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Haggerston Castle

Heritage Impact Assessment

Bourne Leisure

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1.0 Introduction

- 1.1 This Heritage Impact Assessment ('HIA') has been prepared by Lichfields on behalf of Bourne Leisure. It assesses the effect on the significance of above-ground heritage assets as a result of proposals to install high ropes equipment on a site at the Haggerston Castle Holiday Park.
- 1.2 The site of the proposed development contains no heritage assets, but it lies within the setting of various designated heritage assets, including Haggerston Castle's rotunda and tower (both Grade II), a stable block (Grade II) and a walled Italianate style garden with a fountain and pergola (all Grade II listed).
- 1.3 This report considers above-ground heritage assets only. All heritage assets that could potentially be affected by the proposed development are assessed within this HIA in accordance with paragraph 194 of the National Planning Policy Framework ('NPPF'). This report establishes the significance of the heritage assets, including an understanding of their setting and how it contributes to significance. It then considers the effects of the proposed development on their setting and significance.

Methodology

- 1.4 This section sets out the approach to assessing the significance of heritage assets as well as the approach to assessing the proposal's effects on their significance, including consideration of how changes to setting will affect significance. The methodology accords with the 'Principles of Cultural Heritage Impact Assessment in the UK' (July 2021) which sets out a broad methodology for understanding heritage assets and evaluating the consequences of change.
- 1.5 The NPPF defines significance as the 'value' of a heritage asset to this and future generations because of its 'heritage interest'. The interest may be archaeological, architectural, artistic or historic. This broadly aligns with the heritage values outlined in Historic England's Conservation Principles (2008), which are evidential, aesthetic, historical and communal value.
- 1.6 The NPPF confirms that significance derives not only from a heritage asset's physical presence but also from its setting. The setting of a heritage asset is the surroundings in which it 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 contribution or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral.
- 1.7 'Principles of Cultural Heritage Impact Assessment in the UK' sets out at paragraph A.16-A.19 that the relative importance of an asset should be identified and scaled. The approach to considering the effect of changes to setting upon significance has been carried out in accordance with Historic England's *'The Setting of Heritage Assets: Historic Environment'* Good Practice Advice in Planning Note 3 (Second Edition) (2017) and *'Managing Significance in Decision-Taking in the Historic Environment'* Good Practice Advice in Planning Note 2 (2015). GPA3 discourages detailed analysis of very large numbers of heritage assets and supports an approach that considers the effects on the assets that are most sensitive to change (para. 23).

1.8 The assessment of significance and the potential effects of the proposed development have been undertaken as part of a desktop assessment. The visual role of the application site in the setting of the surrounding heritage assets has been investigated. The following have been reviewed and have informed the scope of this assessment:

- Historic mapping;
- Historic photographs;
- Historic England’s National Heritage List for England;
- The Historic Landscape Characterisation Study; and
- Historic Environment Record.

Importance

1.9 It is necessary to consider the relative importance of the heritage asset and this will always be a matter of professional judgement by the assessor, but any existing designation categories can provide guidance. Accordingly, the following levels of importance have been accorded to the various designation types and non-designated heritage assets. This should be seen as a starting point. There may be instances where the particular characteristics of a specific asset merit a different category and, if so, this will be set out in the assessment.

Table 1.1 Classification of importance of heritage assets

| Importance | Designation types |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Very High | World Heritage Sites |
| High | Listed Buildings (Grade I and II*) Registered Gardens and Designed Landscapes (Grade I and II*) Registered Historic Battlefields Scheduled Monuments |
| Medium | Conservation Areas Listed buildings (Grade II) Registered Gardens and Designed Landscapes (Grade II) |
| Low | Locally Listed heritage assets Non-designated heritage assets |
| Negligible or nil | Heritage assets with little or no surviving heritage significance. |

Degree of change to significance

1.10 As confirmed by Historic England guidance, a large change to the setting does not necessarily mean a large change to heritage significance and vice versa. The assessment in this report therefore identifies the degree of change to the significance of each asset generated by the proposed development. This change may be beneficial or adverse (positive or negative) and will be categorised as follows:

Table 1.2 Classification of degree of effect on heritage significance

| Degree of Effect | Description |
|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Major | A change (by extent, duration or magnitude) to a heritage asset or its setting which could fundamentally change the basis for one or more of the key values that makes up the asset’s heritage significance |
| Moderate | A change to a heritage asset or its setting, which has a notable bearing on the asset’s heritage significance |

| | |
|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Minor | A change to a heritage asset or its setting, which has some bearing on the asset’s heritage significance |
| Negligible | A change to a heritage asset or setting which has only a slight bearing on the asset’s heritage significance. It may be difficult to discern, only apparent in very specific conditions or have little effect on any values that contribute to the asset’s heritage significance. |
| No Impact or Neutral (neither Beneficial nor adverse) | A change to the heritage asset or setting which has no bearing on the asset’s heritage significance. (Neither beneficial nor adverse) |

