landscape views are also on an impressive scale with key focal points such as Keppel’s Column and the Hoober stand as well as the Mausoleum which is located precisely on the central visual axis of Wentworth Woodhouse.

The group value connects the estate with the wider historic framework of farms, village communities and agricultural lands.

**Views**

Views from the Park out over the surrounding countryside are a key part of its significance. The public footpath which runs across the parkland to the east of the House, offers key views of Wentworth Woodhouse Estate. An extract taken from the Wentworth Woodhouse Conservation Plan 2007 (see appendix 6.2) summarises the main historic views:

- Rockingham Mausoleum - which draws views from the house across the parkland.
- Hoober Stand - Contrived views towards park and gardens.
- Rockingham Mausoleum - with views to main features, such as the House, Hoober Stand, Doric Temple and Keppel’s Column.
- Keppel’s Column - contrived views towards the park and gardens. Keppel’s Column also acts as an eye catcher from the south and west.

The Wentworth Woodhouse Landscape Conservation Plan describes other important views as being:

- Views to the Grade II* listed Ionic Temple from Grade II* listed Camellia House.
- Extensive views across the parkland from the Grade II listed south terrace especially towards Keppels Column, the lakes and Lady Rockingham’s Wood.
- View from the south east bastion to the east of the park and Hoober Stand.
- To the north of the House, the landform rises to a shallow ridge which, when combined with the parkland tree planting and shelterbelts contains the view.
- Framed vista across the park from the east façade of the House.
- The Mausoleum is a key element of the views designed to be appreciated from the approach along Rotherham Drive.
- On the northern boundary of the park on the secondary drive there is a view towards the Needles Eye in Lee Wood.
- On entering the park there is a long distance view from the Octagon Lodge drive across the park towards the Rockingham Monument (this view exists only because of the loss of a larger shelterbelt in this area over the course of the late 19th century).
- Historic view between the stables and the Hoober Stand.
- The immediate setting on the western side of Wentworth House is formed by the gravel terrace, open lawns and west drive. This open character has allowed views to and from the west front since at least the late 17th century.
- The extension of the west vista in the 18th century was completed by the building of the church spire in the late 19th century as a terminus to the view seen along the west drive.
- A series of contrived views from the Grade II* listed Ionic Temple both over the estate and into the gardens.
The surrounding countryside contributes to the significance of the Historic Park and Garden. The historic views across the countryside are part of the designed landscape character.

“The built environment at Wentworth Woodhouse Estate is part of a wider historic entity of farms, village communities and agricultural lands within the wider Estate. Unfortunately ownership and management of this was broken in the late 20th century. Views from the public footpath take in many of the buildings, monuments and follies within the Wentworth Woodhouse Estate and wider Fitzwilliam (Wentworth) Estates. Furthermore, views from Wentworth Woodhouse include the church in Wentworth Village, the follies, mausoleum etc and the designed landscape.” pg 176, ‘Wentworth Woodhouse Conservation Plan 2010’
3.7.2 Elements that contribute to the significance of the heritage asset and its setting

- The estate forms part of a large historic entity incorporating buildings, monuments, landscape features, historic parkland and villages. Individual features are enhanced through being part of a wider historic landscape with exceptional group value.
- Involvement of nationally renowned landscape architects.
- Held in high regard by local communities and interest groups such as the Georgian Group, SAVE etc.
- Designed topography creates a feeling of tranquility and rural character.
- Rural landscape character of Wentworth Estate reflects the historic character in which the Parkland was formed.
- The parkland provides the setting for Wentworth Woodhouse and provides the setting within which the house is viewed and appreciated.
- Provides a setting for many heritage assets (see section 2.3 fig. 5). Association with Wentworth Woodhouse being the most significant as the assets were developed contemporaneously and in association with each other.
3.7.3 Key View Points - Wentworth Woodhouse Parkland

Figure 63: Key View Points
Figure 64: View 1 - Wentworth Woodhouse, East Front: Portico, 1st floor

Figure 65: View 2 - South Terrace, Ionic Temple, view southeast
4 Heritage Impact Assessment

4.1 Introduction
This section evaluates the potential impact which the development of Bassingthorpe Farm might have upon the heritage assets identified in the previous section.

It is not anticipated that the development of the Bassingthorpe Farm area would have a direct physical impact upon the heritage assets; however, their immediate setting will be affected by new development.

In assessing the potential impact the following Draft Concept Plan and Density and Capacity Framework, prepared by Signet Planning, have been used to inform the assumptions which have been made about the scale, form, types of development, or uses that might occur across the site of the Urban Extension.

It must be noted that the Density and Capacity Framework is merely an initial analysis of the development potential of this area and that the areas identified for development and the densities that are put forward may be amended in the Masterplan as a result of the conclusions of this Heritage Impact Assessment and any review of the Greasbrough Conservation Area Appraisal.

4.2 Density and Capacity Framework
The character areas described below are identified within the site on the plan opposite.

4.2.1 Character Areas
Roth:Urban
... the predominant form of this area should be compact, reflecting the character of the residential neighbourhoods which immediately surround it and the context of the site being located close to the town centre. Therefore terraced and semi-detached properties are considered to be the appropriate design response as well as meeting the requirements of ground conditions.
At this stage in the process it was considered necessary to go into further details in this area given the remediation works are less complex and the vision for terraced forms of housing already fits the recommended approach of WSP in terms of maximising shared foundations. It is noted however that some of the housing layouts could also form part of Roth:Urban, in particular the wide frontaged terraces to accommodate some larger properties into the character area as well as options for flexible housing.

Bassingthorpe Urban Village
Given that this area will deliver just short of half of the total number of dwellings (1,119) it is anticipated that there will be a wide range of house types provided including detached units, semi-detached, narrow fronted terraced properties and apartments as well as more bespoke housing typologies which respond to ground conditions but importantly are designed specifically to fit with the vision for the site.
Overall this character area presents the most complex issues relating to land stability and options for remediation, in particular areas which have been subject to open cast mining. It is in these areas where it has been necessary to go beyond an indicative split of house types to test the feasibility of dwelling typologies and layouts which provide a positive design response to the land remediation requirements and wider parameters.

Carr Hill
The house types envisaged in this part of the site will reflect the building layout of the neighbouring area of Greasbrough such as Lowfield Avenue, Cross Street, South Street etc. (which are built on similar sloping topography) as part of the overall vision of the urban extension to appear as organic extensions to existing urban areas where appropriate. On this basis the house types will be predominantly terraced and semi-detached properties but with improvements to the design and character of the new built form in terms of the space between buildings (hard and soft landscaping), parking arrangements etc. to create an attractive new edge to Greasbrough along this slope.

Clearly the area immediately in the vicinity of Barbot Hall and Barbot Hall Farmhouse will be developed with respect to the character and setting of the listed buildings, with the density in this area lower, but overall the site should be able to achieve 35 dwellings per hectare.

Cinder Bridge Waterside
The house types envisaged in this part of the site will reflect the location of this site at the rural urban fringe with views out to the countryside and the anticipated waterside setting. This area is envisaged as being predominantly detached properties at a density of around 30 dwellings per hectare ensuring there is sufficient space between buildings for the landscape to ‘bleed into the built form’, creating a soft edge to the development.

Density and Capacity Framework
SIGNET PLANNING
January 2013
### 4.3 Bassingthorpe Farm

<table>
<thead>
<tr>
<th>The Heritage Asset</th>
<th>Signif.</th>
<th>Contributing elements</th>
<th>Impact of the development upon the significance</th>
<th>Ways in which any identified harm might be mitigated</th>
<th>Impact of development upon the significance with mitigation measures in place</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grade II Listed L-shaped combination barn (Building 1, indicated on fig.4, pg.11)</td>
<td>B Asset and physical surroundings: Topography</td>
<td>The site has an elevated position with distant views of surrounding countryside. Proposed development will not change the building’s relationship to topography. However, the development will reduce the prominence of the building in the landscape from certain points, especially to the south, within the ‘Roth:Urban Living’ site. Distant views to and from the building within its context of open countryside, will be interrupted by development within the ‘Roth: Urban Living’ site. The building’s prominence from other aspects is currently compromised by the surrounding group of farm buildings. There is also likely to be an impact upon this aspect of the building’s significance though new development higher up the hillside in development parcels BUV1a, BUV2a and BUV2b. Cat: Substantial/Moderate</td>
<td>• Areas immediately around the barn should remain undeveloped to mitigate impact on the building’s prominence, particularly development parcel BUV1c. The sparsely planted hedgerow which encloses land to the east, south and west of the barn, should be reinforced with additional planting. • New development within Bassingthorpe Urban Village and Roth:Urban Living areas should work with contours of the land rather than against them, the built form and detailed housing design should respond to the topographical character, where the landform descends from the farm (both within ‘Roth:Urban Living’ and ‘Bassingthorpe Urban Village’ sites). Cat: Moderate</td>
<td>**</td>
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### Bassingthorpe Farm continued...

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<thead>
<tr>
<th>The Heritage Asset</th>
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<th>Impact of development upon the significance with mitigation measures in place</th>
</tr>
</thead>
<tbody>
<tr>
<td>Definition scale and grain of surrounding landscape and spaces - The two storey barn sits at the centre of a collection of farm buildings, and farmland.</td>
<td>Impact upon relationship with other farm buildings The relationship of this building to other farm buildings at Bassingthorpe Farm will remain unaltered.</td>
<td>• Removal of surrounding structures which currently detract from the building’s setting would be a beneficial impact</td>
<td>Cat: No Change/ Beneficial</td>
<td></td>
</tr>
<tr>
<td>Openess, enclosure and boundaries - The farm is surrounded by agricultural land with drystone walls and hedgerow enclosures and boundaries.</td>
<td>Impact upon relationship to surrounding farmland The relationship to the surrounding countryside, will change substantially, and its functional relationship with its fields which has existed for circa 400 years will be lost. The mixed use development around the farm will bring an end to agricultural production and the building will become divorced from a key element of its setting.</td>
<td>• Areas around the barn (i.e. the immediate area demarcated by the sparsely planted hedgerow) should remain undeveloped. Restricting any new development from the immediate farm yard and providing a connection to agricultural land use, would maintain this relationship.</td>
<td>Cat: Moderate</td>
<td></td>
</tr>
<tr>
<td>Other existing landscape features include several areas of existing tree planting around the farm.</td>
<td></td>
<td>• In order to retain some of the existing rural character of the farm these features should be retained and reinforced by additional planting.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Historic materials - The asset has an early C17th timber frame core, enveloped with rubble sandstone. Later agricultural buildings are of modern construction.</td>
<td>Whilst it is not anticipated that the extent and location of development will have a direct physical impact upon the asset, there could be some scope for betterment of the asset to enhance significance.</td>
<td>• Removal or remodelling of later buildings or features would better reveal the barn’s significance and should be incorporated into the redevelopment of this asset</td>
<td>Cat: Beneficial</td>
<td></td>
</tr>
<tr>
<td>Integrity - Substantially original. However, the barn has been re-roofed with asbestos sheet roofing; surrounding farm buildings have been replaced/adapted to suit the needs of a modern working farm.</td>
<td></td>
<td>• Likewise, restoring lost historic features such as the natural slate roof covering would also enhance the asset.</td>
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<td></td>
</tr>
</tbody>
</table>
### Bassingthorpe Farm continued...

