

HERITAGE STATEMENT

Client: Welbeck Estate
Project: Manor Farm
Reference: 20567_SEV-ZZ-00-RP-A-09002_HIS
Date: September | 2022

seven.



REVISION

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SECTION 1.0

INTRODUCTION

1.0 INTRODUCTION

1.1 PURPOSE

This Heritage Statement has been prepared by Seven Architecture on behalf of the Welbeck Estates Company to support a Full Planning and Listed Building Consent application for works to the Grade II Listed Manor Farm and Barns and Grade II* Listed Church of St Giles.

This report has been prepared in support of a full Planning and Listed Building Consent for the conversion of Manor Farm for hotel use along with associated external works.

The site comprises the following elements:

- Manor Farm
 - Manor House (Grade II Listed)
 - East Barns (Listed by curtilage association)
 - West Barns (Grade II Listed)
- Church of St Giles (Grade II* Listed)
- One historic bridges just off Lime Avenue onto Piper Lane
- Two culverts, one at the centre of the site and one to the north-east of the site
- The Carburton Water Meadows

1.2 APPROACH AND METHODOLOGY

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in determining applications for development affecting listed buildings to pay special regard to the desirability of preserving the building and its setting.

The National Planning Policy Framework (NPPF) 2019 sets out the Government's national planning policy on the conservation of the historic environment. In respect of information requirements for applications, it states that:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.¹

To comply with these NPPF requirements, Section 44 of this document identifies the heritage assets within proximity to the Application Site which may be affected by the proposed works.

Section 4 sets out the assessment of significance for the identified heritage assets and Section 5 assesses the potentially impact of the development.

This assessment is based upon available published information, archival research and a visual survey undertaken on site on 14 01 2022.

This report has been prepared by Samantha Gill of Seven Architecture, an RIBA-Accredited Conservation Architect (CA) and Supporter member of the Institute for Historic Building Conservation (IHBC) and checked by Lisa McFarlane an RIBA Accredited Specialist Conservation Architect (SCA) and Full Member of the IHBC.

The following sources were accessed in the preparation of this report: -

- www.historicengland.org.uk
- www.heritagegateway.org.uk
- www.oldmaps.co.uk
- Welbeck Estate Archives
- Information kindly supplied by Bassetlaw District Council
- Historic England, Conservation Principles and Guidance
- National Planning Policy Framework (NPPF), 2019.
- Art fund
- Nottingham City Council Maps

¹ National Planning Policy Framework (NPPF), Ministry of Housing, Communities and Local Government, 2019, p54

1.0 INTRODUCTION

1.3 EXECUTIVE SUMMARY

The proposal which forms the basis of this application is to bring the building back into sustainable use through a hotel accommodation offer on behalf of Bike and Boot Hotels.

It aims to provide specialist facilities for walkers, dog-owners, horse riders, cyclists, encouraging visitors to take advantage of the Nottingham and Lincolnshire heritage and countryside.

The hotel will also provide the following facilities:

- Restaurant and Bar;
- Cycle Storage;
- Dog Grooming Facilities;
- Equipment Storage Facilities;
- Bike & boot wash area;

The proposed works will seek to make sensitive and minimal alterations to the existing buildings. However, some barns and outbuildings are in a poor condition and will require extensive repair/rebuilding.

In brief, The proposals include the following works:

- Repair and upgrading works as well as removal of later additions to the Manor House.
- Repair, alteration, upgrading and extension works to form a new restaurant / bar, Wadobi, Reception and bedrooms to the east barns.
- Repair, alteration and upgrading works to west barns to create bedroom accommodation.
- Construction of an additional single storey barn to provide additional bedroom accommodation on the site of the existing modern barn.

The Church of St Giles is out of scope but is sat within the context of the works and as such will form part of the assessment within this document.

SECTION 2.0

EXISTING SITE

2.0 THE SITE AND ITS CONTEXT

2.1 SITE LOCATION

Manor Farm is situated to the East of the village of Carburton, between the Welbeck Estate and Clumber Park, which is owned by the National Trust. The site is accessed by car from Limetree Avenue, a tree lined route through Clumber Park towards the A1. Alternative access is offered via the nearby B6034 which leads to surrounding towns and attractions. The Welbeck Estate is situated 5 miles to the west.

The site, accessed via a bridge on Piper Lane, comprises of a Manor House, clusters of barns to the east and west of Piper Lane, various outbuildings and St. Giles - a deconsecrated church. The Manor House, farm buildings to the west and the Church of St. Giles are Grade II Listed. There is a large agricultural shed to the west and a smaller one in the central courtyard of the east barns which are proposed to be demolished.

The site is surrounded by local and national walking and cycle routes which extend into the surrounding Sherwood Forest area.