Scope

1.11 Given their proximity to the site and the potential impact on their setting, the following heritage assets are considered as part of this assessment:

Table 1.3 Heritage assets considered within the HIA

| No. | Ref | Name | Asset | Grade |
|-----------------------------------------------|---------|-------------------------------------------------|-----------------|-------|
| 1 | 1154632 | Stables at Haggerston Castle | Listed Building | II |
| Group: Italian garden and associated features | | | | |
| 2 | 1042244 | The Italian garden Including Walls and Features | Listed Building | II |
| 3 | 1042245 | Pergola in the Italian garden | Listed Building | II |
| 4 | 1303727 | Fountain in the Italian garden | Listed Building | II |
| Group: Haggerston Castle | | | | |
| 5 | 1154644 | Tower at Haggerston Castle | Listed Building | II |
| 6 | 1042246 | Rotunda at Haggerston Castle | Listed Building | II |

Source: Lichfields

1.12 Heritage assets have been grouped together where they share the same setting and relationship to the site to avoid repetition. No other designated heritage assets in the surrounding area are considered to have the potential to be affected by the proposed development due to the intervening distance and the screening effect of intervening development (including buildings and static caravans) and trees. No non-designated heritage assets have been identified in the area surrounding the site.

Structure

1.13 The remainder of this report is structured as follows:

- Section 2: Planning Legislation, Policy and Guidance
- Section 3: The Site Context
- Section 4: Historic Development
- Section 5: Proposed Development
- Section 6: Assessment of Significance
- Section 7: Assessment of Impact
- Section 8: Conclusion

2.0 **Heritage Statute and Policy**

Statute and Policy Context

- 2.1 The statutory heritage consideration for the proposed development is the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 ('the 1990 Act') which provides protection for buildings and areas of special architectural or historic interest. When considering whether to grant planning permission for a development which affects a listed building or its setting, S.66 (1) requires the local planning authority to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.
- 2.2 The relevant statutory development plan documents for the site comprises the Northumberland Local Plan 2016-2036 (adopted March 2022).

Northumberland Local Plan 2016-2036

- 2.3 The relevant policies in the Northumberland Local Plan include the following:
- **Policy QOP 1 (Design Principles)** – states that the design of development proposals will be assessed according to whether it respects and enhances the natural, developed and historic environment, including heritage assets, and any significant views or landscape setting.
 - **Policy ENV7 (Historic Environment and Heritage Assets)** – states that development proposals will be assessed and decisions made that ensure the conservation and enhancement of the significance, quality and integrity of Northumberland's heritage assets and their setting. Where development would cause less than substantial harm to the significance of a designated heritage asset, this will be weighed against the public benefits of the proposal, including securing the optimum use that is viable and justifiable.

Other Material Considerations

Historic England Guidance

- Conservation Principles: Policy and Guidance for the Sustainable Management of the Historic Environment (April 2008, currently under review).
- Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (GPA2, March 2015).
- Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets (GPA3, December 2017).
- Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management (2nd Edition) (February 2019).

National Planning Policy Framework

- 2.4 The following paragraphs of the **National Planning Policy Framework ('NPPF')** are relevant:

- Paragraph 130(c) states that planning decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.
- Paragraph 134 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.
- Paragraph 189 states that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance.
- Paragraph 197(c) states that in determining applications, local planning authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness.
- Paragraph 199 states that great weight should be given to the conservation of designated heritage assets (the more important the asset, the greater the weight should be).
- Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.
- Paragraph 203 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining planning applications. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement is required having regard to the scale of any harm or loss and the significance of the heritage asset.
- Paragraph 206 directs that local planning authorities should look for opportunities for new development within Conservation Areas, 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 the asset (or which reveal its significance) should be treated favourably.

National Model Design Code and National Design Guide

- 2.5 A National Model Design Code was published at the same time as the revised NPPF in July 2021. This provides detailed guidance to promote sustainable design. This specifies that developments should take account of local vernacular and heritage, architecture and materials. This expands on the ten characteristics of good design set out in the National Design Guide.
- 2.6 The National Design Guide emphasises the importance of understanding the history of how places have evolved and how this has influenced the built environment and wider landscape. The guide explains that well-designed places and buildings are influenced positively by the history and heritage of a site and its surroundings and by the significance and setting of heritage assets.