<table>
<thead>
<tr>
<th>The Heritage Asset</th>
<th>Signif.</th>
<th>Contributing elements</th>
<th>Impact of the development upon the significance</th>
<th>Ways in which any identified harm might be mitigated</th>
<th>Impact of development upon the significance with mitigation measures in place</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Land use</strong></td>
<td>Constructed as a combined barn for the farm, the building remains in agricultural use.</td>
<td>It is unlikely that the barn and its setting will remain in agricultural use. Any change in use of the building and its functional relationship with the surrounding countryside (particularly to the west) will affect how the asset is currently experienced.</td>
<td>• The primary conservation concern is to see the principal asset retained.</td>
<td>Cat: Substantial</td>
<td></td>
</tr>
<tr>
<td><strong>History and degree of change</strong></td>
<td>Although the barn has been re-roofed at some time during the C20th, it is still substantially unchanged since originally built; it is still in its original use, and still surrounded by agricultural land, although it is now part of a group of more modern farm buildings.</td>
<td></td>
<td>• Given the location within the development, the barn may be considered as having potential for conversion to a community facility.</td>
<td>Cat: Substantial/Moderate</td>
<td></td>
</tr>
<tr>
<td><strong>Experience of the asset:</strong></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td><strong>Surrounding landscape character</strong></td>
<td>The surrounding area is characterised by open countryside and villages with a rural feel. The setting provides a historic, rural context for the asset to be experienced.</td>
<td>The extent and proximity of new development to the west of the barn (Bassingthorpe Urban Village and Roth:Urban Living) will impact upon the rural character of the asset’s setting. The asset’s relationship to the surrounding countryside, will also change substantially, and its functional relationship with its fields which has existed for circa 400 years will be lost.</td>
<td>• New development should be restricted in the immediate farm yard to provide a connection to agricultural land use and provide some semblance to its original use.</td>
<td>Cat: Moderate</td>
<td></td>
</tr>
<tr>
<td><strong>Views to and from the asset</strong></td>
<td>The asset is mostly screened by later farm buildings, within its immediate setting. Beyond the curtilage of the farm buildings are distant views across surrounding fields. The farm sits within an open landscape, therefore has a visual prominence, although the asset is substantially obscured by later farm buildings it can be seen from across the fields to the south, although this would not be considered the ‘defining’ view of the asset.</td>
<td>The proximity of the development to the west of the barn will change distant views from the farm; however, views to and from the asset are currently obscured. Development to the south would result in loss of this prospect of the barn.</td>
<td>• Design considerations should take into account use of vernacular materials, definition and scale. • Hedgerows and dry stone walling should be retained/reinforced as part of the development to help show the lines of former field boundaries.</td>
<td>Cat: Slight</td>
<td></td>
</tr>
<tr>
<td><strong>Associative attributes:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Association with other heritage assets</strong></td>
<td>The asset has a functional relationship with other historic assets, such as the historic Fitzwilliam (Wentworth) Estate.</td>
<td>It is anticipated that the barn will remain and will continue to provide historic context to the estate. There could be some scope for betterment of the asset to enhance significance.</td>
<td>• Should the barn be considered as having potential for conversion to a community facility - there would be an opportunity for improving public access to, or interpretation of, the asset.</td>
<td>Cat: Beneficial</td>
<td></td>
</tr>
</tbody>
</table>
### 4.4 Barbot Hall

<table>
<thead>
<tr>
<th>The Heritage Asset</th>
<th>Signif.</th>
<th>Contributing elements</th>
<th>Impact of the development upon the significance</th>
<th>Ways in which any identified harm might be mitigated</th>
<th>Impact of development upon the significance with mitigation measures in place</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grade II Listed Barbot Hall (Building 3, indicated on fig. 4, pg. 11)</td>
<td></td>
<td>Physical surroundings:</td>
<td></td>
<td></td>
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</tr>
<tr>
<td></td>
<td></td>
<td>Topography - The site has an elevated position with distant views of surrounding countryside</td>
<td>Proposed development will not change the building’s relationship to topography. However, ‘Carr Hill’ mixed use development will reduce the prominence of the building in the landscape. Distant views to and from the building within its context of open countryside, will be interrupted by new mixed use development. Current proposals leave the area immediately around the Hall undeveloped. However, ‘Carr Hill’ mixed use development is within visible proximity.</td>
<td>Cat: Substantial</td>
<td>Tree planting should be provided around the new development parcels to the north and north-east of Barbot Hall. Reinforce existing trees just outside the northern corner of the gardens of Barbot Hall with additional planting. Replant the sparse field boundaries which lie between Barbot Hall and the new housing at Carr Hill. New development in all sites should be no more than 2.5 storeys (8m) high and attention should be given to the design of roofscape, to prevent development from obscuring or dominating distant views of the skyline.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Association with other heritage assets - The relationship of Barbot Hall and Barbot Hall Farmhouse will remain unchanged.</td>
<td>Cat: No change</td>
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<td></td>
<td></td>
<td>Formal design - Formal gardens to the rear of the hall remain today; parkland to the front of the hall has become agricultural land.</td>
<td>It is likely that the development at Carr Hill will be visible from within these formal gardens so there must be some impact.</td>
<td>Cat: Moderate</td>
<td>Existing planting should be reinforced with additional planting just outside the northern corner of the gardens of Barbot Hall. Sparse field boundaries which lie between Barbot Hall and the new housing at Carr Hill should be replanted.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Experience of the asset:</td>
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<tr>
<td></td>
<td></td>
<td>Surrounding landscape character - The asset is immediately surrounded by open fields, providing a rural context. To the west of the hall is the busy Carr Hill Road, and to the east are views towards Barbot Hall Industrial estate, both detract from its character and landscape setting.</td>
<td>The extent and proximity of new mixed use development to the north and northwest (Carr Hill) will impact upon the open countryside and rural character of the asset’s setting.</td>
<td>Cat: Substantial</td>
<td>Tree planting should be provided around the new development parcels to the north and north-east of Barbot Hall. Screening using trees and planting should take into account local character, native species and seasonal and diurnal effects, such as changes to foliage and lighting.</td>
</tr>
</tbody>
</table>
### Impact Assessment

#### Bassingthorpe Farm - Rotherham

**Heritage Impact Assessment**

**Barbot Hall continued...**

<table>
<thead>
<tr>
<th>The Heritage Asset</th>
<th>Signif. Contributing elements</th>
<th>Impact of the development upon the significance</th>
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<th>Impact of development upon the significance with mitigation measures in place</th>
</tr>
</thead>
</table>
| **Views to and from the asset** - The asset has views to and from Carr Hill and surrounding countryside. Views to the east (towards Barbot Hall Industrial Estate) are partially screened by trees. Mixed used development in parcel EMP2, which incorporates tall buildings, chimneys, masts etc. on the 'Carr Hill' area would affect the Hall's prominence on the hill's ridgeline, which historically marked the main route to Wentworth Woodhouse from Rotherham. However, there will be little change in the views from Carr Hill (B6089) towards Barbot Hall. **Cat: Moderate** | • Existing planting should be reinforced with additional planting outside the northern corner of the gardens of Barbot Hall.  
• Sparse field boundaries which lie between Barbot Hall and the new housing at Carr Hill should be replanted.  
• New development should be designed to sit sensitively within its landscape setting. | **Cat: Moderate** |
| **Visual dominance** - a prominent topographical location, the Hall can be viewed at some distance - particularly from Carr Hill Road The Hall will continue to be the dominant building by virtue of its hill-top location. However, there will be a change to its landscape setting and, consequently certain views of the property will be affected. **Cat: Moderate** | **Commercial development in parcel EMP2 should be of similar scale to the residential units and should not include tall buildings, chimneys or masts.**  
• Attention should be given to the design of roofscape, and development in parcel EMP2 should not obscure or dominate distant views towards the ridgeline of the hill.  
• Tree planting should be provided around the new development parcels to the north and north-east of Barbot Hall.  
• Reinforce existing trees just outside the northern corner of the gardens of Barbot Hall with additional planting. | **Cat: Moderate** |

**Associative attributes:**

**Association with other heritage assets** - The building was constructed in association with Wentworth Estate, and may have been used as some time as a dower house. The asset will continue to provide a historic context to Barbot Hall Farm the Wentworth Estate. **Cat: No change**

Associated with Barbot Hall Farm, described on OS maps as Barbot Old Hall Farm, providing historic context and enhanced group significance.
### 4.5 Barbot Hall Farmhouse

<table>
<thead>
<tr>
<th>The Heritage Asset</th>
<th>Signif. Contributing elements</th>
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<th>Ways in which any identified harm might be mitigated</th>
<th>Impact of development upon the significance with mitigation measures in place</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grade II Listed Barbot Hall Farm (Building 2, indicated on fig.4, pg.11)</td>
<td>Physical surroundings:</td>
<td></td>
<td></td>
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</tbody>
</table>
| **B** | **Topography** - The site has an elevated position with distant views northwards. To the west the landform rises and trees provide some buffer to Carr Hill road restricting views beyond. | **Carr Hill** mixed use development will reduce the prominence of the building in the landscape. Distant views to and from the building within its context of open countryside, will be interrupted by new mixed use development. | • To maintain the asset’s prominence development should be ‘pulled away’ from the building’s curtilage, to provide a landscape buffer that extends to the existing field boundary level with the pumping station to the north east of the house.  
  • Attention should be given to the design of roofscape, to prevent development from obscuring or dominating distant views, commercial development should be of similar scale to the residential units and should not include tall buildings which would detract from the buildings prominence.  
  • Building height in all development areas should be no more than 9 metres (2.5 storeys) high.  
  • ‘Taller buildings’ must be kept away from the ridge line in order to maintain the prominence of Barbot Hall Farmhouse.  
  • Tree planting should be provided along the southern boundary of the development parcel CH1. | **Cat:** Moderate |

**Other heritage assets** - Associated with Barbot Hall, late C18th/early C19th house constructed to replace an older hall.  
The heritage asset will remain and will continue to provide historic context.  
**Cat:** No change
<table>
<thead>
<tr>
<th>The Heritage Asset</th>
<th>Signif.</th>
<th>Contributing elements</th>
<th>Impact of the development upon the significance</th>
<th>Ways in which any identified harm might be mitigated</th>
<th>Impact of development upon the significance with mitigation measures in place</th>
</tr>
</thead>
<tbody>
<tr>
<td>Experience of the asset:</td>
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<tr>
<td>Views of and from the asset - The immediate topography and tree buffer, adjacent Carr Hill (B6088), limit western views to and from the asset. There is inter-visibility between the asset and Barbot Hall to the southwest.</td>
<td></td>
<td>Inter-visibility between the asset and Barbot Hall will remain unchanged. Views of the asset from the existing open countryside to the north will be interrupted by new mixed use development in development parcel CH1. There is very little existing screening along the northern edge of the curtilage of Barbot Hall Farmhouse, therefore development CH1 is likely to have a considerable impact upon views from the house.</td>
<td>Cat: Substantial</td>
<td>• New development in parcel CH1 should be pulled away from the north boundary of the asset to retain some semblance of a ‘rural’ setting. This landscape buffer should extend to at least the existing field boundary level with the pumping station to the north east of the house. • Tree planting should be provided along the southern boundary of the development parcel CH1. • Retention of dry stone walling and replanting of sparse field boundaries as part of the development will also help reduce harm to this significance.</td>
<td>Cat: Moderate</td>
</tr>
<tr>
<td>Surrounding landscape character - The open fields surrounding the asset provide an attractive and semi-rural setting that enhances the experience of the asset, despite its proximity to the busy Carr Hill (B6088) and Barbot Hall Industrial Estate to the east.</td>
<td></td>
<td>The functional relationship between the asset and the surrounding fields has already been lost; however, its rural setting still provides some semblance. As a former farm house, despite the building itself not being used for agricultural purposes, the surrounding farmland is a key element of its setting. The loss of this farmland and its subsequent development will result in substantial harm to the character of the Listed Building</td>
<td>Cat: Substantial</td>
<td></td>
<td>Cat: Moderate</td>
</tr>
<tr>
<td>Association with other heritage assets - The Farmhouse would have been constructed in association with Barbot Hall or its predecessor, and so has important association with other assets in the surrounding area.</td>
<td></td>
<td>The asset will continue to provide a historic context to Barbot Hall.</td>
<td>Cat: No change</td>
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</table>