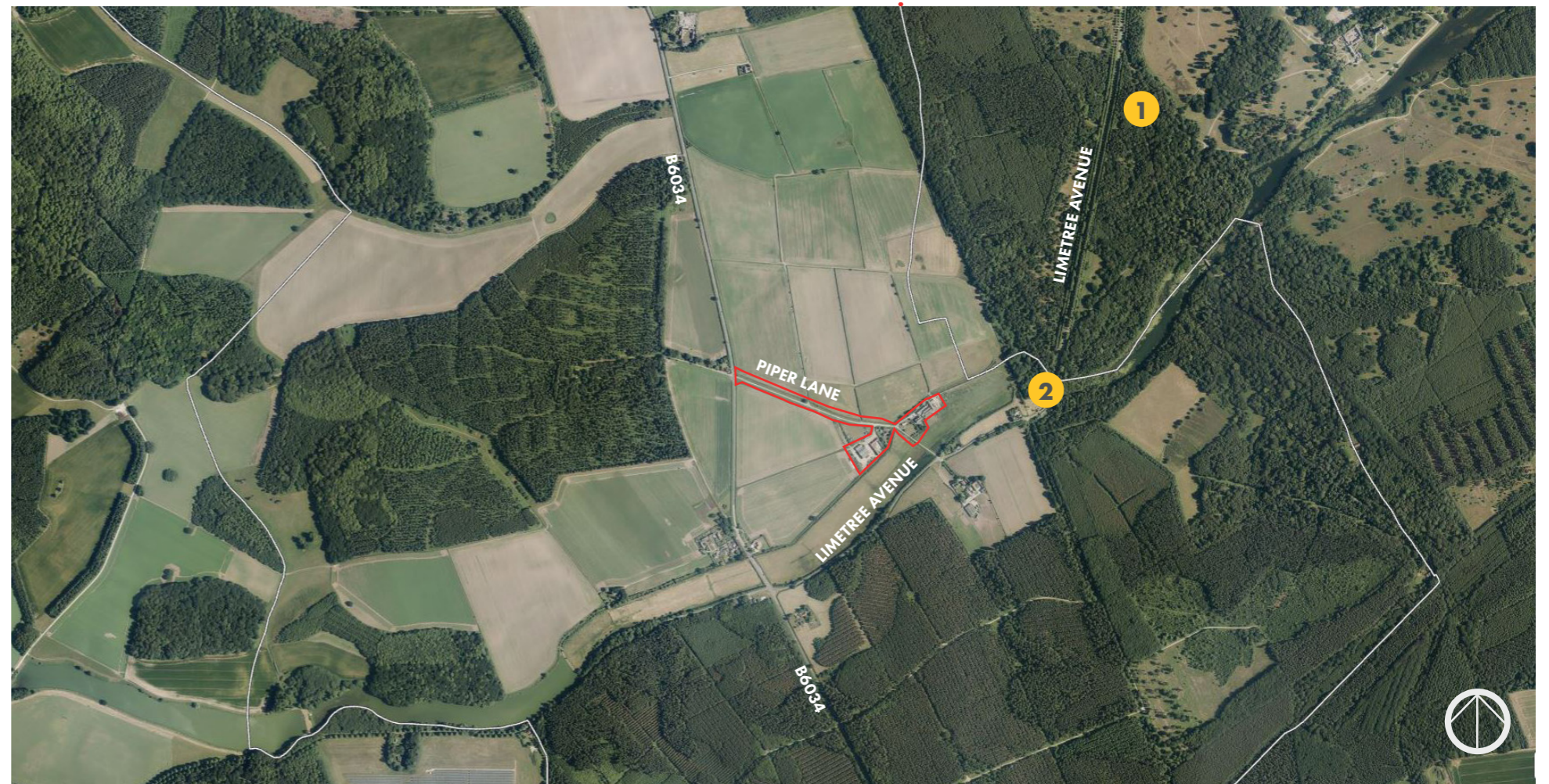


Carburton Lodge at entrance to Clumber Park



KEY

- 1 National Trust - Clumber Park
- 2 Carburton Lodges and Gate Piers
- Site Boundary



Location Plan

2.0 THE SITE AND ITS CONTEXT

2.2 SITE SUMMARY

The Manor Farm estate comprises of three different sites as follows :-

- Manor House and Gardens
- East Barns
- West Barns

During its use as an agricultural farm, a number of modifications have been undertaken to the buildings to respond to the changing needs of the farm. A general lack of maintenance in some areas, in particular the central pig barn within the East Barns, has led to the significant deterioration to the existing structure.

The site benefits from a unique setting providing long-distance views across the Water Meadows and the River Poulter to the south-east and the Flood Dyke to the north-west. The existing buildings create a unique opportunity to embrace the agricultural setting and style of architecture, retaining as much of the existing structures as possible and harnessing the character of the buildings in the proposals by taking a minimal intervention approach.

St Giles Church located at the centre of the site is excluded from the Application Boundary.

KEY

- 1** St Giles Church
- 2** Manor House
- 3** East Barns
- 4** West Barns
- 5** Flood Dyke
- 6** Water Meadows
- 7** River Poulter
- Site Boundary



