

HERITAGE STATEMENT

**Chaworth Cottage
Wiverton Hall
Bingham Road
Tithby
NG13 8GU**

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1. INTRODUCTION AND SCOPE OF STUDY

- 1.1 This heritage assessment of Chaworth Cottage, Wiverton Hall, Bingham Road, Tithby, NG13 8GU has been researched and prepared by Ramona Usher BA MSc PgDip PhD IHBC (Dr Ramona Usher Conservation) on behalf of Allan and Libby Dennis (the applicant).
- 1.2 The assessment examines the Grade II listed building: Chaworth Cottage - part of the listing for 'Paddock Cottage Stable Range, North West of Wiverton Hall' (NHLE ref: 1236626), also referred to as the 'study site'. It is proposed to extend Chaworth Cottage to the rear (north) with a single storey flat roof structure to accommodate a living, storage and gym space, and to extend the living room to the side (north-east) to enlarge the living room.
- 1.3 Information regarding Listed Buildings, Scheduled Monuments, Registered Historic Parks or Gardens, Registered Battlefields and World Heritage Sites was obtained from Historic England's *National Heritage List for England*. Information on Conservation Areas was obtained from Rushcliffe Borough Council.
- 1.4 The assessment incorporates published and unpublished material, and charts historic land-use through a map regression exercise.
- 1.5 This study has been prepared in accordance with the National Planning Policy Framework (2021) and provides an assessment of the significance of heritage assets on the site and its vicinity. As a result, the assessment enables relevant parties to identify and assess the impact of the proposed development.

2. PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

2.1 In considering any planning application for development, the local planning authority will be guided by current legislation, the policy framework set by government planning policy, by current Local Plan policy and by other material considerations.

2.2 Current Legislation

2.2.1 The applicable legislative framework is summarised as follows:

- Planning (Listed Buildings and Conservation Areas) (P(LBCA)) Act 1990

2.2.2 The P(LBCA) Act provides for the protection of Listed Buildings and Conservation Areas, and is largely expressed in the planning process through policies in regional and local planning guidance.

2.2.3 The P(LBCA) Act is the primary legislative instrument addressing the treatment of Listed Buildings and Conservation Areas through the planning process.

2.2.4 Section 66 of the 1990 Act states that ‘...in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.’

2.2.5 Section 72 then adds that ‘...with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.’

2.2.6 As far as Section 72 is concerned, it has previously been established by the Courts that development which does not detract from the character or appearance of a conservation area is deemed to be in accordance with the legislation. In other words, there is no statutory requirement to actively ‘enhance’.

2.3 National Planning Policy Framework

2.3.1 In March 2012, the Government published the National Planning Policy Framework (NPPF). The Government issued the revised Framework in July 2018, February 2019 and July 2021.

2.3.2 Section 16 of the NPPF, entitled *Conserving and enhancing the historic environment*, provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment, and
- Conservation of England's heritage assets in a manner appropriate to their significance.

2.3.3 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 189 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.

2.3.4 A Heritage Asset is defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.

2.3.5 A Designated Heritage Asset comprises a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

2.3.6 Significance is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic

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

2.3.7 In short, government policy provides a framework which:

- Protects nationally important designated Heritage Assets (which include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas)
- Protects the settings of such designations

2.4 Local Planning Policy

2.4.1 Rushcliffe Borough Council's development plan comprises the following policies from the Rushcliffe Local Plan, Part 1: Core Strategy, adopted in December 2014, and Part: Land and Planning Policies, adopted October 2019. The Core Strategy sets out where and when new homes, jobs and infrastructure will be delivered; the steps that will be taken to ensure that development is sustainable and to the benefit of existing communities and new communities, recognising what is special and distinctive about Rushcliffe. This includes the historic environment, the culture and heritage, and the relationship between Rushcliffe's towns and villages, the countryside that surrounds them and the wider Nottingham area. The following policy in Part 1 relates to the historic environment:

POLICY 11: HISTORIC ENVIRONMENT

1. *Proposals and initiatives will be supported where the historic environment and heritage assets and their settings are conserved and/or enhanced in line with their interest and significance. Planning decisions will have regard to the contribution heritage assets can make to the delivery of wider social, cultural, economic and environmental objectives.*

2. *The elements of Rushcliffe's historic environment which contribute towards the unique identity of areas and help create a sense of place will be conserved and, where possible, enhanced with further detail set out in later Local Development Documents. Elements of particular importance include:*

- a) industrial and commercial heritage such as the textile heritage and the Grantham Canal;*
- b) Registered Parks and Gardens including the grounds of Flintham Hall, Holme Pierrepont Hall, Kingston Hall and Stanford Hall; and*
- c) prominent listed buildings.*

3. *A variety of approaches will be used to assist in the protection and enjoyment of the historic environment including:*

- a) the use of appraisals and management plans of existing and potential conservation areas;*
- b) considering the use of Article 4 directions;*
- c) working with partners, owners and developers to identify ways to manage and make better use of historic assets;*
- d) considering improvements to the public realm and the setting of heritage assets within it;*
- e) ensuring that information about the significance of the historic environment is publicly available. Where there is to be a loss in whole or in part to the significance of an identified historic asset then evidence should first be recorded in order to fully understand its importance; and*
- f) considering the need for the preparation of local evidence or plans.*

4. *Particular attention will be given to heritage assets at risk of harm or loss of significance, or where a number of heritage assets have significance as a group or give context to a wider area.*

2.4.2 The following policy in Part 2 relates to the historic environment and archaeology (please note this report does not address any archaeological potential of the study site):

9. Historic Environment

POLICY 28 CONSERVING AND ENHANCING HERITAGE ASSETS

1. *Proposals that affect heritage assets will be required to demonstrate an understanding of the significance of the assets and their settings, identify the impact of the development upon them and provide a clear justification for the development in order that a decision can be made as to whether the merits of the proposals for the site bring public benefits which decisively outweigh any harm arising from the proposals.*

2. *Proposals affecting a heritage asset and/or its setting will be considered against the following criteria:*

- a) the significance of the asset;*

- b) whether the proposals would be sympathetic to the character and appearance of the asset and any feature of special historic, architectural, artistic or archaeological interest that it possesses;*
- c) whether the proposals would conserve or enhance the character and appearance of the heritage asset by virtue of siting, scale, building form, massing, height, materials and quality of detail;*
- d) whether the proposals would respect the asset's relationship with the historic street pattern, topography, urban spaces, landscape, views and landmarks;*
- e) whether the proposals would contribute to the long-term maintenance and management of the asset; and*
- f) whether the proposed use is compatible with the asset.*

POLICY 29: DEVELOPMENT AFFECTING ARCHAEOLOGICAL SITES

- 1. Where development proposals affect sites of known or potential archaeological interest, an appropriate archaeological assessment and evaluation will be required to be submitted as part of the planning application. Planning permission will not be granted without adequate assessment of the nature, extent and significance of the remains present and the degree to which the proposed development is likely to affect them.*
- 2. Where archaeological remains of significance are identified permission will only be granted where:*
 - a) The archaeological remains will be preserved in situ through careful design, layout and siting of the proposed development; or*
 - b) When in-situ preservation is not justified or feasible, appropriate provision is made by the developer for excavation, recording and for the post-excavation analysis, publication, and archive deposition of any findings (to be undertaken by a suitably qualified party), provided that it can be clearly demonstrated that there are wider public benefits of the development proposal which outweigh harm to heritage assets of archaeological interest in line with NPPF requirements.*

2.5 Therefore, in considering the heritage implications of any application for listed building consent and planning permission, the local planning authority will be guided by the Core Strategy and government legislation, policy and guidance as outlined above.