Barbot Hall Farmhouse continued...
### 4.6 Glossop Lodge

<table>
<thead>
<tr>
<th>The Heritage Asset</th>
<th>Signif.</th>
<th>Contributing elements</th>
<th>Impact of the development upon the significance</th>
<th>Ways in which any identified harm might be mitigated</th>
<th>Impact of development upon the significance with mitigation measures in place</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grade II Listed Glossop Lodge</td>
<td>B</td>
<td>Asset and physical surroundings:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(Building 12, indicated on fig.4, pg.11)</td>
<td></td>
<td>Topography - The lodge lies in a shallow valley with West Hill Field to the north and Carr Hill to the south.</td>
<td>Proposed development will not change the building’s relationship to topography. However, the development will affect the isolation of the lodge and its prominence as a former outlier set within countryside. Glimpsed views from the lodge through the tree belt along the beck towards open fields will be interrupted by development within the ‘Cinder Bridge Waterside’ site.</td>
<td>• Development parcel CB3 should be pulled away from the beck south of the lodge, to the line of the existing field boundary between the beck and Scrooby Lane.</td>
<td>Cat: Slight</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Definition scale and grain of surrounding landscape and spaces - The lodge stands between Cinderbridge Road and a beck which flows from Wentworth Park; the lodge has a tree belt to its south and east which limit long-distant views of the asset, to the north is open countryside.</td>
<td>The proximity of the development to the southeast of Glossop Lodge (Cinder Bridge Waterside) will change the surrounding countryside and open spaces.</td>
<td>• Building height in all development areas should be no more than 9 metres (2.5 storeys) high.</td>
<td>Cat: Moderate</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Openness, enclosure and boundaries - The surrounding agricultural land has drystone walls/hedgerow enclosures and boundaries.</td>
<td></td>
<td>• the built form and detailed housing design should respond to the topographical character.</td>
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<td></td>
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<td></td>
<td>• Where the landform rises towards Carr Hill attention should be given to the design of roofscape, and development should not obscure or dominate distant views of the skyline.</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>• Development parcel CB3 should be pulled away from the beck south of the lodge, to the line of the existing field boundary between the beck and Scrooby Lane.</td>
<td>Cat: Moderate</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>• Provided that development is kept sufficiently removed from the curtilage of this building (to the west as well as to the south) and the existing tree belt is reinforced by additional planting, then it might be possible to retain some semblance of this isolation.</td>
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<td></td>
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<td></td>
<td>• Choice of materials for new/repair of enclosures and boundaries within the development area and it’s setting, should be informed by vernacular materials and design.</td>
<td>Cat: Slight</td>
</tr>
</tbody>
</table>
### Glossop Lodge continued...

<table>
<thead>
<tr>
<th>The Heritage Asset</th>
<th>Significance</th>
<th>Contributing elements</th>
<th>Impact of the development upon the significance</th>
<th>Ways in which any identified harm might be mitigated</th>
<th>Impact of development upon the significance with mitigation measures in place</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grade II Listed</td>
<td></td>
<td>Experience of the asset:</td>
<td>The extent and proximity of new development to the south of the beck (Cinder Bridge Waterside) will impact upon the open countryside and rural character of the asset’s setting.</td>
<td>• The existing wooded area along the beck should be reinforced with additional planting.</td>
<td>Cat: Moderate</td>
</tr>
<tr>
<td>Glossop Lodge</td>
<td></td>
<td>Surrounding landscape character - The asset is experienced as a single building within open countryside, former parkland, accessed from Cinder Bridge Road and informal footpaths, which adds to aesthetic value and provides a sense of historic context.</td>
<td>Retaining undeveloped areas to the south of the beck will allow restricted views towards open green space through the deciduous wooded buffer along the beck. Notwithstanding this the proximity of the development will change glimpses of distant views towards Carr Hill. Views towards West Hill Field will remain unchanged.</td>
<td>• Sparse field boundaries which lie between Lodge and development parcels CB2 and CB3 should be replanted.</td>
<td>Cat: Substantial</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Views to and from the asset - To the north the asset has unobstructed views to and from West Hill Field. Views to the south are partially screened by wooded areas along the beck, glimpses of the asset are afforded through the trees from nearby footpaths.</td>
<td>The lodge is visible from a number of public footpaths in the vicinity. By reducing the building’s current isolated position in the surrounding countryside, development of the Cinder Bridge area would be likely to impact on views of the Listed Building from the surrounding footpath network.</td>
<td>• Screening using trees and planting should take into account local character, native species and seasonal and diurnal effects, such as changes to foliage and lighting.</td>
<td>Cat: Substantial</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Association with other heritage assets - The lodge was constructed for the Fitzwilliam (Wentworth) Estate and is part of the historic approach through open countryside to Wentworth Woodhouse from the east.</td>
<td>The development of housing in parcel CB1 to the south of Cinder Bridge Road would erode this rural character and potentially harm the relationship of Glossop Lodge to Wentworth Park.</td>
<td>• Development parcel CB3 should be pulled away from the beck south of the lodge, to the line of the existing field boundary between the beck and Scrooby Lane.</td>
<td>Cat: Substantial</td>
</tr>
</tbody>
</table>

Cat: Substantial

Cat: Moderate
4.7 Greasbrough Conservation Area

<table>
<thead>
<tr>
<th>The Heritage Asset</th>
<th>Signif.</th>
<th>Contributing elements</th>
<th>Impact of the development upon the significance</th>
<th>Ways in which any identified harm might be mitigated</th>
<th>Impact of development upon the significance with mitigation measures in place</th>
</tr>
</thead>
<tbody>
<tr>
<td>Greasbrough Conservation Area</td>
<td>B</td>
<td>Physical surroundings:</td>
<td>The proximity of new development parcel CB1 to the north of the Conservation Area will substantially change the setting of the northern part of the village and its relationship with the surrounding countryside. Development to the east of the village, will result in the loss of an area of allotments and there would be screened views of the development from the eastern edge of the Conservation Area.</td>
<td>• It is recommended that development parcel CB1 is deleted from the Concept Plan</td>
<td>Cat: Slight</td>
</tr>
</tbody>
</table>

**Definition scale and grain of surrounding landscape and spaces** - The north of the Conservation Area is bounded by areas of open space and countryside. The area immediately to the east of the Conservation Area (which is proposed as an area of housing) is currently used as allotments. Towards the south, later development comprises dwelling houses laid-out in a medium density suburban grid, with gardens to the rear. The area along Munsbrough Lane was developed in the 1980’s and comprises a mix of detached dwelling houses and low-rise flats.

**Openness, enclosure and boundaries** - Surrounding the village there are large areas of open space designated as urban greenspace which protect the setting of the village. This is particularly the case towards the northern boundary of the Conservation Area, where the edge of the village is defined within its context of open fields and registered Parkland.

**Experience of the Asset:**

**Surrounding landscape character** - The open space and distant countryside that surround Greasbrough and help to preserve a semi-rural feel to the village.

**Views from the asset** - The hilltop location of Greasbrough and its alignment of streets enable many different views and vistas both into and out of the village, these are as follows:

Northwards across the Working Men’s Club car park from the War Memorial to the Rockingham Mausoleum at Wentworth Park.

Cat: No change
**Greasbrough Conservation Area continued…**

<table>
<thead>
<tr>
<th>The Heritage Asset</th>
<th>Signif. Contributing elements</th>
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<th>Impact of development upon the significance with mitigation measures in place</th>
</tr>
</thead>
<tbody>
<tr>
<td>Southwards from Rossiter Road across the recreational park.</td>
<td>Development in the north west section of the 'Cinder Bridge Waterside area will be visible, through and over the existing tree buffer to the east of the recreation ground. Cat: Moderate</td>
<td>• The existing tree belt along the beck should be reinforced by additional planting.</td>
<td>Cat: Slight</td>
<td></td>
</tr>
<tr>
<td>Southwards from Croft Street across the open greenspace.</td>
<td>Development is unlikely to compromise or be seen in this view. Cat: No change</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Views of the asset</strong> - The buildings on the northern edge of the Conservation Area can be seen on the approach into Greasbrough via The Whins (B6089). This is a ‘defining’ view of the historic part of the village, within its context of open fields and parkland in the foreground.</td>
<td>The proximity of new development in parcel CB1, to the eastern section of the Conservation Area will impact upon the rural character and detract from key views of the historic parts of the village. Cat: Substantial</td>
<td>• To protect this defining view of historic Greasbrough it is recommended that development parcel CB1 is deleted from the Concept Plan</td>
<td>Cat: Moderate</td>
<td></td>
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</tbody>
</table>
### 4.8 Wentworth Woodhouse

<table>
<thead>
<tr>
<th>The Heritage Asset</th>
<th>Signif.</th>
<th>Contributing elements</th>
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<th>Impact of development upon the significance with mitigation measures in place</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grade I Listed Wentworth Woodhouse (Building A, indicated on fig 5, pg 13)</td>
<td>A</td>
<td>Physical surroundings:</td>
<td>All heritage assets will remain and will continue to provide historic context to the estate.</td>
<td>Cat: No change</td>
<td>Mitigation measures as section 4.9</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Other heritage assets - Associated with Wentworth Woodhouse Parkland designed landscape, providing historic context which adds to significance. Set with the Stable Block, Carmelia House, Lodges and other listed assets such as garden walls and urns.</td>
<td>The setting of this asset will remain unchanged, however, the broader landscape will change. See section 4.9.</td>
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<tr>
<td></td>
<td></td>
<td>Formal design - The designed landscape was created to provide parkland and gardens around the main house.</td>
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</tr>
<tr>
<td>Experience of the Asset:</td>
<td></td>
<td></td>
<td></td>
<td>Mitigation measures as section 4.9</td>
<td></td>
</tr>
<tr>
<td>Views from the asset - Views from the building to its Parkland and the surrounding countryside beyond are a key aspect of the significance of Wentworth Woodhouse. The Wentworth Woodhouse Conservation Management Plan identifies the following key views:</td>
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<tr>
<td>View from East Front (including historic axial view to Rockingham Mausoleum) Refer to ZTV fig 68</td>
<td></td>
<td>Development within the Bassingthorpe Farm area is are partially screened by Temple Hill, and existing trees and buildings. However, development within the proposal site may be visible in parcels: CH1, BU3B, EMP1 and EMP2. Refer to ZTV fig 70. This may detract from the context of open countryside as a background to the deliberately created views of the Parkland. Also site EMP1 has the potential to affect this view and impact upon this aspect of the building’s character (in a similar manner to Tata Steelworks which, although located on the other side of the hillside, has chimneys which are prominent in key views from the House).</td>
<td></td>
<td>Cat: Substantial</td>
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<tr>
<td></td>
<td></td>
<td>NOTE: Current proposals now exclude development of the area north of Cinder Bridge Road (adjacent to Rawmarsh), which would have substantially detracted from the main axial view from Wentworth Woodhouse towards Rockingham Mausoleum.</td>
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<td>• The areas highlighted orange in development parcels BU3B and CH1 on Fig 70 should remain as open space in order to retain the impression of open countryside.</td>
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<td>• Any development within Site EMP1 should be kept below the ridge line of the hill to the west of the site and proposals should be required to demonstrate that no buildings or other structures would be likely to be visible from the principal rooms of Wentworth Woodhouse.</td>
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<td></td>
<td></td>
<td>• Tree planting along the ridge (southerly continuation of Back Lane south of Cinderbridge/Greasbrough Road) should be provided.</td>
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<td></td>
<td></td>
<td>• It is recommended that new planting/reinforcing of existing planting be provided within the Wentworth Woodhouse Parkland. Note: Planting must be informed by the Landscape Conservation Management Plan for the Estate.</td>
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</table>
**Wentworth Woodhouse continued...**