The Existing Site

2.0 THE SITE AND ITS CONTEXT

2.3 KEY VIEWS OF THE SITE



1 View looking north from Lime Tree Avenue across the River Poulter



2 View east along Piper Lane



Key Plan

2.0 THE SITE AND ITS CONTEXT

2.4 CONSERVATION AREA / LISTED BUILDINGS

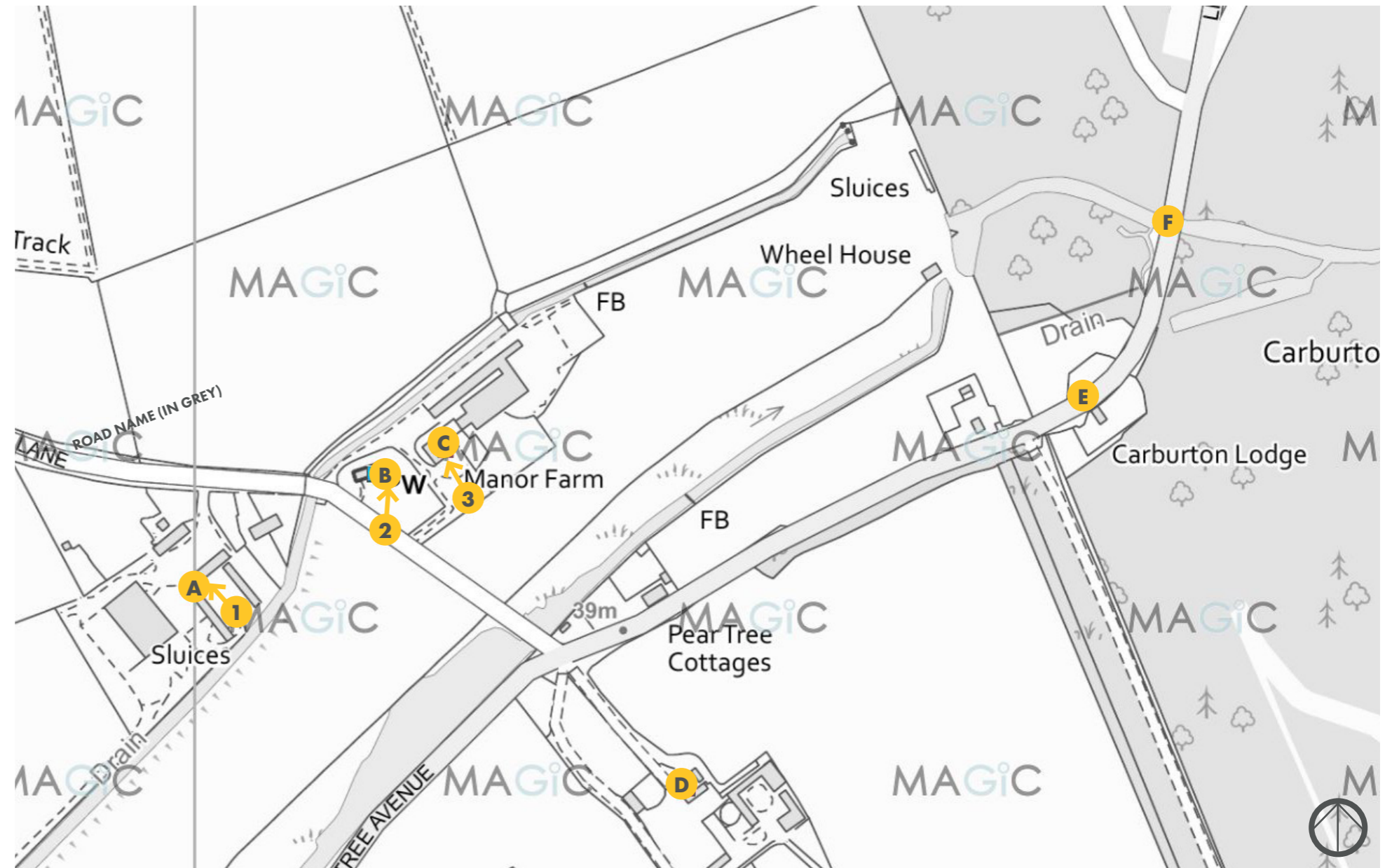
CONSERVATION AREAS

The site at Carburton does not sit within any of the Bassetlaw Conservation Areas.

LISTED BUILDINGS

There are a number of Listed Buildings both within the site and within 500m of the site as follows :-

- A** FARBUILDINGS WEST OF CHURCH OF ST GILES
Grade: II
List UID: 1045734
- B** CHURCH OF ST GILES
Grade: II*
List UID: 1370105
- C** MANOR HOUSE
Grade: II
List UID: 1045735
- D** CARBURTON GRANGE
Grade: II
List UID: 1370104
- E** CARBURTON LODGES AND GATE PIERS
Grade: II
List UID: 1045733
- F** CARBURTON BRIDGE
Grade: II
List UID: 1391659



Plan illustrating Conservation Area and Listed Buildings



2.0 THE SITE AND ITS CONTEXT

2.5 REFERENCES IN THE LOCAL HISTORIC ENVIRONMENT RECORD

- A** Farm Buildings West of Church of St Giles
Historic England Listing NGR: SK6099973218 - Grade II
HER No. M11714

- B** Church of St Giles
Historic England Listing NGR: SK6111173286 - Grade II*
Historic England Research Record
Church Heritage Record
HER No. M4510

C13 features of St Giles Church, Carburton
HER No. L9425

Norman Structure of St Giles Church, Carburton
HER No. L4510

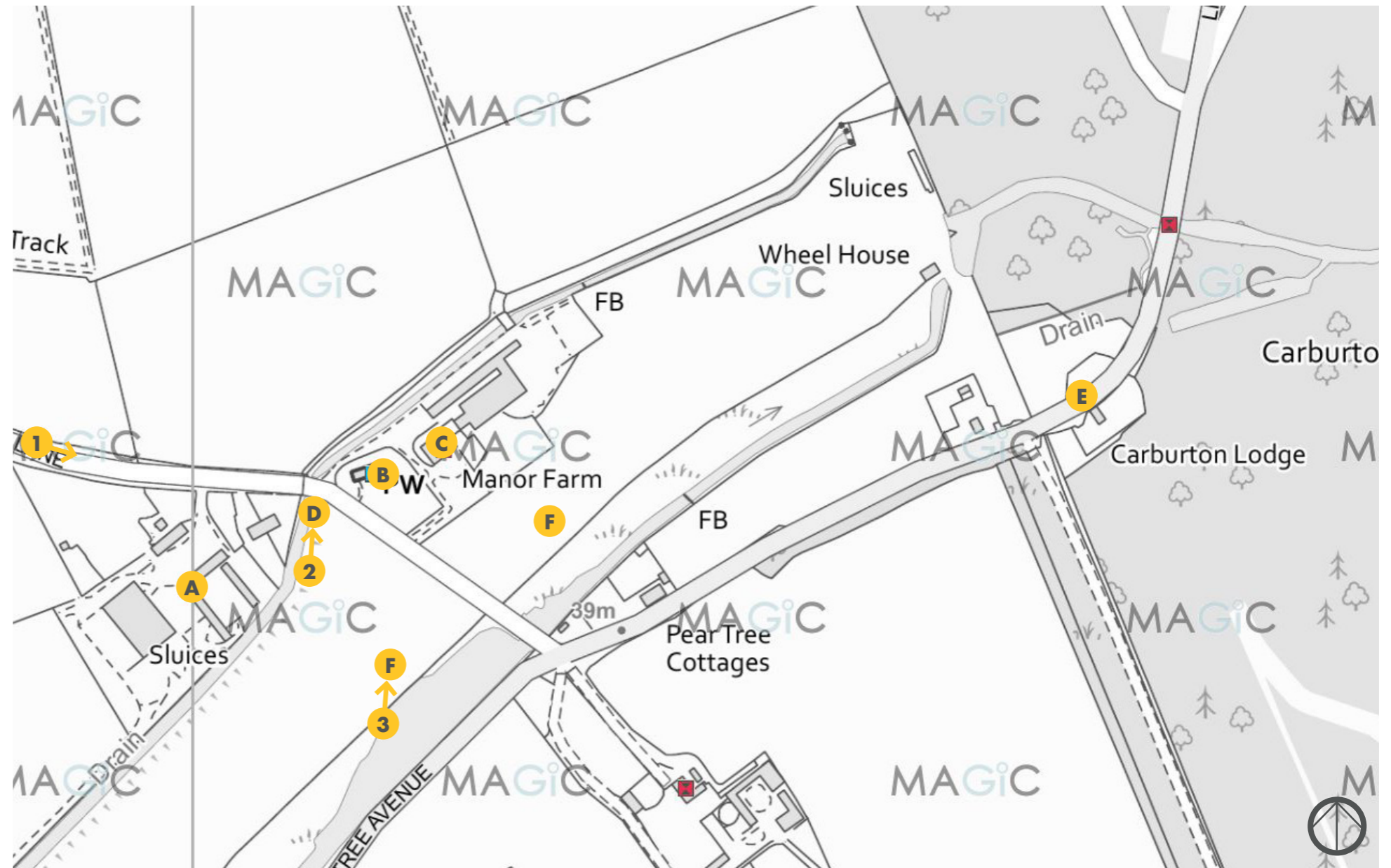
- C** Manor House
Historic England Listing NGR: SK6115573301 - Grade II
HER No. M10980

- D** Bridge on Piper Lane
HER No. M17920

- E** Carburton Bridge
HER No. M17921

Shrunken village of Carburton
HER No. M4470

- F** Carburton Water Meadows
NMR Excavation Index



Plan illustrating designated assets and references in local historic environment records.