3. ASSESSMENT METHODOLOGY

3.1 The following sources of information have been used to identify the designated heritage assets within the locality:

- relevant designation records from Historic England's *Heritage List for England*;
- information on Conservation Areas was obtained from Rushcliffe Borough Council's website.

3.2 Information particular to the study site was obtained from the Nottingham Historic Environment Record.

3.3 Primary and secondary sources were used to interpret the historical development of the study site.

3.4 A site visit was undertaken on 22nd April 2022 to inspect the site and assess its relationship with any other heritage assets within the vicinity of the site.

3.5 The most recent guidance produced by Historic England (Historic Environment Good Practice Advice Planning Note 3: The Setting of Heritage Assets), published December 2017, recognises that whilst setting is not a heritage asset, 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'. This guidance also notes that the contribution of setting to the significance of a heritage asset is often expressed by reference to visual considerations, although the importance of setting lies in what it contributes to the significance of the heritage asset, and this can be influenced by a number of other factors.

3.6 In order to assess the contribution made by setting to the significance of a heritage asset, and the implications of new developments, the guidance recommends that a systematic and staged approach to assessment should be adopted, namely:

- (i) identify which heritage assets and their settings are affected;
- (ii) assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
- (iii) assess the effects of the proposed development, whether beneficial or harmful, on

the significance or on the ability to appreciate it;

- (iv) explore ways to maximise enhancement and avoid or minimise harm;
- (v) make and document the decision and monitor outcomes.

3.7 This report therefore follows steps (i) and (ii) to identify the local heritage assets and their settings and then makes an assessment of the potential impact of the proposed development having regard to steps (iii) and (iv).

3.8 In order to understand the nature, extent and level of significance four types of heritage values are considered, as identified in *Conservation Principles* (English Heritage 2008): aesthetic, communal, historic and evidential. Significance results from a combination of any, some, or all of the values.

3.9 Historic England defines 'evidential value' 'from the potential of a place to yield evidence about past human activity' and 'historical value' 'from the ways in which past people, events and aspects of life can be connected through a place to the present'. 'Historical value' tends to be 'illustrative' or 'associative': 'illustrative value' has 'the power to aid interpretation of the past through making connections with, and providing insights into, past communities and their activities through shared experience of a place.

3.10 The illustrative value of places tends to be greater if they incorporate the first, or only surviving, example of an innovation of consequence, whether related to design, technology or social organisation' (2008, p. 28-29).

3.11 'Aesthetic value' 'derives from the ways in which people draw sensory and intellectual stimulation from a place' and 'communal value' from 'the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory' (ibid).

3.12 *East Midlands Heritage: An Updated Research Agenda and Strategy for the Historic Environment of the East Midlands* (Knight, et.al., 2012) provides the following agenda and strategy for the Modern period (1750 to present) which relates to the study site. This report aims to add to elements of the 'agricultural' aspect of this research agenda:

1. *What was the impetus for the development of estate farming and rural agricultural*

industries, and what has been the landscape impact?

2. How did Parliamentary enclosure and other agricultural improvements (e.g. water management) impact upon the rural landscape?

3. What was the role and distribution of planned model farms?

4. How can archaeology contribute to studies of the changing aspirations of the rural working classes (e.g. provision of allotments and schools)?

5. What changes and improvements have occurred in animal husbandry and use (e.g. new breeds, traction and traded animal products)?

6. What crops and garden plants have been recorded in the countryside and urban market gardens, and what innovations may be identified?

4. HISTORIC DEVELOPMENT

- 4.1 The study site is located to the north of Wiverton Hall (NHLE ref: 1236626). Wiverton Hall is a small parish (1.8 square miles) located between Tithby and Langar, approximately 14 kms from Nottingham. The parish is bisected by the River Smite, running to the east of the buildings that make up the complex. Wiverton is recorded in the Domesday Book of 1086 as 'Wivretun' and 'Wiuretune', having a population of just under 30 households and listed with under five owners. Its land and resources were listed as ploughlands and meadows. The Tenant-in chief and Lord in 1086 was William Peverel, with a small manor in the area belonging to Peverel, possibly located near the Scheduled Medieval fishponds and moated enclosure (NHLE ref: 1017405). It is thought the Medieval village existed to the east of the moated site.
- 4.2 By the early 16th century the inhabitants of the Wiverton settlement had been cleared from the land enclosed to provide pasture for sheep; the village disappeared except for low banks defining the medieval lane running south between the Hall and the straightened course of the river. To the east of the Hall it is possible to see property boundaries relating to the Medieval village (Gillott, 2019). Thoroton commented in 1676 *'the necessary consequence of inclosure of good land in these parts'* (Hartwell, et al 2020).
- 4.3 Wiverton Hall itself dates from at least the late 15th century, with the extant gatehouse representing its earliest surviving feature of the original courtyard house. The manorial complex was built by Thomas Chaworth around 1488. This complex occupied an area to the south of the moated site, and although it survived for some 200 years, relatively little is known about it, but postulated to have been an extensive double-courtyard house. During the Civil War (1642-51) earthworks were constructed in order to defend the Royalist-held Hall from Parliamentarian forces. The Hall was largely destroyed in 1645 by Parliamentarians. Extant earthworks to the east and south-east of the Hall are the remains of a Civil War gun battery and covered way (NHLE ref: 1017404).
- 4.4 Diagrams drawn by Robert Smythson exist and correlate to plans for refurbishment of the earlier hall complex (Gillott, 2019). A 1677 engraving of the gatehouse, by Wenceslaus Hollar, survives (Plate 1). A sketch-plan, probably a survey, of 1610 by John Smythson, whose design of 1615 for remodeling it 'for George Chaworth' also survives (Hartwell, et al,