<table>
<thead>
<tr>
<th>The Heritage Asset</th>
<th>Signif. Contributing elements</th>
<th>Impact of the development upon the significance</th>
<th>Ways in which any identified harm might be mitigated</th>
<th>Impact of development upon the significance with mitigation measures in place</th>
</tr>
</thead>
</table>
|                    |                               |                                               | • Tree planting should be provided along the northern edge of development parcel EMP2, as illustrated on Fig. 74.  
• In all sites industrial or commercial development should be limited to 9m high and should not include chimneys or masts which would have a cumulative impact in conjunction with the existing industrial development on contrived views from the asset.  
• Tree planting should also be provided to screen new development in parcels BUV3b along Mumsbrough Lane and the northern edge of parcel CH1. Screening using trees and planting should take into account local character, native species and seasonal and diurnal effects, such as changes to foliage and lighting. | Cat: Slight |
| Principal rooms within the East Front have far-reaching views across the parkland to the surrounding countryside to the east. | Generally as above, but given the elevated view point development within the proposal site may be visible in parcels: CH1, BUV1a, BUV2a, CB2 and EMP1 Refer to ZTV fig.73 | • Any development within Site EMP1 should be kept below the ridge line of the hill to the west of the site and proposals should be required to demonstrate that no buildings or other structures would be likely to be visible from the principal rooms of Wentworth Woodhouse.  
• Tree planting should be provided along the northern edge of development parcel CH1, as illustrated on Fig. 75.  
• In order to retain the impression of open countryside within this view the areas highlighted orange (on Fig.73) in development parcels BUV1a BUV2a, CB2 and the south east area of CH1 should remain as open space in the housing scheme. | |
<table>
<thead>
<tr>
<th>The Heritage Asset</th>
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<th>Impact of the development upon the significance</th>
<th>Ways in which any identified harm might be mitigated</th>
<th>Impact of development upon the significance with mitigation measures in place</th>
</tr>
</thead>
<tbody>
<tr>
<td>View to Hoober Stand</td>
<td>The main axial view toward the Stand is not interrupted. <strong>Cat:</strong> No change</td>
<td></td>
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<tr>
<td>View to Keppel’s Column</td>
<td>The main axial view toward the Column is not interrupted. <strong>Cat:</strong> No change</td>
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</tr>
<tr>
<td>Important vista to Church Spire from the House</td>
<td>The main axial view toward the Stand is not interrupted. <strong>Cat:</strong> No change</td>
<td></td>
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</tr>
<tr>
<td>Panoramic views from the Terrace into the park with views to Keppel’s Column, the lakes, Greasborough Church &amp; Hoober Stand. Refer to ZTV fig.76</td>
<td>Development within the Bassingthorpe Farm area is are partially screened by Temple Hill, and existing trees and buildings. However, development within the proposal site may be visible in parcels: EMP2, BUV3d, BUV1b, BUVMU1, BUV3b, BUV2b, BUV2a and BUV1b. Refer to ZTV fig.78. This may detract from the context of open countryside as a background to the deliberately created views of the Parkland. <strong>Cat:</strong> Substantial</td>
<td>In order to retain the impression of open countryside within this view the areas highlighted orange (on Fig.76) in development parcels BUV1a, BUV2a, BUV1b, BUV3b BUVMU3 and BUVMU1 should remain as open space in the housing scheme.</td>
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<td></td>
<td></td>
<td>• Tree planting should be provided to screen larger areas of visible development in parcels BUV2b, BUV3d long Mumsbrough Lane and the northern edge of parcel EMP2 as illustrated on Fig. 79.</td>
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<td></td>
<td></td>
<td>• In all sites development should be limited to no more than 9m high and should not include chimneys or masts which would have a cumulative impact in conjunction with the existing industrial development on contrived views from the asset.</td>
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<td></td>
<td></td>
<td>• It is recommended that new planting/reinforcing of existing planting be provided within the Wentworth Woodhouse Parkland. Note: Planting must be informed by the Landscape Conservation Management Plan for the Estate.</td>
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<td></td>
<td><strong>Cat:</strong> Slight</td>
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### Wentworth Woodhouse continued...

<table>
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<tr>
<th>The Heritage Asset</th>
<th>Signif. Contributing elements</th>
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<th>Ways in which any identified harm might be mitigated</th>
<th>Impact of development upon the significance with mitigation measures in place</th>
</tr>
</thead>
<tbody>
<tr>
<td>Views of the asset</td>
<td>Views towards the house from the Parkland, its eye-catchers, and from the surrounding countryside, contribute to its significance. There are numerous interconnecting views to Wentworth Woodhouse and the south terrace, the main historic views being:</td>
<td>Westward views towards the house from the public footpath within the park not be interrupted. However, the historic approach from Glossop Lodge will be affected by development in parcel CB1.</td>
<td>To protect views from historic park drives it is recommended that development parcel CB1 is deleted from the Concept Plan</td>
<td></td>
</tr>
<tr>
<td>View from the park drives to the east</td>
<td>Westward views towards the main features, such as the House, Hoober Stand, Doric Temple and Keppel’s Column will not be interrupted.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>View from Rockingham Mausoleum</td>
<td>Contributed axial views towards the House, park and gardens will not be interrupted.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>View from Hoober Stand</td>
<td>Contributed axial views towards the House, park and gardens will not be interrupted.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>View from Keppel’s Column</td>
<td>Contributed axial views towards the House, park and gardens will not be interrupted.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>View of the house and its wider landscape setting, can be afforded from the A629 Upper Wortley Road, off M1 J35 at Thorpe Hesley.</td>
<td>Panoramic views out across wider landscape towards the park and gardens will not be interrupted.</td>
<td>Cat: No change</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Cat:** No change

---

Note: Planting must be informed by the Landscape Conservation Management Plan for the Estate.
4.8.1 Visual Extent of Bassingthorpe Farm from Wentworth Woodhouse

The maps below illustrate the zone of theoretical visibility from the east façade of Wentworth Woodhouse.

Receptor location: E439609 N397690

**Figure 68: Visual Extent of Bare Ground**
SMEEDEN FOREMAN
June 2013
This illustrates extent of bare ground (i.e. the current theoretical visibility of the proposal site without any development on the site).

Conclusion: Bare ground visible within parcels: CB2, CB3, EMP2, BUV3d, BUV3b, BUV2a, BUV2b, Ru3 & Ru2

**Figure 69: Visual Extent of 9m height target**
(without consideration of existing trees and buildings)
SMEEDEN FOREMAN
June 2013
This illustrates the theoretical visibility of development within the proposal area set at 9m (the equivalent of a 2.5 storey property). Note that this extends the extent of theoretical visibility.

Conclusion: Development of 9 metres in height would be visible in most parcels, except Ru1. This does not consider intervening elements

**Figure 70: Visual Extent of 9m height target**
(with consideration of existing trees and buildings)
SMEEDEN FOREMAN
June 2013
This illustrates the built up areas of Greasborough (at an average height of 8m) and significant areas of tree cover mapped by the Ordnance Survey (at an average mature height of 23m). Note that this takes the theoretical visibility down again and provides detailed areas for focused mitigation proposals.

Conclusion: Development within the proposal site may be visible in parcels: CH1, BUV3b, EMP1 & EMP2

The maps below illustrate the zone of theoretical visibility from the Upper floor rooms within the East Front
Receptor location: E439600 N397711

Figure 71: Visual Extent of Bare Ground
SMEEDEN FOREMAN
June 2013
This illustrates extent of bare ground (i.e. the current theoretical visibility of the proposal site without any development on the site).

Conclusion: Bare ground not visible from any parcels.

Figure 72: Visual Extent of 9m height target
(without consideration of existing trees and buildings)
SMEEDEN FOREMAN
June 2013
This illustrates the theoretical visibility of development within the proposal area set at 9m (the equivalent of a 2.5 storey property). Note that this extends the extent of theoretical visibility.

Conclusion: Development of 9m in height may be visible in parcels: CB1, CB2, CB3, CH1, EMP2, MU1, BUV3d, BUV3c, BUV, BUV3a, BUV2b and BUV2a

Figure 73: Visual Extent of 9m height target
(with consideration of existing trees and buildings)
SMEEDEN FOREMAN
June 2013
This illustrates the built up areas of Greasborough (at an average height of 8m) and significant areas of tree cover mapped by the Ordnance Survey (at an average mature height of 23m). Note that this takes the theoretical visibility down again and provides detailed areas for focused mitigation proposals.

Conclusion: Development within the proposal site may be visible in parcels: CH1, BUV1a, BUV2a, CH1, CB2 and EMP1.
4.8.3 Visual Extent of Bassingthorpe Farm from Wentworth Woodhouse with Proposed Mitigation


Fig. 74 (below) illustrates the zone of theoretical visibility from the east façade of Wentworth Woodhouse.

Receptor location: E438609 N397690

This illustrates the theoretical visibility of development within the proposal area set at 9m, with proposed mitigatory planting having obtained 11m minimum mature growth height.

Conclusion: Development of 9m is unlikely to be visible

Fig. 75 (below) illustrates the zone of theoretical visibility from the upper floor rooms within the East Front.

Receptor location: E438600 N397711

This illustrates the theoretical visibility of development within the proposal area set at 9m, with proposed mitigatory planting having obtained 11m minimum mature growth height.

Conclusion: Development of 9m is unlikely to be visible

Key:
- Visual window of Target Development
- Built up areas plotted @ 8m height
- Trees plotted @ 23m height
- Mitigatory Planting

Location Plan

Receptor height: 1.8m
Target Development Height: 9m
### 4.9 Wentworth Woodhouse Parkland

<table>
<thead>
<tr>
<th>The Heritage Asset</th>
<th>Signif.</th>
<th>Contributing elements</th>
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<th>Impact of development upon the significance with mitigation measures in place</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wentworth Woodhouse Parkland (indicated on fig.5, pg.13)</td>
<td>A</td>
<td>Physical surroundings:</td>
<td></td>
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<tr>
<td></td>
<td><strong>Other heritage assets</strong></td>
<td>Wentworth Woodhouse Estate is part of a wider historic entity comprising: estate buildings, (Fitzwilliam Wentworth Estates); farms, including Bassingthorpe Farm; agricultural lands within the wider Estate; monuments, such as Keppel’s Column and Hobber Stand folies; landscape features; historic parkland; and villages, especially the adjacent Wentworth Village. All these assets have exceptional group value and are enhanced by being part of the historic landscape.</td>
<td>The proposed area of housing (development parcel CB1) to the north of Greasbrough will affect the setting of Greasbrough Conservation Area, Wentworth Woodhouse Parkland and the historic approach from Glossop Lodge.</td>
<td>It is recommended that development parcel CB1 is deleted from the proposed Masterplan.</td>
<td>Cat: No change</td>
</tr>
</tbody>
</table>

**Topography** - The 18th century designed landscape was informed by the local topography. Based on an axial arrangement, east to west - the Rockingham Monument, the House and the spire of the village church and north to south - Keppels Column and the Hoober Stand.

- Proposed development will not change the Park’s topography. However, development may affect views along the east west axial arrangement of the park.
- Development within the proposal site may be visible in parcels CH1, BUV3, EMP1 and EMP2.

**Cat:** Substantial

- Tree planting should be provided to screen new development in parcels BUV3 along Mummbrough Lane and the northern edge of parcels EMP2 & CH1. Screening using trees and planting should take into account local character, native species and seasonal and diurnal effects, such as changes to foliage and lighting.
- Any development within Site EMP1 should be kept below the ridge line of the hill to the west of the site and proposals should be required to demonstrate that no buildings or other structures would be likely to be visible from the principal rooms of Wentworth Woodhouse.
- Additional benefit of tree planting would screen views of existing development, which detracts from the rural setting of the park.

**Cat:** Slight

- In addition tree planting along the ridge (southerly continuation of Back Lane south of Cinderbridge/Greasbrough Road) should be provided.
## Wentworth Woodhouse Parkland continued...