- 1** View along Piper Lane
- 2** Bridge on Piper Lane
- 3** View across the water meadows back to the site



2.0 THE SITE AND ITS CONTEXT

2.6 CONSERVATION AREA

Conservation Areas are identified as “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.¹

The site in Carburton is not located within, or relatively near to, any Conservation Areas.

The nearest Conservation Areas are Norton and Cuckney to the west, and Bothamsall to the east.

The site contains two Grade II Listed Buildings:

- Manor House
- West Barns

And one Grade II* Listed Building:

- St Giles Church

The site sits adjacent to the historic Carburton Water Meadows and there are various associated features within the surrounding landscape.

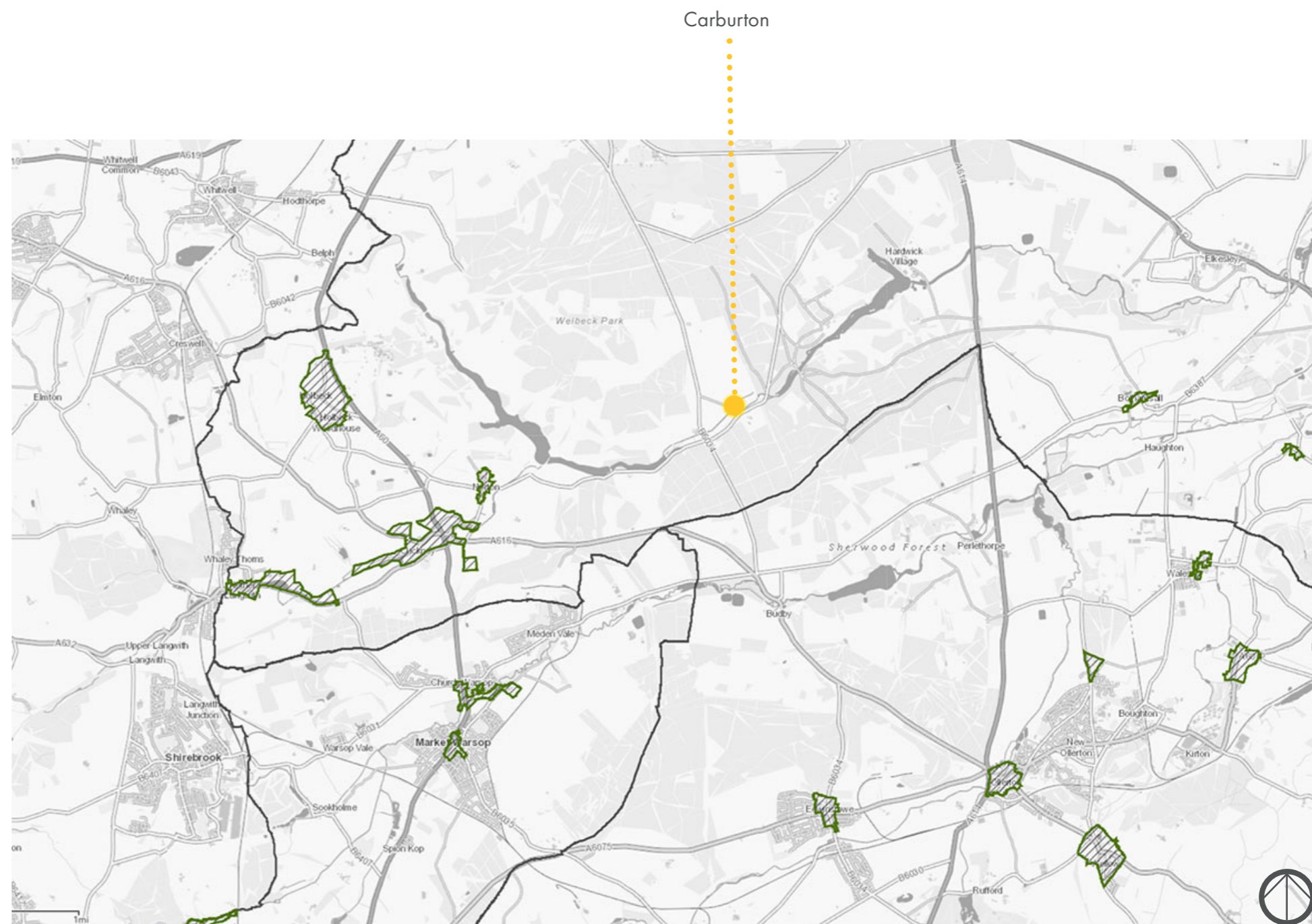


Figure 2.1
Plan showing the locations and extents of Conservation Areas in Nottinghamshire
(Source : <https://nottmcitycouncil.maps.arcgis.com/apps/webappviewer/index>.
Accessed 16th October 2020).

¹ S69(1) Planning (Listed Buildings and Conservation Areas) Act 1990

2.0 THE SITE AND ITS CONTEXT

2.7 SITE PHOTOGRAPHS

WEST BARNES

The barns to the west of the site are grade II listed and date from the early 19th century. The main two storey range provides generous internal spaces and is currently in relatively good condition.



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Key plan showing location of photographs.

2.0 THE SITE AND ITS CONTEXT

2.7 SITE PHOTOGRAPHS

MANOR HOUSE

The Manor House is a late 17th century Grade II Listed farmhouse with later additions.