- 2020). Wiverton Hall was rebuilt in 1814 by Jack Musters, on the lines of a villa, in typical late Georgian Gothick, with plaster vaulting and castellations added to the 15th century gatehouse.
- 4.5 Of the Hall today, a few fragments of stone walling and an archway, perhaps dating from 14th century, stand among 19th and 20th century work at the back (north) side. The north side of the gatehouse (originally facing into the courtyard) is of fine ashlar, with round angle turrets, and string courses. There is a continuous range of four-mullioned windows with a flathead above the Tudor-arched gateway, with two more windows in the three-storey side bay, with a pair of small ground-floor windows. The attached ranges are missing. A larger turret containing a stair on the east side of the archway has a Tudor-arched doorway at the base. Thoroton's engraving shows an addition floor, the fenestration identical to that below, with a cornice with masks and stair-tower openings treated as arrow loops. The upper storey had gone by 1814 (or was removed then), the date of the present parapet and turret crenellations (Hartwell, 2020).
- 4.6 The house refers to the earlier work in an early 19th century way: symmetrical, castellated and stuccoed, i.e. Gothick. Five bays and two storeys, with turrets marking each end of the façade and flanking the entrance bay, which has an arched window above a turreted *porte cochère*. The principal rooms flank the entrance hall, with a plaster vault rising from clustered piers and tall niches in the walls. Behind, a long hall runs across the middle of the house, and an octagonal study and cantilevered stone stair remain. To the north are the two bays of the gatehouse (Hartwell, 2020).
- 4.7 Chapman's 1774 map (Map 1) shows the main approach to the Hall had shifted from the Medieval routeway to a tree lined avenue that linked the Hall to the main road to the west; the older southern approach is not shown. The map shows very few details other than a mark indicating a building and the driveway to the west (Gillott, 2019).
- 4.8 The Hall is apparent on Sanderson's 1835 map (Map 2). This map shows the general layout of the area as being similar to today in that a range of buildings is shown along with the moat to the north and avenue to the west. It depicts the moat as being open rather than wooded, but also shows two watercourses that have since been ploughed out. Two bands of woodland or vegetation are shown as separating the area with the buildings from the

open area to the north. This may represent a remnant of the landscape of the second phase Hall. The Ordnance Survey maps (Maps 3 - 9) depict a number of earthworks in the vicinity; the covered way to the south and an adjacent pond, the Civil War batteries, earthworks in the field to the west, a ha-ha and associated channel. A remnant of the landscape feature separating the buildings from the open area to the north is still apparent, though the area is much more wooded than earlier historic mapping suggests (Gillott, 2019).

- 4.9 The Ordnance Survey maps illustrate how the layout of the buildings has changed over the late 19th and early 20th centuries. The Hall converted and extended from the former gatehouse appears largely unchanged. A range of buildings, of which the study site forms, had been added during the conversion of the gatehouse in the early 19th century, representing a more formal agricultural arrangement of the complex. A range of buildings had been constructed to the west creating a new courtyard area. The stableblock to the north appears similar in planform, though there have been changes to the range of outbuildings beyond them. In the late 20th century these have been converted to residential use, and additional dwelling built to the north of this early 19th century range (Gillott, 2019).
- 4.10 The study site (incorporating Paddock Cottage and the stable range, NLE ref: 1236626) lies north of the Hall. Dating from the early 19th century, their erection corresponds with the conversion of the gatehouse. The west cottage may lie on an earlier core. The cottage is constructed of brick, with stone rubble walling to the (west) left wing. The roofs are principally composed of slate with gabled ends, bracket eaves and ridge and roof stacks. Overall, the complex is of a U-shaped plan, although the left wing extends to the rear and west side. The near symmetrical five-bay principal (south) elevation has a central arched doorway above which is a gable with clock surmounted by an ashlar bellcote. To each side are two wooden cross-windows, and between bay one and two is an arched doorway. The right wing has two similar arched doorways, and two cross-windows (one part-blocked), and a modern side extension (east). The stableblock has been extended into the attic, providing a first floor. All of the doors and windows are wooden late 20th century replacements or additions. To the rear (north) of the study site itself, there is evidence of a cart entrance having been infilled in the late 20th century to facilitate the former stable's conversion to residential.

5. SUMMARY OF HERITAGE ASSETS

5.1 The National Planning Policy Framework defines 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 asset includes designated heritage assets and assets identified by the local planning authority (including local listing)*’.

5.2 The study site comprises a Grade II listed building, split into several ownerships. The overall list description is as follows:

Paddock Cottage Stable Range, North West of Wiverton Hall

Heritage Category: Listed Building

Grade: II

List Entry Number: 1236626

Date first listed: 25-Sep-1979

Statutory Address 1: PADDOCK COTTAGE, BINGHAM ROAD

Statutory Address 2: STABLE RANGE NORTH NORTH WEST OF WIVERTON HALL, BINGHAM ROAD

County: Nottinghamshire

District: Rushcliffe (District Authority)

Parish: Wiverton Hall

National Grid Reference: SK7130436396

Details

WIVERTON HALL BINGHAM ROAD SK 73 NW 2/155 (east side, off) 25.9.79 Stable range, north- north-west of Wiverton Hall, including Paddock Cottage GV II Stable range and cottage. Early C19, the cottage on an earlier core. Brick with some stone rubble to left wing (the cottage). Blue slate roof with gabled ends, ridge stack to left wing, lateral stack to right wing. Bracketted eaves. U-shaped plan, though the left wing extends at the rear. Single storey with attics to left wing. Near-symmetrical 5-bay main range with central arched doorway above which is a gable with clock surmounted by an ashlar bellcote. To each side are 2 cross-windows (wooden) that to far left lowered. Between bays 1 and 2 is an arched doorway. The right wing has 2 similar arched doorways, and 2 cross-windows (one part-blocked). All doors of vertical boarding. The left wing has, on its left elevation (garden front)

a 3-light chamfered mullion window in blue stone at its right end, and above, 4 gabled dormer windows. Interior: not inspected.

- 5.3 There is one listed building within the vicinity of the study site. Its full list entry can be found in Appendix 1.
- Wiverton Hall including Service Range to Rear Left, Grade II*, NHLE ref: 1264494.
- 5.4 The study site does not lie with a Conservation Area.
- 5.5 There are two Scheduled Monuments within the vicinity of the study site. Their full list entries can be found in Appendix 1. Please note: this report does not address any archaeological potential of the study site.
- Moated site and fishponds 225m north of Wiverton Hall, NHLE ref: 1017405
 - Civil War gun battery and covered way immediately south east of Wiverton Hall, NHLE ref: 1017404
- 5.6 There are no other designated heritage assets (i.e. Registered Parks and Gardens, Registered Battlefields or World Heritage Sites) within the study site or search area.
- 5.7 It is therefore considered that potential impact upon the historic built environment would be restricted to the extension of a listed building.