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Experience of the Asset:</td>
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<tr>
<td><strong>Surrounding landscape character</strong> - The surrounding countryside contributes to the significance of the Historic Park and Garden. The historic views across the countryside are part of the designed landscape character. For the most part, the Park is surrounded by open countryside. Its main approaches from the east are also through open farmland.</td>
<td></td>
<td>Development parcel CB1 immediately outside its eastern boundary would fundamentally alter its relationship to the rural landscape and the approaches to the Park from the east.</td>
<td></td>
<td>• The areas highlighted orange in development parcels BUV3, CH1 and EMP2 on Fig. 78 should remain as open space in order to retain the impression of open countryside.</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>• It is recommended that new planting/reinforcing of existing planting be provided within the Wentworth Woodhouse Parkland. Note: Planting must be informed by the Landscape Conservation Management Plan for the Estate.</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>• In all sites development should be limited to no more than 9m high and should not include chimneys or masts which would have a cumulative impact in conjunction with the existing industrial development on contrived views from the asset.</td>
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<td>Cat: Substantial</td>
</tr>
<tr>
<td><strong>Views within and from the asset</strong> - The parkland provides the setting for Wentworth Woodhouse. The surrounding countryside contributes to the significance of the Historic Park and Garden. The historic views across the countryside are part of the designed landscape character and are a key part of its significance. Wentworth Woodhouse Conservation Plan 2007 describes the following main historic views:</td>
<td></td>
<td>View to the Grade II* listed Ionic Temple from Grade II* listed Camellia House.</td>
<td></td>
<td>• It is recommended that development parcel CB1 is deleted from the Concept Plan</td>
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<td></td>
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<td></td>
<td>• Retention of hedgerows and dry stone walling as part of the development which show the lines of former field boundaries will also help reduce harm to this significance.</td>
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<td>Cat: Moderate</td>
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</tbody>
</table>

Wentworth Woodhouse Parkland continued...
**Conclusion**

Heritage Impact Assessment

### Bassingthorpe Farm, Rotherham

#### Justification in National Policy for the Bassingthorpe Farm Development

<table>
<thead>
<tr>
<th>The Heritage Asset</th>
<th>Signif.</th>
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<th>Impact of development upon the significance with mitigation measures in place</th>
</tr>
</thead>
</table>
| Views across the parkland from the Grade II listed south terrace especially towards Keppels Column, the lakes and Lady Rockingham’s Wood. |        | Development within the proposal site may be visible in parcels EMP2, BUV3d, BUV3c, BUVMU1, BUV3b, BUV2b, BUV2a and BUV1b. Refer to ZTV fig.78 | • In order to retain the impression of open countryside within this view the areas highlighted orange (on Fig 78) in development parcels BUV1a, BUV2a, BUV1b, BUV3b, BUV3c and BUV-MU1 should remain as open space in the housing scheme.  
• Tree planting should be provided to screen larger areas of visible development in parcels BUV2b, BUV3d long Munsbrough Lane and the northern edge of parcel EMP2, as illustrated on Fig. 79.  
• In all sites development should be limited to no more than 9m high and should not include chimneys or masts which would have a cumulative impact in conjunction with the existing industrial development on contrived views from the asset.  
• It is recommended that new planting/reinforcing of existing planting be provided within the Wentworth Woodhouse Parkland. Note: Planting must be informed by the Landscape Conservation Management Plan for the Estate.  
• Attention should be given to the design of roofscape, and development should not obscure or dominate distant views towards the ridgeline of the hill.  
• Screening using trees and planting should take into account local character, native species and seasonal and diurnal effects, such as changes to foliage and lighting.  
• It is recommended that new tree belts be planted on the hillside to the west of Wilcox’s Plantation to the north of Greasbrough.  
• Additional benefit of tree planting would screen views of urban growth of Rotherham beyond the Bassingthorpe Farm area. | Cat: Slight |
| Views from the Grade II* listed Ionic Temple both over the estate and into the gardens |        | 'Bassingthorpe Urban Village' area will be visible on the ridgeline of the hill beyond the Munsbrough and Kimberworth residential estates. Residential/mixed used development which incorporated tall buildings would detract from the composition of the designed landscape to its wider context of surrounding countryside. | | | |
| **Cat:** Substantial |

**Wentworth Woodhouse Parkland continued...**
### Wentworth Woodhouse Parkland continued...

<table>
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<tbody>
<tr>
<td></td>
<td></td>
<td>The Mausoleum is a key element of the views designed to be appreciated from the approach along Rotherham Drive.</td>
<td>Development parcel CB1 immediately outside its eastern boundary would interrupt views from the eastern approach.</td>
<td>• It is recommended that development parcel CB1 is deleted from the Concept Plan</td>
<td>Cat: No change</td>
</tr>
<tr>
<td></td>
<td></td>
<td>On the northern boundary of the park on the secondary drive there is a view towards the Needles Eye in Lee Wood.</td>
<td>Cat: Substantial</td>
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<td></td>
<td></td>
<td>On entering the park there is a long distance view from the Octagon Lodge drive across the park towards the Rockingham Monument (this view exists only because of the loss of a larger shelterbelt in this area over the course of the late 19th century).</td>
<td>Development within the proposal site may be visible in parcel: EMP1</td>
<td>• Any development within Site EMP1 should be kept below the ridge line of the hill to the west of the site and proposals should be required to demonstrate that no buildings or other structures would be likely to be visible</td>
<td>Cat: Slight</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Historic view between the stables and the Hoober Stand.</td>
<td>Cat: Moderate</td>
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<tr>
<td></td>
<td></td>
<td>Historic views to and from the west front since at least the late 17th century.</td>
<td>Cat: No change</td>
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<tr>
<td></td>
<td></td>
<td>View along the west drive towards Wentworth Church spire.</td>
<td>Cat: No change</td>
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</tbody>
</table>

The maps below illustrate the zone of theoretical visibility from the South Terrace: Ionic Temple, looking southeast.
Receptor location: E439126 N397550

Conclusion: Bare ground visible within parcels: CB2, CB3, EMP2, BUV3d, BUV3b, BUV2b & Ru3

Figure 76: Visual Extent of Bare Ground
SMEEDEN FOREMAN
June 2013
This illustrates extent of bare ground (i.e. the current theoretical visibility of the proposal site without any development on the site).

Conclusion: Bare ground visible within parcels: CB2, CB3, EMP2, BUV3d, BUV3b, BUV2b & Ru3

Figure 77: Visual Extent of 9m height target (without consideration of existing trees and buildings)
SMEEDEN FOREMAN
June 2013
This illustrates the theoretical visibility of development within the proposal area set at 9m (the equivalent of a 2.5 storey property). Note that this extends the extent of theoretical visibility.

Conclusion: Development of 9 metres in height would be visible in most parcels, except Ru1, BUV1c, BUVMU4, BUVMU2, BUVMU3 and EMP1. This does not consider intervening elements

Figure 78: Visual Extent of 9m height target (with consideration of existing trees and buildings)
SMEEDEN FOREMAN
June 2013
This illustrates the built up areas of Greasborough (at an average height of 8m) and significant areas of tree cover mapped by the Ordnance Survey (at an average mature height of 23m). Note that this takes the theoretical visibility down again and provides detailed areas for focused mitigation proposals.

Conclusion: Development within the proposal site may be visible in parcels: EMP2, BUV3d, BUV3c, BUVMU1, BUV3b, BUV2b, BUV2a and BUV1b.
4.9.1 Visual Extent of Bassingthorpe Farm from Wentworth Woodhouse with Proposed Mitigation


South Terrace: Ionic Temple, looking southeast.
Receptor location: E439126 N397550

Figure 79: Proposed Mitigation within Visual Window
SMEEDEN FOREMAN
June 2013

This illustrates the theoretical visibility of development within the proposal area set at 9m, with proposed mitigatory planting having obtained 11m minimum mature growth height.

Conclusion: Development of 9m is unlikely to be visible
5.0 Conclusion and Recommendations

5.1 Introduction
This final section summarises the preceding assessment and provides an overview of the likely impact which the development at Bassingthorpe Farm might have upon the significance of each of the designated heritage assets affected before, and after, mitigation.

5.2 Bassingthorpe Farm
The primary conservation concern is to see this principal asset retained. Should the barn not remain in agricultural use the second concern is to find an economically sustainable future for it; one which contributes towards its overall maintenance and setting. Given the location within the development, the barn may be considered as having potential for conversion to a community facility.

The extent and proximity of the proposed surrounding development to the south and southwest of the barn (development parcels BUV1b and BUV1c) will impact upon the building’s prominence as well as the rural character of the asset’s setting. The asset’s relationship to the surrounding countryside, will also change substantially, and its functional relationship with its fields which has existed for circa 400 years will be lost.

Development parcels BUV1b and BUV1c should be refined and new development should be restricted from the immediate farm yard to provide some semblance to its original use. The proposed development beyond the immediate farm yard should respond to the character of the barn, be informed by its setting and most importantly contribute to the setting of its neighbours. Design considerations should take into account use of vernacular materials, definition, scale and grain. The retention of hedgerows and dry stone walls as part of the development which help show the lines of former field boundaries, should also be incorporated into the master plan.

Given the proposed mitigation measures, Bassingthorpe Farm could be successfully integrated into the community hub of the proposed development with a suitable re-use.

5.3 Barbot Hall
The proposed Masterplan leaves the area immediately around the Hall undeveloped. However, development parcels EMP2 and CH1 are within visible proximity. Attention should be given to the design of rooftopscape, to prevent development from obscuring or dominating distant views of the skyline; commercial development should be of similar height to the residential units and should, not include tall buildings which would detract from the building’s prominence.

As part of the development master plan, tree planting/screening should be incorporated around the new development parcels to the north and north-east of Barbot Hall. Further tree planting and reinforcing of existing trees just outside the northern corner of the gardens of Barbot Hall should also be carried out.

To minimise negative impacts and optimise mitigation measures, tree planting and reinforcing of field boundaries and should be implemented prior to the development commencing on site.

5.4 Barbot Hall Farmhouse
There is very little existing screening along the northern edge of the curtilage of Barbot Hall Farmhouse, therefore development CH1 is likely to have a considerable impact upon views from the house. Parcel CH1 needs to be refined within the proposed Masterplan - development should be ‘pulled away’ from the building’s curtilage, to provide a landscape buffer that extends to the existing field boundary level with the pumping station to the north east of the house.

Additional tree planting along the southern boundary of the development parcel CH1 should be incorporated into the proposed Masterplan, and should be implemented prior to the development commencing on site.

5.5 Glossop Lodge
The proximity of development parcel CB3 to the south west of Glossop Lodge will change the surrounding countryside and affect the isolation of the lodge and its prominence as a former outlier.

Development parcel CB3 should be refined to give a ‘stand-off’ distance from Glossop Lodge. It is recommended that the proposed Masterplan is revised and development parcel CB3 be pulled away from the beck south of the lodge, to the line of the existing field boundary between the beck and Scrooby Lane. Additional planting should be provided along the beck and sparse field boundaries which lie between Lodge and development parcels CB2 and CB3 should be replanted. Screening using trees and planting should take into account local character, native species and seasonal and diurnal effects, such as changes to foliage and lighting.

Provided that development is kept sufficiently removed from the curtilage of the building (to the west as well as to the south) and the existing tree belt is reinforced by additional planting, some semblance of the buildings isolation may be retained.