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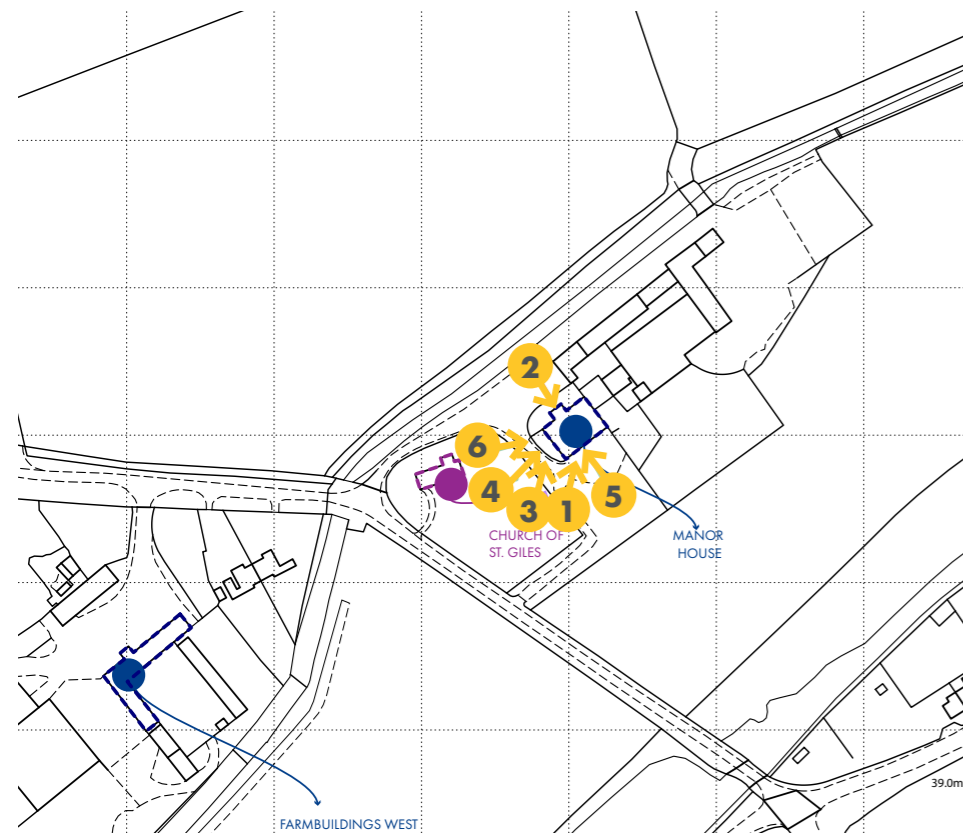
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Key plan showing location of photographs.

2.0 THE SITE AND ITS CONTEXT

2.7 SITE PHOTOGRAPHS

CHURCH OF ST. GILES

The church of St Giles is in the centre of the site and is a 12th century Grade II* listed deconsecrated church.

The church is currently outside of the boundary of the development but included in the assessment of impact on setting.



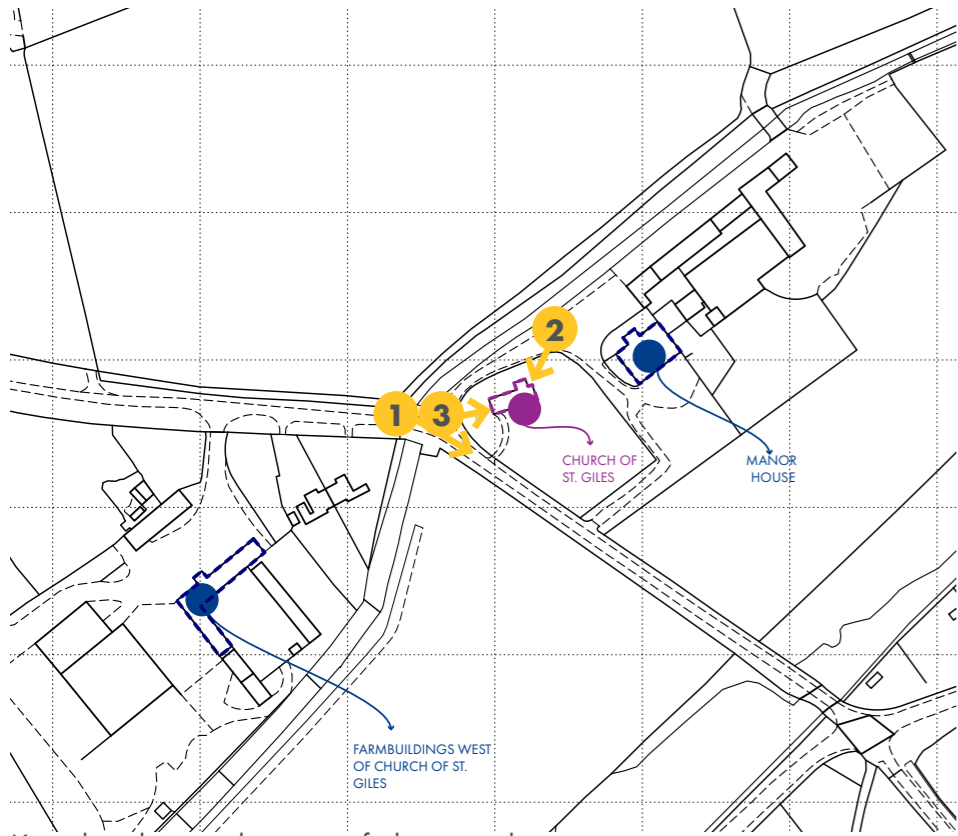
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Key plan showing location of photographs.

2.0 THE SITE AND ITS CONTEXT

2.7 SITE PHOTOGRAPHS

EAST BARN:

The below images show the buildings to the east of the site. The barns are listed by association with the manor house and contain various historical features. These buildings have views across the surrounding open countryside and water meadows.