6. HERITAGE IMPACT ASSESSMENT

- 6.1 This application for Listed Building Consent and Planning Permission is for the proposed extension of Chaworth Cottage to the north (rear) and east (side).
- 6.2 Chaworth Cottage sits between Paddock Cottage (west) the cottage to east. Overall, they have a U-shaped planform, with Chaworth Cottage forming the central wing. The group are constructed in locally distinct materials typical of the early-19th century: red brick and slate, has typical regional detailing such as brick cogging below the eaves, with embellishments executed in stone. The west wing's side and front elevations are finished in random rubble stone.
- 6.3 The exterior fabric clearly shows chronological alterations, particularly in the late 20th century when the stables were converted to residential use. This includes the infilling of cart entrance on the rear (north facing) elevation of Chaworth Cottage, with the brickwork on this elevation indicating the substantial rebuilding of this wall (see Plate 5, LHS).
- 6.4 All of the windows and doors have been replaced with timber dark-stained casements, and on the ground floor 'applied' late 20th century stone lintels are apparent. The size and extent of original window openings are difficult to establish: the first floor window openings appear to be a late 20th century introduction, with timber lintels set within the eaves. Plate 7 shows historic windows to have been timber multi-paned vertical sliding sashes, in keeping with the late-Georgian and neo-classical character of the building. The front, south façade is surmounted by an ashlar bellcote, and within the brick apex below is a clock. The brickwork in this apex appears to have been replaced, as it is a lighter red to that of the main walls.
- 6.5 Internally, Chaworth Cottage it is largely devoid of period details and original walls, these having been stripped out during the 20th century works.
- 6.6 Historic map regression shows the west wing has had a rear extension since at least 1883 (Map 3). The historic OS mapping also shows a small structure standing between the study site and Wiverton Hall (Maps 3 - 9), now removed.

6.7 On this basis, the asset's special interest is identified as:

Architectural interest:

- Mostly confined to its exterior where it presents Georgian cottages (the stone west wing likely being older) and stables, clearly showing signs of their status in relation to the Hall with the formal front elevation, and associated bellcote, making a significant contribution to the formal 'public' appearance of the complex, particularly where it faces Wiverton Hall.
- For the same reasons, it also makes a positive contribution to the setting of Wiverton Hall, representing the social subservience of the cottages and stableblock to the main Hall; the study site is not immediately apparent on the main approach to the Hall, it lies discreetly behind it.

Historic Interest:

- The cottage and stableblock reinforce the agrarian heritage and development of Wiverton Hall, particularly in the early 19th century when the Hall was substantially rebuilt, and thus contributes to an understanding of the significance and historic context of Hall, its outbuildings, the original Medieval village and the Civil War.

Archaeological interest:

- The complex as a whole holds archaeological interest, as indicated by Gillott, 2019, and the existence of Scheduled Monuments within the vicinity of the study site. As noted earlier: this report does not address any archaeological potential of the study site.

Artistic interest:

- There is an aesthetic interest to the central, south facing block, with the extant bellcote set on the apex.

Setting Considerations

6.8 The existing setting of Chaworth Cottage and its associated wings reflects its historic and visual subservient setting of being physically set away from the principal house: set behind the Hall. The study site is an important contributor to the Hall's overall heritage significance. These former agricultural buildings provide context for the principal building and its evolution and phasing since the 15th century.

- 6.9 Chaworth Cottage, the study site, has experienced significant change in the 20th century. Its original function as an ancillary, agricultural, outbuilding, formerly serving the principal Hall, has been lost through its redundancy, and subsequent conversion to residential use. This has resulted in the domestication of the study site through the introduction of domestic doors and windows, car parking and garages, and the physical division of curtilage with boundary treatments. The south-facing courtyard retains a sense of its original function, indicative of a model farm, architectural accoutrements such as the bellcote and the U-shaped planform playing a role in this.
- 6.10 It is proposed to extend Chaworth Cottage to the rear (north) with a single storey flat roof structure to accommodate a living, storage and gym space, and to extend the living room to the side (north-east) to enlarge the living room. The proposals are detailed in the plans and elevations accompanying this application. This would result in the widening of the study site to the north and east.
- 6.11 Historic OS mapping has shown the west wing of the complex has been extended to the rear (north) since at least the late 19th century. Small barn to residential conversions regularly result in constraints to internal domestic space, with their often long narrow planforms impeding their use. It is proposed to extend the existing building to the north and east, the elevations that are the most subservient in terms of their aesthetic and architectural significance.
- 6.12 The north elevation holds evidence where a former cart opening, or at the very most, a large section of the entire wall, has been infilled and/or rebuilt. This is clear in Plate 5, where changes in the brickwork are apparent to the left of the rear door, and with the junction to other the cottage to the right. The alteration of windows on the ground floor, the introduction of a rear door, and introduction of windows on the first floor have resulted in significant alterations which convey a domestic appearance, contrary to its historic agricultural function. Therefore, being the least architecturally significant elevation, this is deemed the most suitable area to place an extension. The proposed single storey extension of the living area to the east of the study site will align with the neighbouring conservatory, and will be visually subservient, with limited or no views of this, or the proposed north extension, from Wiverton Hall. A number of late 20th century dwellings have been constructed to the north of the study site, as these hold no historic or

architectural interest, the proximity of the proposed north extension to them carries no weight. On the contrary, the boundary of the study site will be enhanced by the removal of the timber fences separating these properties, with the extension creating a more visually attractive boundary.

- 6.13 The design of the proposed single storey flat roof extension has been selected to ensure it remains visually subservient to the Chaworth Cottage and the adjacent listed cottages. It is low key, utilising modern rectangular forms and materials that are legible as a modern extension, rather than a pastiche approach, which can often be aesthetically unsatisfactory in terms of materials and detailing.
- 6.14 As noted above, a large section of the north wall appears to have been infilled, and therefore, the proposed opening between this and the extension is deemed to result in no harm to historic materials as this is deemed to be an area of 20th century alteration. The erection of the existing conservatory on the east wing has set a precedent for a similar approach to be taken at Chaworth Cottage. As noted earlier, the ground floor windows and doors are all late 20th century replacements, and their loss will result in no harm to significance. There will be some loss of the brick wall in this area to create this opening, but any harm to significance is deemed to be negligible. Whilst the proposals will alter the planform of Chaworth Cottage, it has been shown that the west wing was historically extended to the north. The proposals overall will result in no harm to the significance of Chaworth Cottage, or the neighbouring listed buildings, particularly Wiverton Hall. Of the latter, the most important elevation of the study site facing the Hall, the south, with its bellcote, will not be altered.