5.6 Greasbrough Conservation Area
The proximity of development parcel CB1 to the north of the Conservation Area will substantially change the setting of the northern part of the village and its relationship with the surrounding countryside. Development to the east of the village, will result in the loss of an area of allotments and there would be screened views of the development from the eastern edge of the Conservation Area. To prevent significant harm to this aspect of significance, it is recommended that the most northerly development site is deleted from the proposed scheme.
The current Conservation Area Appraisal would benefit from a review of its contents in the light of the more recent guidance produced by English Heritage on Conservation Area Appraisals and Management Plans in order to set out clearly, those elements which contribute to (or detract from) the character and setting of the Conservation Area, including a map which depicts important views and vistas. Such a document should be used to guide the locations, form and scale of development in the area around the Conservation Area and help to ensure that the Urban Extension does not harm those elements which contribute to its character. It is therefore recommended that an up-to-date Conservation Area Appraisal be carried out before detailed work begins on the Masterplan.

5.7 Wentworth Woodhouse
The Bassingthorpe Farm development will not have a direct physical impact upon this asset, therefore in terms of assessing the likely impact which the development might have upon Wentworth Woodhouse, the key consideration is how much of the development is likely to be visible from the principal contrived views from house.

Figures 68 to 79 illustrate the zones of theoretical visibility (ZTV) from key historic views towards the Bassingthorpe Farm Development site. Figures 70, 73 and 76 specifically illustrate that the topography and existing tree belts, screen much of the development. However, pockets of development may be visible in certain areas.

To mitigate impact upon this element of the asset’s significance, development within the proposal area must be limited to no more than 9m (the equivalent of a 2.5 storey property). Mitigatory planting should also be provided in the areas identified within the assessment section of this report. Screening using trees and planting should take into account local character, native species and seasonal and diurnal effects, such as changes to foliage and lighting. Detailed design proposals should be required to demonstrate that no buildings or other structures would be likely to be visible within key views from Wentworth Woodhouse.

5.8 Wentworth Woodhouse Parkland
The proposed area of housing (development parcel CB1) to the north of Greasbrough will affect the setting of Greasbrough Conservation Area, the historic approach from Glossop Lodge and Wentworth Woodhouse Parkland. Therefore it is important that development parcel CB1 is deleted from the proposed Masterplan.

The majority of key axial views between assets within the park will remain unaffected. However, views across the parkland from the Grade II listed south terrace especially towards Keppels Column, the lakes and Lady Rockingham’s Wood may be visible in certain development parcels (ZTV fig.76) and mitigatory planting should be provided in the areas identified within the assessment section of this report. Any new planting/reinforcing of existing planting within the Wentworth Woodhouse Parkland must be informed by the Landscape Conservation Management Plan for the Estate.

Any development within Site EMP1 should be kept below the ridge line of the hill to the west of the site and proposals should be required to demonstrate that no buildings or other structures would be likely to be visible.

It must be noted that the zone of theoretical visibility used to assess Wentworth Woodhouse and its parkland is based on desk top findings and criteria. Whilst the development proposed within this document should not be visible from the key asset, there can be no absolutes in terms of anomalies in the proposals actually built.

5.9 What next...
The development should ensure mitigation is appropriate, minimise negative impacts and optimise enhancement.

It is recommended that the following is undertaken.

• Production of a heritage and landscape informed development framework.
• Production of a heritage and landscape informed contextual design code.
• A procurement process which allows public involvement, English Heritage involvement and secures good architects.
• Monitoring and review process of: Design quality Mitigation success Actual impacts
6 Appendix

6.1 Listed Building Descriptions

6.2 Greasbrough Conservation Area Appraisal

6.3 Main Historic Views - Wentworth Woodhouse Landscape Conservation Plan April 2008 (Extract from Wentworth Conservation Plan July 2007)

6.1 Listed Building Descriptions

Bassingtonthorpe Farm
Grade II
(map ref: 1)
Combination farmbuilding. Timber-framed core probably early C17, encased late C17, taller range probably early C18. Some internal timber-framing, rubble sandstone, Welsh slate and sheet asbestos roofs. L-shaped plan with tall, single-storey, 4½-bay range added to lower, partly 2-storey, 3-bay timber-framed building. Large quarries to both ranges. Farmyard side: lower range to right has 3 doorways, central door has overhanging and casement to right. Small casement to first floor has glazing bars above open slit (allowing access to dovecote within); part of wallpost exposed to far left. Right return: surround of a C17 mullioned window now walled-up and with dripstone cut away, small gable opening with ledge. Taller range to left has large double doors beneath wood lintel, blocked sills, roof; asbestos roof. Interior: lower range has 6 wall posts with straight braces to 3 principal rafter trusses, well-squared purlins. Truss nearest angle of plan to right has 6 diagonally-set, square, shafts on linked braces. Derelict outbuilding in angle of plan and added garage to left return of taller range not of special interest.

Barbot Hall Farmhouse
Grade II
Manor house (shown as Barbot Old Hall on O.S. map). C16 or C17 core, right cross-wing heightened, main-range roof not inspected. Roof structure of left cross-wing appears to be timber-framing likely to be concealed. Later flanking windows have 16-pane sashes with leaded lights and hoodmoulds. Flanking pointed-arched openings as front, that to left blind, that to right walled-up and with dripstone cut away. Small recessed panels above frieze on angled side walls of hexagon. Oversailing eaves with wooden-bracketed gutter. Hexagon has renewed hexagonal stack with ashlar corbels.

1 Greenside
Grade II
House. Early C19. Coursed, squared and dressed sandstone; Welsh slate roof. 2 storeys with attics; 3 windows to 1st floor, single-storey wing to rear right. Central doorway: 6-panel door (lower panels flush) and overlight with Gothick glazing bars; raised ashlar surround with sunken panels; moulded cornice. Flanking windows have 16-pane sashes with projecting sills and chamfered window arches. Outer 1st-floor windows same, narrower central window has sash with glazing bars. Shaped kneelers, square-cut gable copings. End stacks with tabling. Porch in angle with wing has reused masonry and old stuccoed door said to have come from the Chapel of Holy Trinity demolished in 1827 to make way for St. Mary's Church (q.v.).

Barn and Horse-engine House at Manor Farm
Barn with horse-engine house now grain store and cowhouses with hayloft. Timber-framed core probably early C17, encased and horse-engine house added C18 - early C19. Internal timber framing, rubble sandstone, stone slate roof replaced by Welsh slate north side of barn. Partly 2 storeys, 4 bays (internal) with horse-engine house on farmyard side to north. Farmyard side: block-bonded brick quoins to left end. Apsidal horse-engine house to right with most of its original wall openings infilled except for some casements; door into cowhouse from engine-house flanked by casements; horizontal-siding door to left.

Barbot Hall
Grade II
(map ref: 3)
Large house c1800, undergoing major restoration 1985. Cement-rendered sandstone, Welsh slate roof. 2 storeys with cellars and attics. 3 x 5 bays with 2-bay wing to left return, set back. Entrance front: plinth, 3 stone steps to central doorway having part-glazed panelled door with geometrical glazing bars and fanlight flanked by attached Doric columns, open pediment. Flanking windows have renewed sashes with glazing bars with projecting sills. Deep first-floor band, sill band to first-floor windows as ground floor. Deep eaves projection. Hipped roof with symmetrically-placed ashlar ridge stacks; wing set back to left has parti-brick end stack and wallstone ridge stack. Right return: as front, central 3 windows in a 2-storey canted bay. Interior: cantered stone staircase with iron bannister. Plaster frieze of Prince of Wales feathers in lst-floor canted-bay room. Window has sash with flush sills and quoined reveals.

Glossop Lodge
Grade II
Lodge. Early C19, restored and extended c1890. Originally for the Wentworth Estates. Coursed, horizontally-tooled sandstone, Welsh slate roof. Small hexagonal structure with low, gabled wings to front and sides, at rear of side wings a 2½ extension in the position of former walled yard. Single storey, four bay, entered from rear. Gable entry to front wing now has dummy double doors and infilled oriel, plain frame, moulded pediment and casements. Finer continues round building above sashes with glazing bars in most walls, some windows blind and all openings with recessed aprons and plain lintels.

Bassingthorpe Farm
Grade II
(map ref: 1)
Opposite side: wide entrance to right of centre has re-used oak lintel; 2 casements to left with loading hatch over. Left return: rebuilt in C20 brickwork, 2 buttresses. Right return: lean-to addition: gable wall of barn collapsing inwards, slit vents. Interior: wallposts to 3 principal rafter rafters, some braces to the tie beams, original wall plates, raking struts to principals, renewed purfins. No framing in gable walls, wallpost at junction with engine house removed, 2 others shortened and underbuilt.

No.6 and Adjoining Carriage Arches
House with adjoining arches. Mid C18. Coursed, dressed sandstone. Welsh slate roof. 2 storeys with attics, 3 openings to 1st floor. Chamfered ashlar quoin. C20 door in quoin-strip surround with projecting and chamfered alternate blocks. Lintel shaped to form chamfered springers and keystones. Flanking windows on both floors have projecting square-faced surrounds only that to ground-floor left retaining sash with glazing bars, others with matching casements. Matching surround to small blind opening above door. Shaped kneeler and square-cut gable copings to right only. Renewed brick end stacks. Carriage arches set back to left: monolithic square-sectioned piers, 2 elliptically-arched openings each with impost and keystone; coped waving above.

Church of St. Mary
Church: 1826-28 by Charles Watson and J. P. Pritchett. Deeply-coursed, horizontally-tooled sandstone; tile roofs. Orientation almost north/south. 5-bay nave and chancel in one with school room in half-basement beneath chancel; tower at north end flanked by low porches with lean-to roofs against nave. Gothic revival: hoardmouths, embattled parapets to body of church and porches, crocketed corner pinnacles. Tower: full-height, offset, diagonal buttresses; double door beneath transomed 2-light window; offset band below and above clock in chamfered, square recess; 2-light louvred belfry openings. Buttresses rise as pinnacles linked by crested balustrade with ogive-headed openings. Porches each have double door; lancet in side wall. Body of church: deeply-chamfered band above square-headed basement windows at chancel end. Angle buttresses rise as pinnacles. Sill band links transomed 2-light windows with cuspings. Narrow transomed windows flank 3-light transomed altar window which has stained glass and quatrefoil penning above. Roll-moulded embattled copings. Interior: west gallery with balustrade of trefoil-headed roll-moulded embattlement. Frieze bears motto ‘MEA GLORIA FIDES’; arms by heraldic device which impinges on window above. Castellated, slightly chamfered parapet with ashlar panels infilled with brick. Corinthian columns rise from piano nobile; frieze bears motto ‘MEA GLORIA FIDES’; arms in tympanum; statues to apex and balustrade.

Pumping House at NCB Mines Drainage Unit
Pumping house now housing electrical apparatus. Dated 1825 although tower may be earlier, later additions. Coursed, dressed sandstone, Welsh slate roof. Rectangular tower with lean-to and workshop buildings to right return. Roadside elevation: 2-storey tower and lean-to, single-storey workshop buildings. Extra storey to rear with fall of land. Tower: gabled entrance front has renewed glazed door in round-arched opening with date boldly inscribed, off-centre, on voussoirs. Continuous impost band. To 1st floor: iron casement with glazing bars within round-arched opening now partly obscured by brick and concrete ganty attached to front of building. Lean-to set back to right has a casement with glazing bars to each floor. Low workshop buildings to right preserve remains of 2 infilled round archways, the right arch truncated to right by a short gabled projection of later construction, 2-window section to far right also of later build. Rear: similar round-arched openings to tower, sills altered. Interior: original pumping machinery removed. C20 workshop buildings attached to rear right not of special interest. Formed part of the Fitzwilliam mining enterprises in the area.

The Mews
Grade II
Oster’s house now offices. Late C18 or early C19. For the Wentworth estate. Coursed dressed sandstone. Westmorland slate roof. 2 storeys. 2:3:2 bays. Symmetrical facade with 3-bay pediment breaking forward. Plinth, quoins. Ground-floor openings all round-arched; round-arched recesses to central bays. Central doorway with panelled double door and fanlight with glazing bars. Sashes with glazing bars to other bays. Square window openings to 1st floor; projecting sills, unequally-hung 12-pane sashes, flat arched; matching casements to bays, 2 and 6. Comice, blocking course to outer bays. Hipped roof with end stacks. Left stack shared with abutting riding-school, part of Stable Block (qv).