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2



3



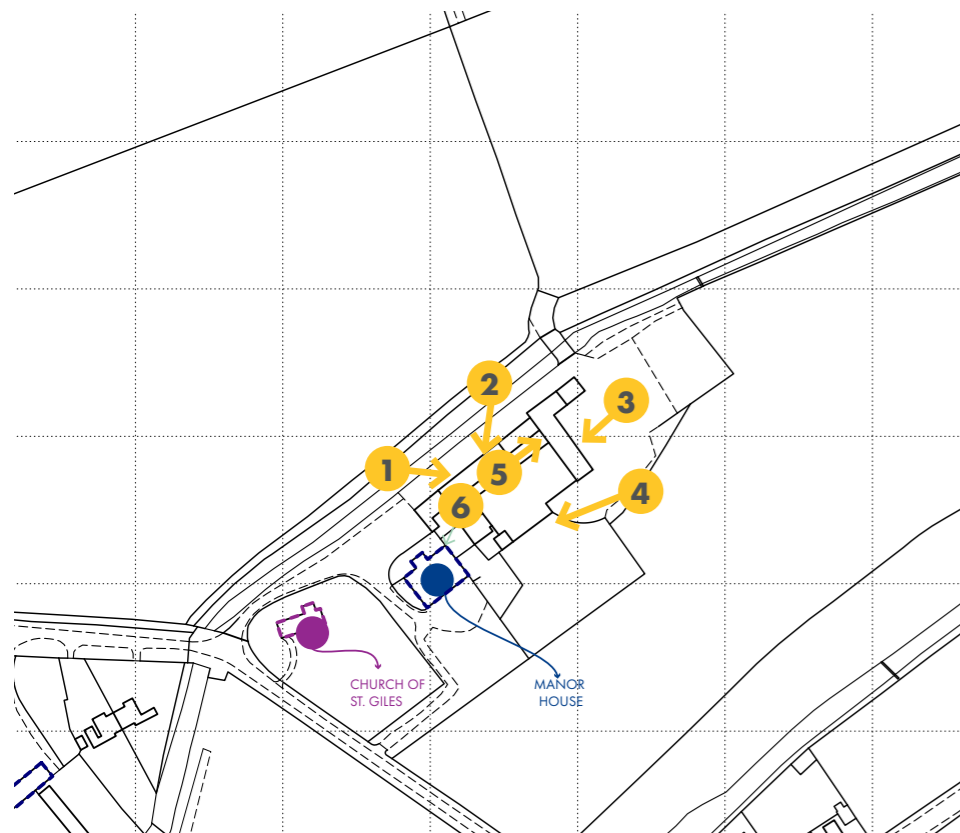
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Key plan showing location of photographs.

SECTION 3.0

DEVELOPMENT OF THE HERITAGE ASSET

3.0 DEVELOPMENT OF THE HERITAGE ASSET

3.1 THE DEVELOPMENT OF THE WELBECK ESTATE

Welbeck is a working estate and contains a registered historic park designed in 1748 by Francis Richardson, ancient woodlands, farmland and grazing, a deer park and important rural heritage buildings as well as Welbeck Village and Welbeck Abbey.

The estate has evolved over the centuries from a Premonstratensian Abbey to a Cavalier residence from English Gothic to the New Works of the 19th century with a system of tunnels and more recently used by the Ministry of defence as a sixth form college.

Welbeck was established by Thomas de Cuckney, and founded as monastery in 1153. Henry VIII became Supreme Head of the Church of England and dissolved the monastery in the 1530s. In 1540 Gilbert Talbot (7th earl of Shrewsbury) acquired the Abbey. Sir Charles Cavendish purchased the abbey in 1607, and the estate has been handed down through the family since then. Lady Margaret Cavendish-Holles-Harley married William Bentinck and the Abbey became home to The Dukes of Portland from then on. William John Cavendish-Bentinck-Scott, the 5th duke of Portland is well known for his works to the Welbeck estate, most famous for the series of underground tunnels he commissioned and The Gas Works in 1860 to light them.

3.1.1 1607

Sir Charles Cavendish- son of Bess of Hardwick purchased the abbey after leasing from his brother in-law Gilbert Talbot and developed plans for rebuilding by Robert Smythson.

3.1.2 1655

Sir William Cavendish inherited the estate from his father Charles and became Duke of Newcastle in 1665. Upon his death in 1677 the dukedom became extinct until William's daughter - Lady Margaret Cavendish married John Holles in 1694 and he was created duke of Newcastle.

3.1.3 1694-1755

Their daughter, Lady Cavendish-Holles married Edward Harley (second Earl of Oxford) and when she inherited Welbeck further building work commenced

on the Welbeck Estate. Mid 18th century improvements were made to the garden by Francis Richards.

3.1.4 1760-1770

Building work on the Abbey was carried out by John Carr of York, including a chapel in 1763.

3.1.5 1790-1803

Numerous landscaping works were undertaken during this time. In 1790 Humphrey Repton suggesting raising a sloped bank in front of the basement to emphasise the piano nobile of the Abbey. He laid out pleasure grounds, extended the lakes and built bridges.

In 1803 a new hill north of the abbey was suggested.

3.1.6 1810

Welbeck Abbey became the Dukes of Portland's main residence following the sale of Bulstrode Park.

3.1.7 1860-1879

William John Cavendish-Scott-Bentinck, the 5th Duke of Portland undertook major building operations and developments of the Welbeck Estate. In the grounds the kitchen gardens covered 22 acres with high walls, a new riding house. He was heavily involved in the running of the estate and was a considerate employer and installed an ice rink near the lake for staff use.¹ The duke also had the main house stripped of furniture and tapestries and he occupied only a small number of rooms, by 1879 the rest of the house was in a state of disrepair. His most notable development was the complex of tunnels and rooms underground. They total 15 miles including a great hall used as a ballroom with a hydraulic lift to transport guests from the surface. In 1860 the duke built the Gas Works to illuminate his underground structures. The Gas Works has now become the Harley Gallery.²

¹ Biography of William John Cavendish-Bentinck-Scott, 5th Duke of Portland (1800-1879)

² History of The Welbeck Estate - www.harleygallery.co.uk



Figure 3.1
Welbeck Abbey in 1829
(Source : Unknown).



Figure 3.2
Illustration of tunnel entrance
(Source : Hughie DW on www.flickr.com).

3.0 DEVELOPMENT OF THE HERITAGE ASSET

3.1 THE DEVELOPMENT OF THE WELBECK ESTATE

3.1.8 1880

The family had a passion for horse keeping and horse racing, in 1880 Duchess Winifred used racing winning to build a set of almshouses names 'The Winnings'.