7. CONCLUSION

- 7.1 The NPPF states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset. This report fulfils this requirement by providing an assessment of the Grade II listed Chaworth Cottage.
- 7.2 The proposed extensions, in keeping with the NPPF, seek the optimum viable use of these listed building as a residential property. The proposed extensions, accommodating increased living space, overall will result in no harm to the significance of this heritage asset, or the significance of heritage assets in the study site's vicinity. The proposed extensions have been designed to minimise and avoid harm to significance.
- 7.3 Consequently for the purposes of this designated heritage asset this proposal complies with the requirements of the Planning (Listed Buildings and Conservation Areas) Act, the policy objectives of the NPPF, and local planning policy.

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HARTWELL, C., PEVSNER, N. and WILLIAMSON, E., 2020. *The Buildings Of England - Nottinghamshire*. New Haven and London: Yale University Press.

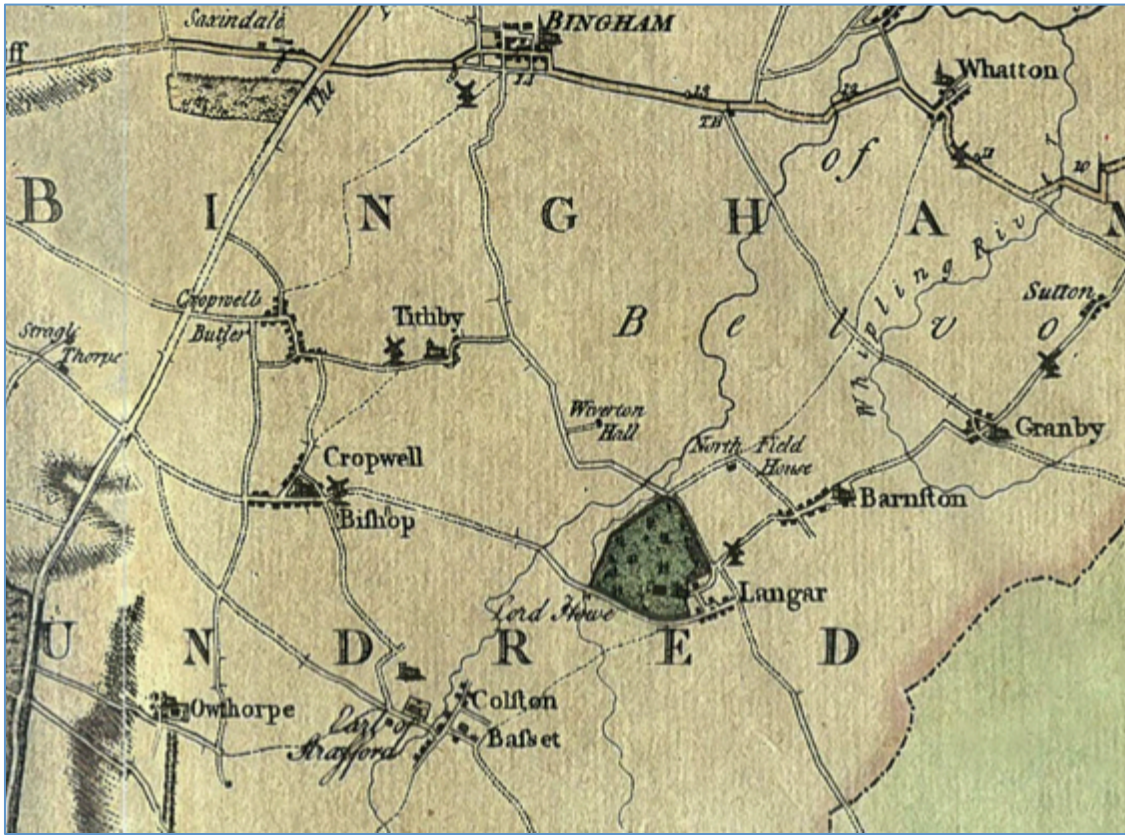
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MAPS



Map 1: 1774 - Chapman's Map of Nottinghamshire



Map 2: 1835 - Sanderson's twenty miles around Mansfield



Map 3: 1883 OS six-inch, Nottinghamshire Sheet XLIII.SE



Map 4: 1884 OS 25-inch, Nottinghamshire Sheet XLIII.16 (surveyed 1883, published 1884)



Map 5: 1900 OS 25-inch, Nottinghamshire Sheet XLIII.16 (revised 1899, published 1900)



Map 6: 1901 OS six-inch, Nottinghamshire Sheet XLIII.SE (revised 1899, published 1901)



Map 7: 1919 OS 25-inch, Nottinghamshire Sheet XLIII.16 (revised 1915, published 1919)



Map 8: 1920 OS six-inch, Nottinghamshire Sheet XLIII.SE (revised 1915, published 1920)



Map 9: 1952 OS six-inch, Nottinghamshire Sheet XLIII.SE (revised 1950, published 1952)

PLATES

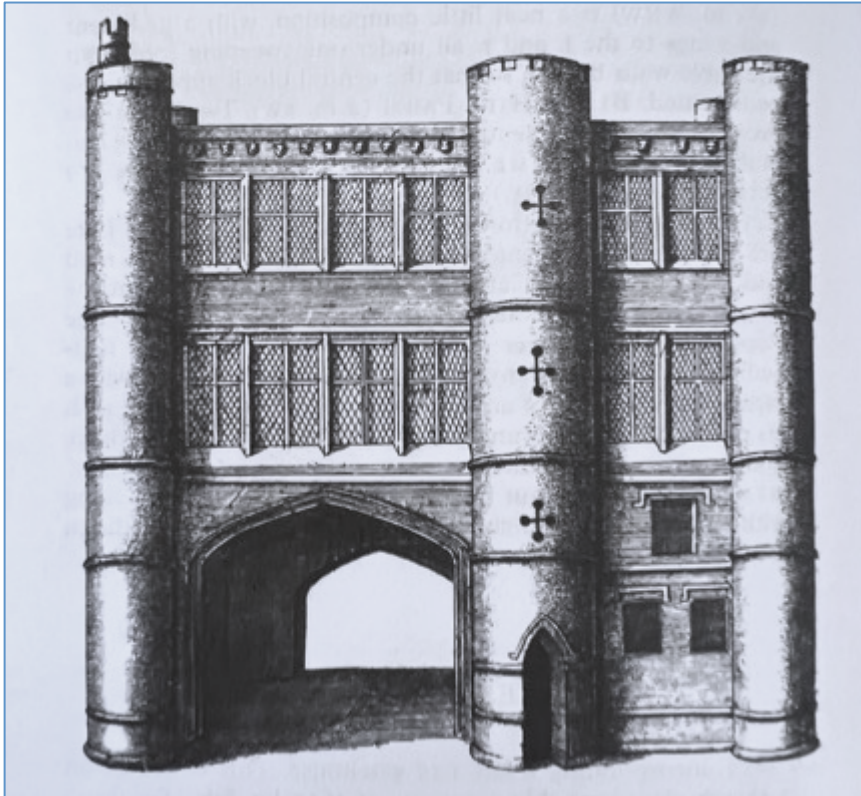


Plate 1: Wiverton Hall, gatehouse, 1677. Engraving by Wenceslaus Hollar. Sourced: from Harwell, et al, 2020, p. 712.