Wentworth Woodhouse
Grade I
Country mansion, now college of further education and partly unoccupied. C17 core; remodelled from c1724 to c1734 to form west front; east front commenced immediately and largely completed in the next two decades; service wings heightened late C18. Remodelled for Thomas Watson Wentworth perhaps by William Ely (Alian). East front commenced by Ralph Tunnicliffe (d.1736); scheme revised and completed by Henry Flitcroft who continued on interiors for Charles Wentworth, 2nd Marquis of Rockingham.

John Carr worked for the 2nd Marquis prior to heightening the service wings for William Wentworth Fitzwilliam; the 4th Earl. C17: some walling of tucked sandstone and brick in English bond. West front: brick in Flemish bond, ashlar sandstone central feature and dressings; lead and copper roofs. East front: ashlar, rear walls brick; slate roofs. Both elevations symmetrical, their axes offset. Baroque style west facade conceals irregular plan adapted from 17th century. Symmetry of Palladian east front carried through to some of the internal planning with principal suite of rooms arranged ‘en enfilade’. West front: 5-storey central part, single-storey wings, half-basement throughout. 4:9:4 bays, central part recessed, central feature breaking forward. Rusticated quoins. Sashes with glazing bars. Central 3-bay feature with 4 giant Corinthian plasters rising from rusticated basement. Concave door surround with pilasters in the curve, the outer ones garnished, bird carved on frieze; cartouche above. Flanking windows with shaped pediments. Venetian window to 1st floor; flanking sashes have aprons carved with trophies and carved keystones. Frieze with serpent and griffins interrupted by heraldic device which impinges on window below: Carved mouldings to cornice and single-bay open pediment. Parapet with urns and statue. Remaining bays with rusticated, arched, surrounds to basement windows and architraves with projecting voussoirs. 5-storey ground floor. Bays 4 and 14 have curved Venetian windows, that to bay 4 with external steps. Inner returns of windows have elaborate architraves to doorways (engraving 1728) now windows. Dentilled 1st-floor band to central part, 1st-floor windows in architraves. Modified comice, parapet with ashlar panels infilled with brick. Quoined and comiced stacks rise from wings. East front: 2 and 3 storeys. 49 bays, fully articulated. Balustraded throughout. 19-bay central block has rusticated ground floor. Central 9-bay part taller and breaking forward with steps flanking vast hexastyle portico. Corinthian columns rise from piano nobile; frieze bears motto ‘MEA GLORIA FIDES’; arms in tympanum; statues to apex and balustrade. Pausterized doorway within portico has fanlight and scrolled pediment; flanking windows with broken pediments formerly with busts. Other 1st-floor windows have alternating segmental and triangular pediments. Upper windows with sill band and consoled cornices. Underside of portico coffered. Service wings: 3 storeys, 3:5:3 bays. 3-bay pediment on giant Doric columns. Moulded string to 2nd floor. Quadrants link wings to end pavilions. Gibbs surrounds to lower floors. Pavilions with comices beneath upper stage; clock on
north pavilion; wind indicator on south; urns
to corners; domed roofs with lanterns and
weathervanes.

Interior: principal rooms of central block retain
decorative schemes of magnificent quality.
Many rooms designed by Henry Fitzcory
and executed by the finest craftsmen of the
day. Tuscan-pilastered entrance hall with Neo-
Classical statues. Domestic suite to north:
Painted Drawing Room with walls stretched
with canvases by Auguste de Clermont; the
Low Drawing Room with coved niches carved
in the manner of Grinling Gibbons. Chapel
with C17 carved entrance: box pews; Ionic
columns to gallery; Venetian west window.
Imperial staircase by John Carr in Adam style.
Marble Saloon: scagliola columns, balcony,
piasters above; ceiling in Javanese
style. Niches with mid C18 statuary; panels
by James Stuart; overmantles by John Gibson
(1821). To the south a sumptuous suite of
rooms with richly gilded coffering to the ceiling
in the manner of Grinling Gibbons. Chapel
Low Drawing Room with coved niches carved
in the manner of Grinling Gibbons. Chapel

Wentworth Parkland Grade II*

Gardens of the C18 and C19 and a park
remodelled by Humphry Repton in the early
1790s, with a set of notable early to mid C18
monuments and follies within and around the
edge of the park.

HISTORIC DEVELOPMENT

The estate was acquired by William de
Wynety by his marriage to Emma Wodehouse in
the C13. It remained within the family and
Thomas Wentworth, who succeeded to the
estate in 1614, was created Baron Baby and Earl of Strafford in 1640. The second Earl of
Strafford died in 1695 without issue and
the estate passed to his nephew, Thomas
Watson. Watson’s son, Thomas Watson
Wentworth, was created Lord Milton in 1728
and he became Baron Rockingham in 1746
and subsequently Marquess of Rockingham.
The estate passed to the Fitzwilliam family in
the late C18 and remained in the family until
1948 when part of the house and grounds
were sold to Barnsley Education Committee
and subsequently to Sheffield Polytechnic.
The house and part of the gardens were sold
to a private owner in the late C20 and the site
remains in divided private ownership (1998).

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM,
SETTING Wentworth Woodhouse lies
immediately south and east of the village of
Wentworth in a setting with rural elements which
lies between the conurbations of Barnsley,
Sheffield and Rotherham. The c 700ha site is on
an elevated land which drops down to the south
and the boundaries are formed by Cortworth
Lane and Hague Lane to the north and north-
west, Town Lane between Gresborough and
Wingfield to the south, with other boundaries
dividing the park from agricultural land. The
boundary is largely walled.

ENTRANCES AND APPROACHES There are a
number of entrances, some with lodges. North
Lodge (listed grade II) is on Cortworth Lane
and a drive leads south-east and south from it to
the front of the house. It is aligned with a route
running north through the Needle’s Eye (early
C18, altered, possibly by Humphry Repton late
C18, listed grade II), a folly which lies c 1.5km
north of the house. The route continued north
from the Needle’s Eye through Rainborough
and the east front, to designs by Henry Flitcroft,
in the period 1734 to c 1760. The east front has
stylistic affinities with Warrand (qv), the first
great Palladian house in England, and has the
longest front, stretching for more than 180m,
of any English country house. It lies on a platform
in the north-west corner of the park and the
east front commands extensive long-distance
views. A stable block and riding school (listed
grade II) of 1758 by John Carr of York (1723-
1807) is situated c 300m north-west of the
house. Some 100m to the north-west of this
the home farm complex includes buildings of C18
date which are listed grade II.

GARDENS AND PLEASURE GROUNDS On the
east side of the house there is a paved walkway
with sets of stone obelisks at various points
along it. Lawns are divided from parkland by a
C20 fence. Extensive views over the park include
glimpses of the Mausoleum (John Carr 1784-8,
listed grade I) c 1.9km to the south-east and the
Hoober Stand (Henry Fitzcory 1748, listed
grade II). There are extensive long-distance
views from the south terrace within which the
Keppel Column (John Carr 1773, listed grade II),
c 2km to the south and beyond the park wall, is
prominent. The column was raised in height in
1778 and named in honour of Admiral Keppel
who was acquitted of charges arising from the
English defeat by the French Navy in 1778.

The gardens on the west side of the house are
divided from the park to the north by a ha-ha
(listed grade II) which runs between house and
stable block. The Camellia House (listed grade
II*) situated c 400m south-west of the house is

Appendices
Appendices

Paths lead up to the west into an area of lawns and trees and winding paths on the 1905 OS map. To a C20 water garden in an area shown with map. Paths lead north through clipped hedges taken from the earlier house on the site. It opens the sunken garden incorporates a C17 doorway and two vaulted cells. An entrance from the lower chamber into spiral steps down to a chamber with an entrance leading to a curved tunnel and consists of a domed structure set into a bank.

An engraving by John Cole of c.1728 (reproduced in Houlston 1998) shows extensive formal gardens around the house including, on the west side, four obelisks set in lawns and formal geometrical gardens. The obelisks are shown on the 1788 map and appear to be the only survivors of the scheme shown by Cole. These were commented upon by Horace Walpole in 1756 who stated that the ‘bowling green behind the house has no less than four obelisks, and looks like a Brodridg ninepin-alley’ (quoted in Houlston 1998).

PARK Extensive areas of parkland lie to the south and east of the house. The park is a mixture of pasture and arable land with scattered trees and areas of woodland. Planting on the north side of the house may represent the remains of avenues shown in Cole’s 1728 view and on estate maps of c.1760 and 1778, remnants of which are shown on the 1849 OS map. The west side of the park is sheltered by Towles Wood and Upper Ox Close Wood and the edge of Raspberry Plantation. To the south Shepherd’s Plantation, Squirrel Castle Plantation and Morley Plantation shelter the boundaries. An area of woodland c.450m south-east of the house, called Temple Hill Plantation, is the site of the Doric Temple (C18, listed grade II). The area to the south-east between the house and Mausoleum Plantation is called the Deer Park.

Close to the centre of the park Morley Pond and Dog Kennel Pond are linked by a weir which is crossed by a causeway (C18, listed grade II) carrying a drive. The ponds are shown on the 1771 county map in approximately their present form, though their sinuous outlines may owe something to Repton’s late C18 works. Rockingham Wood, which lies c.200m south of Morley Pond, has a ha-ha wall along its west side with a central projection and a curving projection at the south-west corner, recalling the bastion wall of the south terrace.

The system of drives and rides within the park gives views of the house, the lakes and the various monuments and follies within and outside the park, in particular the Mausoleum, the Hoober Stand and the Keppel Column. The Needle’s Eye has been partially obscured by trees. The changing appearance of the monuments in distant views is an important attribute of the park and reflects a tradition which began with Thomas Watson Wentworth Rockingham in the 1740s and was continued by the fourth Earl Fitzwilliam who erected the Mausoleum in memory of his uncle, the second Marquis of Rockingham, in 1784-8.

The park was remodelled to designs by Humphry Repton (1752-1818) who began work for Lord Fitzwilliam in 1790 and commented on the lack of tree cover and the fact that the house was surrounded by ‘coarse grass and boulders’ (quoted in Hyams 1971). This was remedied and the contours of the surrounding landscape were softened by ambitious earth-moving operations. The Red Book prepared for Wentworth Woodhouse has been lost; however the sketches reproduced in Repton’s Observations on Landscape Gardening (reproduced in Houlston 1998) show views of Temple Hill Plantation and the Doric Temple suggesting that Repton intended to exaggerate the contours of the hill and plant it. Repton’s landscape was damaged by opencast mining which began in the 1940s and continued until the 1960s. The affected parts are the land between the south terrace and Towles Wood, areas between the house and Temple Hill Plantation which extended to the east as far as Cotworth Field Plantation on the north-east boundary, a large area east and south of Rockingham Wood known as Middle Common and Upper Common and land along the south-east boundary north of the drive from Cinderbridge Road. Restoration, including the replanting of some of the woodland, followed the mining. The character of the landscape was altered as the levels were not restored in every case and replanting was not informed by an appreciation of vistas and views. The subtleties of the views, particularly those towards Temple Hill and from the south terrace, have been lost. Planting between Towles Wood and Shine Oaks Wood has closed a vista which was evident on the 1778 map and suggested on Cole’s view.

KITCHEN GARDEN The kitchen garden lies c.550m west of the house and consists of a brick-walled enclosure with entrances with stone architraves. The garden is in use as a garden centre (1998) in connection with which there are a number of C20 buildings within it. The 1778 map shows a kitchen garden and gardener’s house c.500m to the east of the house. They were rebuilt on the present site in 1786 probably for the convenience of transporting manure from the home farm.
6.2 Greasbrough Conservation Area Appraisal

Greasbrough

Greasbrough is a large village situated 1.8 miles north-west of Rotherham. The core of the village is centered on the Church of St Mary which is located on a hill approximately 50 meters above sea level. The village currently has two conservation areas which were designated on the 9th March 1977. The first includes the historic core of the village surrounding the church, war memorial, early agricultural structures. The second is an outlying off Coach Road. These two areas are examined separately.