3.1.9 1890

The riding school developed by the 5th duke was converted into a library and chapel.

3.1.10 1890

The Tan Gallop borders the kitchen garden; the 5th Duke of Portland built this covered gallop to train racehorses during the winter.

3.1.11 1994

Leo Godlewski designed the Harley Gallery, opening 1994, constructed within the ruins of the Victorian Gasworks which were built by the 5th Duke of Portland.

3.1.12 2000

The 'East Workshops' were built in 2000 by architect John Outram which are located in the Kitchen Gardens.

3.1.13 2016

A new addition was built at The Harley Gallery to house The Portland Collection, designed by Hugh Broughton Architects, winning multiple architectural awards.¹



Figure 3.3
Photograph of The Harley Gallery by Leo Godlewski, 1994
(Source : www.artfund.org).



Figure 3.4
Photograph of The Harley Gallery addition by Hugh Broughton Architects, 2016
(Source : www.artfund.org).



Figure 3.5
Photograph of The Winnings, Welbeck
(Source : Hughie DW on www.flickr.com).

¹ www.harleygallery.co.uk/foundation/architecture

3.0 DEVELOPMENT OF THE HERITAGE ASSET

3.2 UNDERSTANDING THE SITE AND ITS HISTORY

3.2.1 HISTORICAL MAPPING

Early maps (1649) show Nottinghamshire, and the area south of Worksop known as the Dukeries, which comprised the park estates of:

- Worksop Manor - a home of the Dukes of Norfolk
- Welbeck Abbey - seat of the Dukes of Portland
- Thoresby Hall - seat of the Dukes of Kingston and Earls Manvers
- Clumber House - seat of the Dukes of Newcastle

The four estates were in such proximity that they were practically contiguous. These can be seen outlined on the 1815 map.

The 1649 map has Carburton present and identified, because of the presence of St Giles parish church.

Carburton may have been settled by the Romans and was likely to have once been encompassed by Sherwood Forest. Arable land at Carburton is mentioned in the Domesday Survey forming part of the Royal Hunting Manor of Mansfield. The name 'Cars' means land liable to flood, which relates to its position near the river.

The village, owned historically by the Duke of Portland, is recorded on Heritage Gateway as a shrunken village. It is understood to have reduced in size between 1615 and 1797. An iron forge was situated here, and was last recorded in 1751.

A WWII Prisoner of War camp was situated to the west at Youngrough Breck.



Figure 3.6
1649 map showing Nottinghamshire.
(Source : <https://oldmapsonline.org>. Accessed 19thOctober 2020).

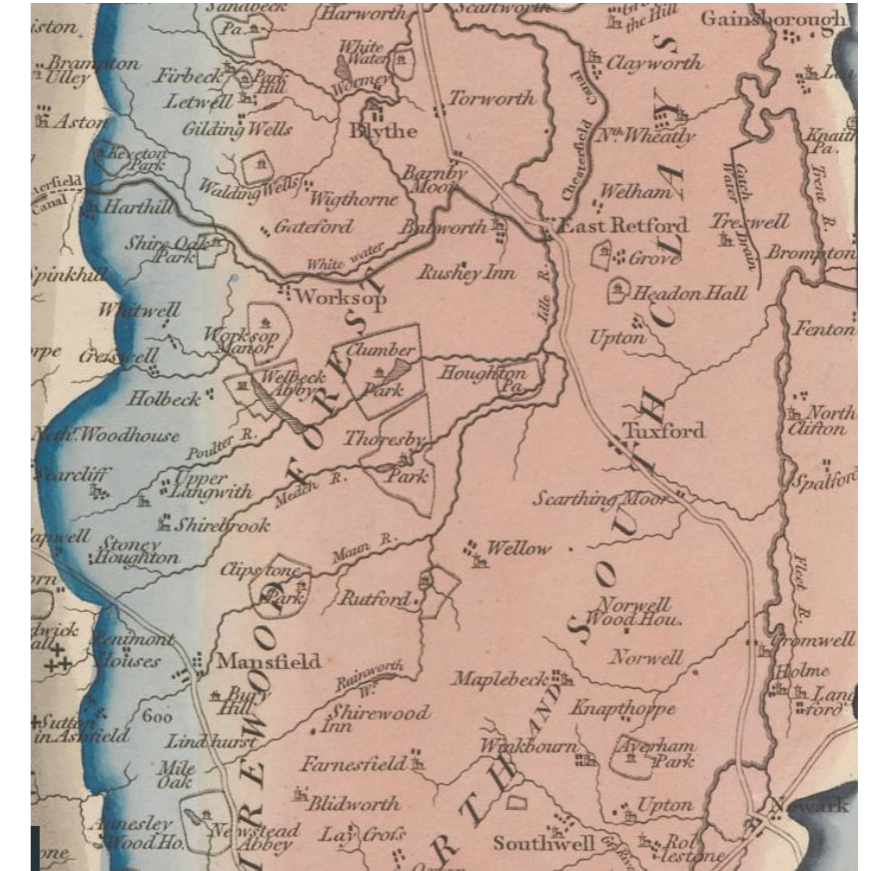


Figure 3.7
1815 map showing the area, with the 'Dukeries' of Worksop Manor, Welbeck Abbey, Clumber Park, and Thoresby Park shown.
(Source : <https://oldmapsonline.org>. Accessed 19thOctober 2020).

Site of WWII Prisoner of War camp in Youngrough Breck



Figure 3.8
1920 plan of Carburton
(Source : www.nls.org)

3.0 DEVELOPMENT OF THE HERITAGE ASSET

3.2 UNDERSTANDING THE SITE AND ITS HISTORY

1884

The 1884 Ordnance Survey plan clearly shows the three general areas to the site: the Manor House and farm buildings to the east, the church of St Giles to the centre, and the West Barns, located to the west.