Plate 2: Wiverton Hall, north elevation.



Plate 3: The study site, south elevation and main entrance (centre).



Plate 4: Study site: north and east elevations.



Plate 5: study site, north elevation and area proposed for extension.



Plate 6: study site, garage and grounds to the north-east.



Plate 7: West wing (south), showing part of Chaworth Cottage (RHS, south elevation): Undated, but photograph likely taken around the 1970s. Source: client.

APPENDIX 1 - LISTED BUILDINGS

Wiverton Hall Including Service Range to Rear Left

Heritage Category: Listed Building

Grade: II*

List Entry Number: 1264494

Date first listed: 12-Feb-1952

Statutory Address 1: WIVERTON HALL INCLUDING SERVICE RANGE TO REAR LEFT, BINGHAM ROAD

County: Nottinghamshire

District: Rushcliffe (District Authority)

Parish: Wiverton Hall

National Grid Reference: SK 71335 36343

Details

WIVERTON HALL BINGHAM ROAD SK73NW (east side, off) 2/154 Wiverton Hall including service range to rear left GV II* Small country house. Late C15 gatehouse, converted 1814 in Tudor Revival Style. Rendered brick C19 work, ashlar gatehouse. Hipped roof behind a deep castellated parapet. Tall ridge stacks. Two storeys. Symmetrical 5-bay facade the corners and centre bay marked by octagonal buttresses which rise as tall octagonal turrets with broad castellated tops. Central rib-vaulted porte-cochere, again with corner buttresses and turrets. Above is a gothic arched window with glazing bars. To the left and right, two tall 3-light mullioned windows with square heads and hood moulds and gothic-arched lights. Shorter, similar windows to 1st floor. To the left is a single storey addition with a single 3-light window as before. Right return of 1 bay with a 3-light ground floor window as before, and a further polygonal bay set back with a 2-light gothic window to each floor. A similar polygonal bay to left return with tall stair window. To the rear, the former gatehouse is of stone with 3 round, angle-turrets (to each end and between the 2 bays). The centre turret contains the main, arched entrance with moulded surround. The left bay has a wide arched entrance, now part-blocked, with a moulded surround. Above is a 4- light deeply recessed and roll-moulded mullioned window. The right bay has single lights at ground and intermediate levels and at the upper level a 2-light mullioned window in line with, and similar to, that of the left bay. Two cross-loops to the centre turret. Castellated parapet. The service range is to the rear left and is L-shaped and of stuccoed brickwork with a slate roof. Approx. 3 bays long, with mainly tripartite casements. Interior: octagonal entrance hall with ribbed ceiling on triple colonnettes. 6-panel doors with moulded architraves. In the centre of the building is an open-well Regency staircase with traceried iron balustrade, wooden handrail, ramped at the top and rolled at the bottom, and stone

treads with shaped soffits. The former carriageway of the gatehouse, now a room, has a groin vaulted ceiling and a Regency fireplace. N Pevsner. The Buildings of England, 1979.

Moated site and fishponds 225m north of Wiverton Hall

Heritage Category: Scheduled Monument

List Entry Number: 1017405

Date first listed: 08-Dec-1997

Date of most recent amendment: 16-Oct-2019

Statutory Address 1: Wiverton Hall, Rushcliffe, Nottinghamshire

County: Nottinghamshire

District: Rushcliffe (District Authority)

Parish: Wiverton Hall

National Grid Reference: SK7123636576

Summary

Medieval moated site and associated fishponds.

Reasons for Designation

The moated site and fishponds 225m north of Wiverton Hall is scheduled for the following principal reasons:

- * Survival: the moated site survives particularly well in the form of a series of substantial earthworks, and it is a good example of its type;
- * Potential: it has been subject to little disturbance with the result that the preservation of buried archaeological deposits, including waterlogged organic material, will provide the potential to enhance our knowledge and understanding of the manorial complex and the wider landscape in which it functioned;
- * Documentation: as a result of historical documentation relating to the site, the remains are quite well understood, and provide a good opportunity for understanding the development and utilization of a manorial moated site;
- * Group value: it has strong group value with the Grade II* listed Wiverton Hall and the scheduled Civil War gun battery and covered way, both to the south-east of the moated site.

History

Around 6,000 moated sites are known in England. They consist of wide ditches, often or seasonally water-filled, partly or completely enclosing one or more islands of dry ground on which stood

domestic or religious buildings. In some cases the islands were used for horticulture. The majority of moated sites served as prestigious aristocratic and seigneurial residences with the provision of a moat intended as a status symbol rather than a practical military defence. The peak period during which moated sites were built was between about 1250 and 1350 and by far the greatest concentration lies in central and eastern parts of England. However, moated sites were built throughout the medieval period, are widely scattered throughout England and exhibit a high level of diversity in their forms and sizes. They form a significant class of medieval monument and are important for the understanding of the distribution of wealth and status in the countryside. Many examples provide conditions favourable to the survival of organic remains.

Documentary sources record that William the Conqueror granted manors at Wiverton to William Peverel and Walter de Encourt. The manors changed ownership several times before finally passing to the Chaworth family following the marriage of Sir Thomas Chaworth to Isabel, daughter of Sir Thomas Aylesbury. In 1448 Sir Thomas had a new manor house built to the south-east of the moated site and was granted licence to make a deer park. The manorial complex survived until it was destroyed during the Civil War but relatively little is known about it. Diagrams drawn by Robert Smythson (c1535-1614), the celebrated Elizabethan architect, correlate to plans for the refurbishment of the earlier hall complex. This plan is difficult to interpret but suggests that the earlier hall lies to the north of the current hall, possibly under the stable and cottages. The gatehouse survives but has been altered and incorporated into the Grade II* Wiverton Hall, a small country house dating to 1814. The proximity of the moated site to the C15 hall and the village of Wiverton, situated to the north-east of the moat, suggests that the moated site was the location of the original manorial house. The village of Wiverton was mentioned in Domesday and in 1377 had 47 taxpayers but it was enclosed and depopulated in the early C16.

The subsequent evolution of the site can be traced using cartographic sources. Chapman's map of 1774 shows that by this date the main approach to the house had moved from the south to a tree-lined avenue on the west side. Sanderson's Map of 1835 depicts the layout of the site much as it is today except that the moat is shown to be open rather than wooded and there are two watercourses that have since been ploughed out. One runs north-east from the moat and is evident on some aerial photographs as a cropmark; and the other is to the east of the Hall joining up with the watercourse to the south, also shown as a cropmark. The first edition Ordnance Survey map of 1884 shows that the moat had become heavily wooded, as had the western half of the area between the moat and Wiverton Hall.