Past and Development

Some of the earliest evidence for human activity on the land around Greasbrough can be seen in the form of the Roman Ridge earthwork that passes through the village. Itsward origin is unknown but it is believed that it is an Iron Age defensive ditch constructed by the Britons to stop the advance of the invading Roman army or possibly a geographical marker of Iron Age tribes. Evidence of human occupation has been found along the Roman Ridge, in 1940 eleven 3rd century coins minted between 234AD and 224AD were discovered.

During the Saxon period a Manor was established with the land divided between two Lords. Godric and Earl Harold who later became King Harold II, defeated at the battle of Hastings in 1066. However, the site of the Demesne was documented in 1068 when the Conqueror had clearly rewarded both Roger de Bueil and the Earl of Wessex with the lands of Greasbrough.

In the Demesne the village is bounded as Greasbrough, Greatbrough and Greasbrough. All probably meaning 'green brook' or 'green stream'.

The Subsidy Roll (Poll Tax) for Ockbrook (recorded as Greasbrough) reveals that by 1379 there were at least 13 taxable persons living in the village and a variety of occupations including tradesmen, blacksmiths and tailors.

The village throughout the medieval period would undoubtedly have been home to many others in the borough, and even the country, following the controlled order of life defined by feudalism. The greater changes to the village and the surrounding landscape came in the 16th and 17th centuries. Over this period the landowners were the Wentworths and the Fitzwilliams of nearby Wentworth Woodhouse. Following the building of the new Wentworth Woodhouse came the landscaping of vast amounts of parkland in the late 18th century, dramatically altering much of the landscape to the north of the village. Lakes and follies were constructed together with hundreds or thousands of trees which would still be seen from Greasbrough.

The wealth of the Fitzwilliams was largely derived from their mining, canal and railway enterprises and through donations they enabled Greasbrough to build its first Anglican Church, St Mary's, completed in 1838. They also provided the land for the village to have a recreational park.

Many public buildings and facilities were built during the 19th century. Across the county non-conformist worship was becoming a threat to mainstream Anglicanism and a result more and more chapels were built. In Greasbrough the Independents, Wesleyans, Wesleyan Reformers and Primitive Methodists all had a chapel.

The proximity to Rotherham and its growing industries and mining of numerous pits in the area during the 15th century led to a population increase in the village. The new chapels and their congregations already suggested this; however, by 1854 there had clearly been a need for new housing. New terraces had been built along Harold Croft and along new streets constructed for this purpose such as Chapel Street, Mill Street and New Street.

As the population increased so did the need for new schools. The village already had a school at Fitzwilliam Square in the rest 13th century (as shown on 1800 OS map) and in 1873 a schoolroom was opened next to the Congregational Church on Green Street.
Heritage Impact Assessment

Bassingthorpe Farm • Rotherham

Open Spaces and Trees

Surrounding the village there are large areas of open space designated as urban greenpace which protect the setting of the village. Within the conservation area the majority of open spaces are privately owned gardens but there are two important public open spaces: these are:

- St Mary’s Churchyard
- The War Memorial and surrounding green.

Trees are also an important ingredient to the overall character of the area; they dominate the horizon, particularly around the church. This grouping of trees at St Mary’s churchyard acts as a focal point and provides dappled shade to the summer sun, adding to the charm of Church Street. Across the area all trees have the potential to be regarded as contributing to an enhancing the character of the village and the feeling of any tree should be considered carefully.

Vista

The belt of location of Grassthorpe and its alignment of streets evolve many different views and vistas both into and out of the village. Views of particular importance out of the village are:

- Northwards across the Working Men’s Club car park from the War Memorial to the Rotherham Museum at Wetherby Park.
- Southwards from Rossett Road across the recreational park.
- Southwards from Golf Street across the open green space.

These views focus largely on the open space and distant countryside that surround Grassthorpe and help to preserve a semi-rural feel to the village.

Views into the village include:

- Eastwards from Craygan Road across the Recreation Ground to the St Mary’s Church and the surrounding village.

The damaging effect of replacement windows on the character of a building

- North westwards from Peter Hill on approach to the village looking towards the church.

Both of these focus on the tower of St Mary’s Church which is the highest and most prominent feature of the Grassthorpe.

Dentimental Aspects

There are numerous elements that are detrimentally affecting the character of the area. These include:

- Replaced window and doors

Very few properties have retained their original windows and doors. Throughout the area they have been replaced with windows of a different style to the original and of a different material, mainly upvc. Changing the materials and style of windows in a property can have a detrimental affect to both the building and the over all appearance of the conservation area.

Signage, shopfronts and access

The conservation area has a variety of buildings that have signage architects or business in external additions such as air conditioning units. The majority do not render or affect the character however where they are inappropriately located if there are too many, or if they are of inappropriate size or type, such as box illuminated they detract from the building and appear as unnecessary clutter.

Buildings of inappropriate materials and style

A number of buildings and extensions have been constructed in a style, scale and materials that are totally out of character with the area. Examples include the residential complex at the northern boundary of the conservation area at Church Street and the flat roofed garages along Main Street.

Demolition

The demolition of the Methodist Church and the adjacent social room (the latter is being rebuilt) has had the most detrimental impact to both the appearance and the character to the Green and the War Memorial area.

Car parks

There are a number of car parks in the village that can be regarded as having a negative impact on the conservation area. Some appear unempt and dominate the streetscape due to their large surface areas, examples include the car park at the Working Men’s Club and the Chip Shop along Church Street.

Recommendations

- The alteration of many buildings and the loss of some buildings have altered the character of the area since its original designation as a conservation area in 1977. However, the area of the village that is within the current boundaries of the conservation area does still retain a special character and therefore should remain designated as a conservation area. In addition, there should also be a change the boundary.

- Include the recreational park and public house.

- The park has National significance for Grassthorpe as the land was given to the village by Earl Fluellen in 1600. It originally had a tennis court, a bowling green, putting green, band stand and a rose garden. The park is a reflection of the increase in leisure time people were gaining at this time.

- Include the community centre.

- The community centre occupies a prominent position when entering the current conservation area and in architecturally an attractive building. It was built in 1958 and was the Town Hall of the Urban District Council, therefore it also has historical significance for the village.

- Including the community centre, public house and the roundabout will provide the conservation area with a defined gateway which the area currently lacks.

In addition to boundary changes Grassthorpe would benefit from some specific enhancement schemes.

Enhancement

- A specific area that would benefit from enhancement is the Green where the War Memorial is located. The condition of significant buildings, lack of adequate street furniture and the negative areas surrounding the chip shop. Working Men’s Club and car park has resulted in a lifetime space that should be a focal and gathering point for the village.

Residents’ guidance

With the range of building styles across the area it is difficult to produce specific guidance for householders, however, enhancing the character of conservation areas. This may help to guide householders into making more conservation conscious improvements and alterations to their properties.

Introduce Article 4 directions

An Article 4 direction is required for the removal of particular permitted development rights in the village. These could be introduced for specific properties. Properties where they may be introduced could include the Edwardian semi and detached houses along Church Street and properties along Rossett Road for example. However a full survey of the area would need to be undertaken and the specific properties identified.
Greasbrough 2

This conservation area at Greasbrough lies to the south of the village core off Coach Road. The focus of the area is around Greenside. The area is predominantly residential and includes a doctor's surgery. All the new housing with a few exceptions was built by the North Rotherham Housing Association with the Borough Council and opened between 1965 and 1977. The majority of the development is of post designation date.

The architectural style is from the 1960s. The materials are red brick and tile roofs with double glazed windows. The paving is a variety of concrete slabs, brick and tarmacadam. Landscaping includes hedges and trees. All the housing is of good quality and well maintained. However, it is not of historical or architectural significance.

There are only two buildings in the area that are of significance and these are both listed as grade II. These are The Chapel House on Coach Road (now house) and No 1 Greenside and early 19th century house.

Recommendations

The development of this area since its designation as a conservation area has resulted in a complete loss of its architectural or historic significance except for the two listed buildings. It is recommended that the area should be cancelled. The Chapel House and No 1 Greenside will retain protection through their grade II listed status.
6.3 Main Historic Views - Wentworth Woodhouse Landscape Conservation Plan April 2008
(Extract from Wentworth Conservation Plan July 2007)
Figure 5: Main Historic Views – Wider Landscape

Wentworth Woodhouse Conservation Plan

Note: Plan provides a summary overview of the main historic views. There are numerous interconnecting views to the House, South Terrace and main monuments from the drives and approaches in the park. Main views summarised as photographs in the conservation plan.
1. Visual Extent of Basingthorpe Farm from Wentworth Woodhouse

Viewpoint 13 (Smeden Foreman Landscape Visual Impact Assessment Issue 3)
Receptor location: E439809 N397690
Based on Ordnance Survey LandForm Panorama information at a vertical interval of 10 m

Fig 1.1 Visual Extent of Bare Ground

Conclusion 1.1:
Bare ground visible within parcels: Cb2, Cb3, EMP2, BUV3a, BUV3b, BUV2b, BUV2a, JU1 and JU2.

Fig 1.2 Visual Extent of 9m Height Target
Without consideration of existing trees and buildings

Conclusion 1.2:
Development of 9 metres in height may be visible in all parcels, except RU1. This does not consider intervening elements.

Fig 1.3 Visual Extent of 9m height target
With consideration of existing trees and buildings

Conclusion 1.3:
Development within the proposal site may be visible in parcels: CH1, BUV3b, EMP1, EMP2.

Fig 1.4 Proposed Mitigation within Visual Window
Proposed mitigatory planting to obtain 11m minimum height.

Conclusion 1.4:
Development of 9 metres in height is unlikely to be visible.
Appendices

Heritage Impact Assessment
Bassingthorpe Farm
Rotherham

Condition 2.6

Proposed methodology for design of minimum height

Condition 2.7

Visual extent of existing trees and buildings

Condition 2.8

Existing extent of visual tower

Condition 2.9

Ground and access from any public

2. Visual extent of bare ground

Visual extent of bare ground from Wenthworth Woodhouse

Issue 2.07.2013

Bassenthorpe Farm
Rotherham

Visual extent of bare ground

Visual extent of bare ground from Wenthworth Woodhouse
3. Visual Extent of Bassingthorpe Farm from Wentworth Woodhouse

Receptor location: E439126 N397550
Based on Ordnance Survey LandFormPanorama information at a vertical interval of 10 m

Fig 3.1 Visual Extent of Bare Ground

Conclusion 3.1:
Bare ground not visible within the site, with the exception of a tiny portion of EMP2.

Fig 3.2 Visual Extent of 9m Height Target
Without consideration of existing trees and buildings

Conclusion 3.2:
Development of 9 metres in height may be visible in most parcels, except Ru1, BU11c, BUVLH, BUVM2, BUVM3, EMP1. This does not consider intervening elements.

Fig 3.3 Visual Extent of 9m height target
With consideration of existing trees and buildings

Conclusion 3.3:
Development within the proposal site may be visible in parcels: EMP2, BUV3d, BU1V3c, BUVMU1, BU1V3b, BUV2b, BU1V2c, BU1V1b.

Fig 3.4 Proposed Mitigation within Visual Window
Proposed mitigatory planting to obtain 11m minimum height.

Conclusion 3.4:
Development of 9 metres in height is unlikely to be visible.

Key:
- Visual window of Target Development
- Built up areas plotted @ 8m height
- Trees plotted @ 23m height

Detailed Location Plan

Target Development Height: (2.5 storeys)