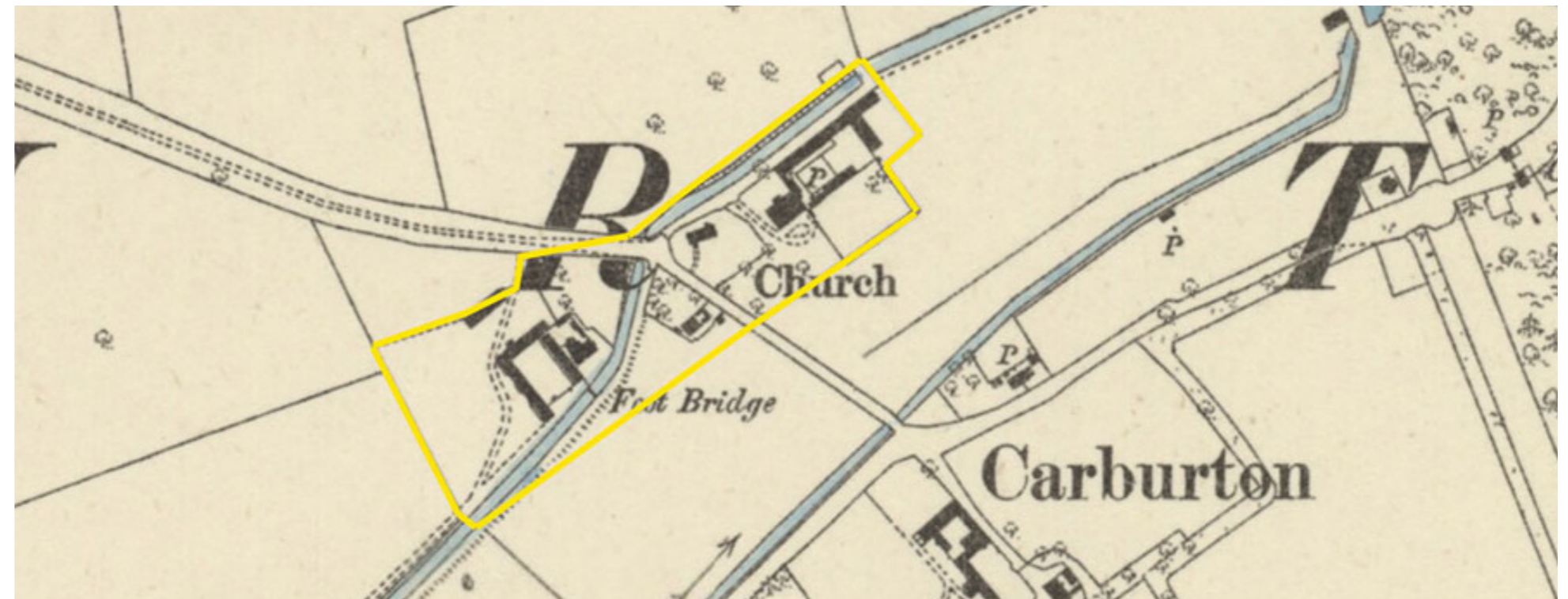


Figure 3.9
1884 plan of Carburton
(Source : www.nls.org).

1900

The 1900 OS plan retains the three general elements to the site.

The general composition of the buildings is unchanged, with some alteration in positions of outbuildings.

The extent of the graveyard to St Giles's Church appears to have increased toward the south, apparently taking some land from the Manor's rear garden.

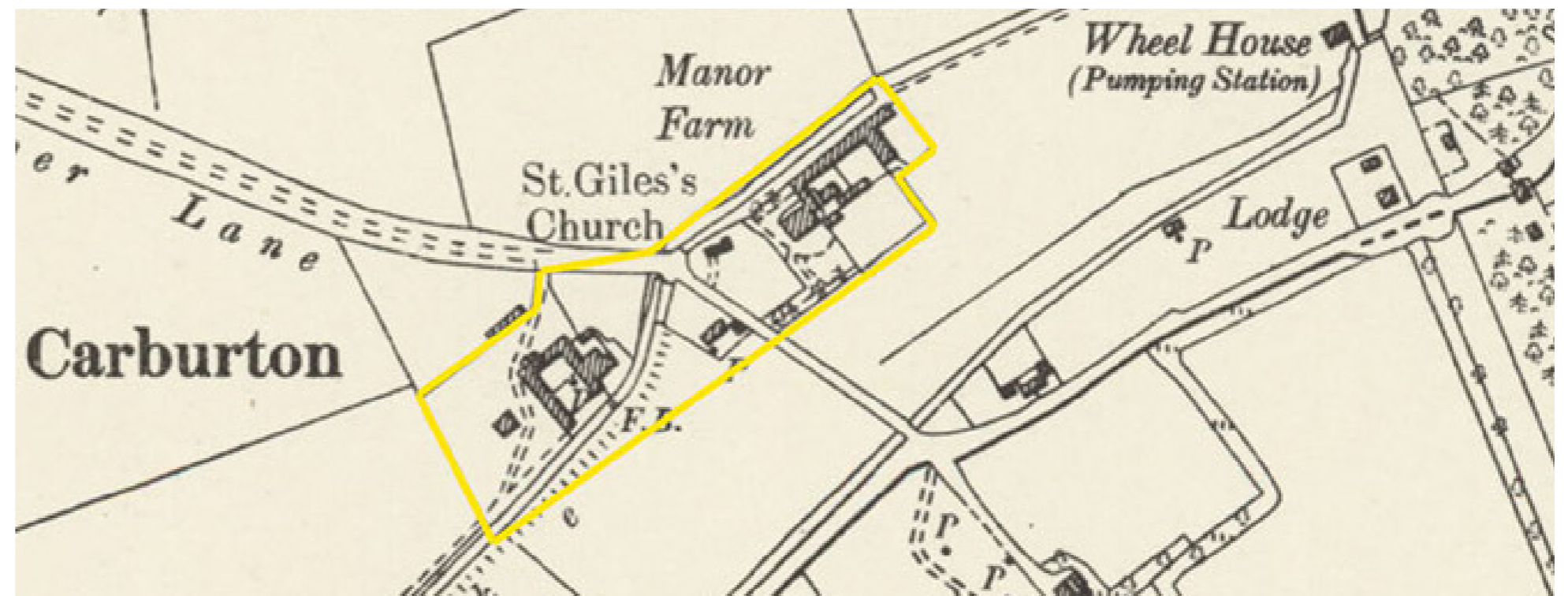


Figure 3.10
1900 plan of Carburton
(Source : www.nls.org).