In 2019 a desk-based archaeological site assessment of Wiverton Hall was done by Nottinghamshire County Council, and Historic England produced an interpretation of the aerial photographs and Environment Agency LiDAR (Light Detection and Ranging: a remote sensing technique, used for high-resolution survey of landscapes). The extensive remains of earlier settlement and cultivation have been noted surrounding the Hall, beyond the scheduled monument. These remains, which are visible as cropmarks and earthworks on both aerial photographs and LiDAR, include the cropmark of a probable medieval settlement, boundaries, and ridge and furrow cultivation to the immediate east of the Hall, much of which was still largely earthwork in the 1960s but has since been ploughed leaving only slight earthwork remains. The cropmark traces of earlier, probably later prehistoric/Roman settlement enclosures can be seen amongst these medieval features to the east, and in the field to the south of the hall.

Details

PRINCIPAL ELEMENTS

The monument includes the remains of a medieval moated site and associated fishponds, situated 225m north of Wiverton Hall.

DESCRIPTION

The remains include earthworks defining a sub-rectangular moat. The north-western side of the moat is approximately 50m in length, 11m in width and a maximum of 2m in depth. The south-western and north-eastern sides of the moat are 30m and 45m in length respectively, 12m in width and 2m in depth. The south-eastern side of the moat has been infilled but will survive as a buried feature. The bank along the southern edge of this is not discernible on the ground but has been identified on LiDAR. The island within the moat is up to 2m higher than the surrounding land. A linear depression adjoining the north-eastern corner of the moat, up to 2m in depth and continuing on an ENE-WNW axis for 125m, is interpreted as a contemporary water control feature in the form of a fishpond. A counterscarp bank up to 2m in height adjoining the southern edge of the depression is comprised of spoil from the excavation of the pond.

Sources

Archaeological site Assessment: Wiverton Hall, Emily Gillot, Nottinghamshire County Council, January 2019

Wiverton Hall, Nottinghamshire: As Assessment of Earthwork and Cropmark Remains Visible on Aerial Photographs and LiDAR, Fiona Small, Aerial Investigation & Mapping Investigation & Analysis Department, Historic England, July 2019

Civil War gun battery and covered way immediately south east of Wiverton Hall

Heritage Category: Scheduled Monument

List Entry Number: 1017404

Date first listed: 21-Mar-1962

Date of most recent amendment: 08-Dec-1997

Nottinghamshire District: Rushcliffe (District Authority)

Parish: Wiverton Hall

National Grid Reference: SK 71406 36206, SK 71407 36320

Reasons for Designation

The battles and sieges of the English Civil War (1642-52) between King and Parliament were the last major active military campaigns to be undertaken on English soil and have left their mark on the English landscape in a variety of ways. Fieldworks are earthworks which were raised during the military campaigns to provide temporary protection for infantry or to act as gun emplacements. The earthworks, which may have been reinforced with revetting and palisades, consisted of banks and ditches and varied in complexity from simple breastworks to complex systems of banks and interconnecting trenches. They can be recognised today as surviving earthworks or as crop or soil marks on aerial photographs. They are recorded widely throughout England, with concentrations in the main areas of campaigning, and have been recognised to be unique in representing the only evidence on the ground of military campaigns fought in England since the introduction of guns. Newark was a key garrison held by the Royalists from the outbreak of the Civil War in 1642 until it surrendered on the orders of the King in 1646. The town was surrounded by a series of offensive and defensive fieldworks, many of which survive to the present day. They are the most impressive surviving collection of such works in England; not only do extensive remains survive, but the whole system is recorded on two nearly contemporary plans, one by a Royalist engineer, the other by a Parliamentarian. They thus provide a unique opportunity for the study of the field engineering of the Civil War. All surviving examples of the Newark siegeworks are identified to be nationally important.

The remains of the Civil War gun battery and covered way immediately south east of Wiverton Hall survive particularly well in the form of a series of substantial earthworks. The monument has not

been subject to significant disturbance, with the result that the preservation of archaeological deposits is likely to be good. As a result of the survival of historical documentation relating to the site the remains are quite well understood and provide a rare opportunity to understand the role and function of the Royalist satellite garrisons surrounding Newark.

Details

The monument includes the remains of a Civil War gun battery constructed by the Royalist garrison defending Wiverton Hall, and an adjacent covered way comprising the contemporary entrance to the house.

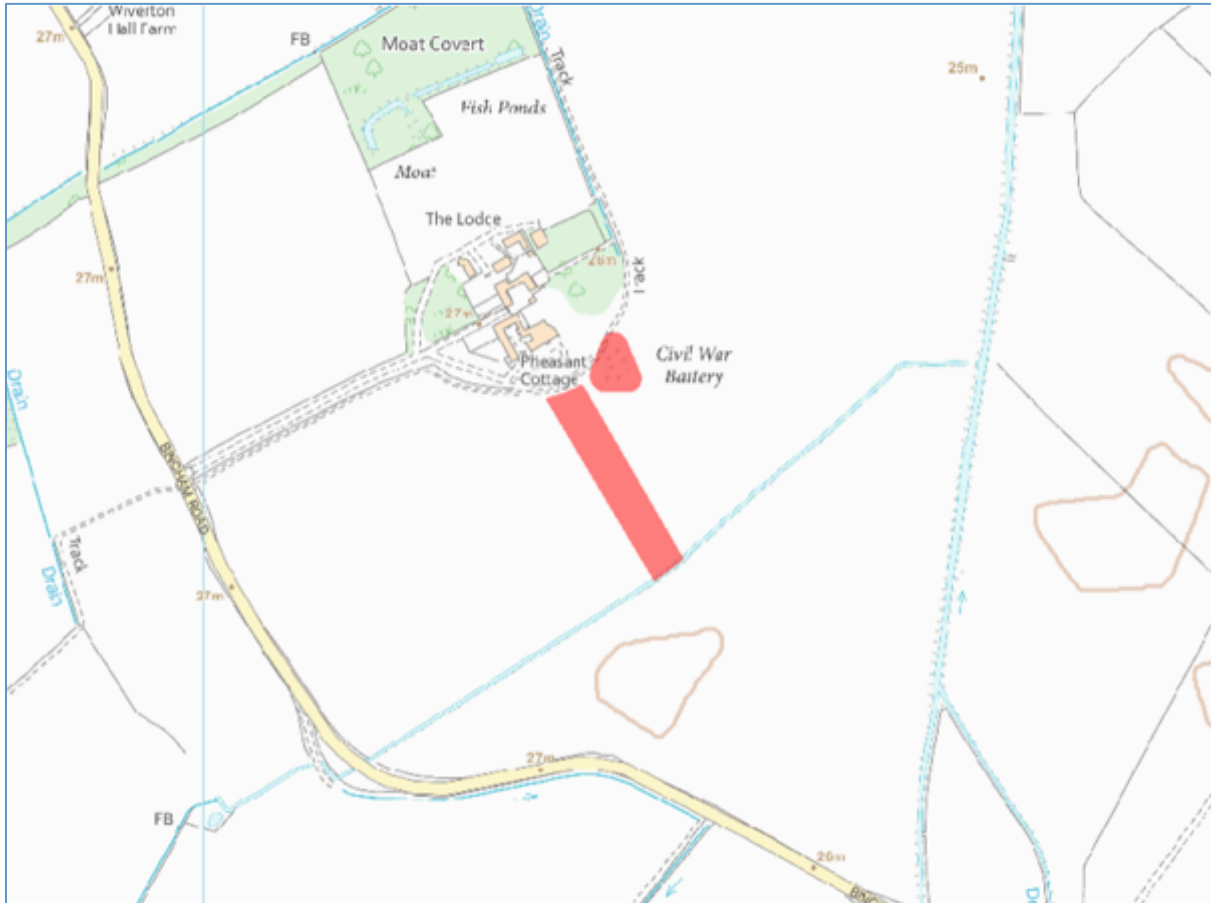
The monument falls into two areas of protection, both of which are situated approximately 80m south east of Wiverton Hall. The first consists of earthworks defining a breastwork which is triangular in plan and up to 1.5m high, 11.5m in width and a maximum of 40m in length. The breastwork conceals a raised internal platform and is interpreted as representing a half-moon battery or gun emplacement. The second area includes the remains of a pair of parallel earthwork banks 4m in width, up to 0.8m in height and aligned on a NNW-SSE axis. These earthworks define a central area approximately 200m in length and 15m in width. This feature is interpreted as representing a covered way which formed the main entrance to the hall, and follows the course of an earlier medieval trackway.

Contemporary documentary sources record that on 9th November 1645 a Parliamentarian force under Colonel-General Sydenham Poyntz surrounded the Royalist garrison holding Wiverton Hall and demanded their surrender. The siege ended after one day with the Royalist governor Sir Robert Therrill marching out the garrison who left behind their arms and provisions. The hall was subsequently destroyed by the Parliamentarians to prevent it being reoccupied. The location and orientation of the half-moon battery suggests that it was constructed to provide a clear field of fire for artillery over the south eastern approaches to the hall. Documentary sources record that it was originally one of a pair flanking the covered way, a similar battery protecting the south western approaches. The second battery no longer survives as an earthwork feature and is not included in the scheduling. The low breastworks defining the covered way were intended to offer protection against enfilading fire.

All trackways are excluded from the scheduling although the ground beneath them is included.

MAP EXTRACT

The site of the monument is shown on the attached map extract. It includes a 5 metre boundary around the archaeological features, considered to be essential for the monument's support and preservation.



Sources

Books and journals

RCHME, Newark on Trent - The Civil War Siegeworks, (1964)

RCHME, Newark on Trent - The Civil War Siegeworks, (1964)

Warner, T, Newark: Civil War and Siegeworks, (1992)

Chaworth-Musters, L, 'Transactions of the Thoroton Society' in Some Account of the Family Called in English Chaworth, (1903)

APPENDIX 2 - Nottingham HER entry

HER Number M17515 - MNT2520 Site Name WIVERTON HALL C19

Designations, Statuses and Scorings**Associated Designations**

Listed Building (II*) - 8.59.1	WIVERTON HALL INCLUDING SERVICE RANGE TO REAR LEFT	Active	DNT1525
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Other Statuses and Cross-References

SHINE Candidate (See Building record)	Active
X Ref Other Sources - N737	Active
NCC Building Alt Ref - 8.59.1	Active
NCC Student Survey Ref - 1803	Active
NCC Building Ref - 1613	Active
NCC Building ID - 1613	Active
National Archaeological Record - SK 73 NW 20	Active
NCC Monument Ref - 17515	Active
NCC Monument ID - 27107	Active

Ratings and Scorings - None recorded**Sources**

- Plan: John Smythson. 1614 AD. Wiverton Hall. A4 and A3.
 Plan: Graham Beaumont. 22/01/86. Wiverton Hall. A4.
 Plan: Mike Bishop. 23/06/90. Wiverton Hall. A3.
 Plan: Adam Bench. 04/03/99. Wiverton Hall. A3.
 Photograph: Listed buildings slides. 83 slides
- (1) Unpublished document: Coleman SR. 1979. Archaeology and Landscape in the Vale of Belvoir - A survey, October 1978 - March 1979. pp 17-18
 - (2) Published document: Thoroton Society. 1904. TTS. p 71
 - (3) Personal comment: Colquhoun FD. 1974. Pers Comm.
 - (4) Monograph: Pevsner N. 1979. The Buildings of England: Nottinghamshire 2nd ed.. p 383
 - (5) Map: Sanderson G. 1835. 20 miles around Mansfield - 2 in.
 - (6) Monograph: Jones PE. 2006. Lost Houses of Nottinghamshire. p 66

Associated resources - None recorded**Location****National Grid Reference**

Centred SK 7132 3634 (46m by 36m)	SK73NW	Area
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Administrative Areas

Civil Parish	Wiverton Hall, Rushcliffe
District	Rushcliffe

Address/Historic Names

WIVERTON HALL INCLUDING SERVICE RANGE TO REAR LEFT, Bingham Road, Wiverton Hall, Notts

HER Number M17515 - MNT2520 Site Name WIVERTON HALL C19

Designations, Statuses and Scorings

Associated Designations

Listed Building (II*) - 8.59.1	WIVERTON HALL INCLUDING SERVICE RANGE TO REAR LEFT	Active	DNT1525
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Other Statuses and Cross-References

SHINE Candidate (See Building record)	Active
X Ref Other Sources - N737	Active
NCC Building Alt Ref - 8.59.1	Active
NCC Student Survey Ref - 1803	Active
NCC Building Ref - 1613	Active
NCC Building ID - 1613	Active
National Archaeological Record - SK 73 NW 20	Active
NCC Monument Ref - 17515	Active
NCC Monument ID - 27107	Active

Ratings and Scorings - None recorded

Land Use

Associated Historic Landscape Character Records - None recorded

Other Land Classes

Geology	alluvium
Geology	boulder clay

Related Monuments

L1366	Documentary reference to manorial complex at Wiverton Hall	Hierarchical
L9543	Gatehouse, Wiverton Hall	Hierarchical
M17513	Gatehouse, Wiverton Hall	Hierarchical

Finds - None recorded

Associated Events/Activities - None recorded

Associated Individuals/Organisations

Musters, Colonel John, - Unassigned	Patron
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