Key Considerations

- 2.7 Having regard to the above, the key heritage statutory and policy considerations for the assessment of the proposed development can be summarised as follows:

- 1 Does the proposed development preserve and, where appropriate, enhance the setting, significance and special architectural or historic interest of affected designated heritage assets, giving great weight to their conservation? (the 1990 Act, S66 (1); NPPF paragraphs 197 and 199; Local Plan Policy ENV7);
- 2 Does the proposed development comprise high-quality design which has been informed by, and related positively to, the surrounding historic environment, which reflects local design policies and government guidance on design? (NPPF Paragraphs 130 and 134; and Local Plan Policy QOP 1); and
- 3 Where the proposed development would lead to less than substantial harm to the significance of a designated heritage asset, is there clear and convincing justification for the harm and has this been weighed against the public benefits of the proposed development? (NPPF paragraphs 200 and 202, Local Plan Policy ENV7).

2.8 It is noted that the appropriateness of the design, or otherwise, will have a bearing on the nature (positive, neutral, negative) and scale (minor, moderate, major) of any effects. Furthermore, it is the degree of harm to the asset's significance rather than the scale of development that is to be assessed.¹ The effects will also, therefore, depend upon the contribution that setting makes to their significance.

¹ Planning Practice Guidance Paragraph: 019 Ref ID: 18a-019-20190723 Revision 23/07/19

3.0 Site Context

The Site

3.1 The site lies within the Haggerston Castle Holiday Park and comprises an area of approximately 0.8ha of raised ground with small groups of trees. Until recently, the site was covered by a denser group of trees that filled much of the site, but there has been significant tree loss across the site in recent years which has been exacerbated by recent storms. The extent of tree loss across the site can be appreciated when comparing recent aerial photographs of the site (Figure 3.1) with the existing site plan (Figure 3.2).

Figure 3.1 The Site c.2018 prior to loss of several large trees - boundary marked in red



Figure 3.2 Existing Site Plan



3.2 The Haggerston Castle Holiday Park is located to the east of the A1, approximately 10km to the south of Berwick-upon-Tweed, Northumberland. The park currently contains approximately 1,300 caravan pitches, accommodating both static and touring units. It also includes a large lake and entertainment complex comprising a swimming pool, a range of sporting and leisure activities, amusement arcades, a show bar, shops and restaurants. Sporting activities are located throughout the site, including a golf course, tennis courts, boating lake and children’s play areas.

The Surrounding Area

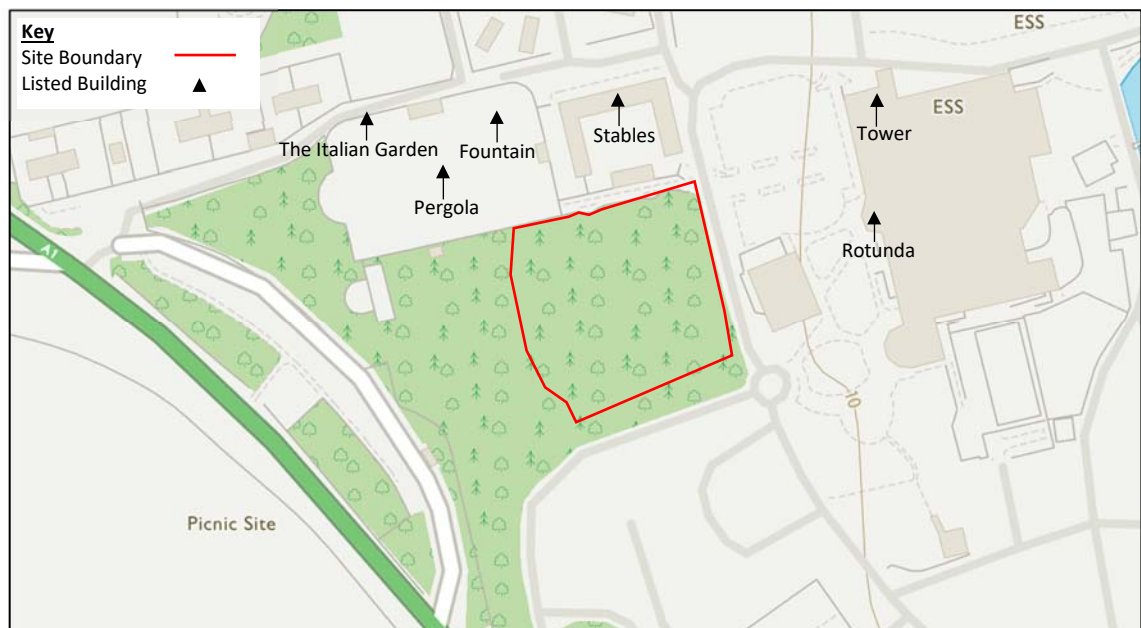
3.3 The site is bound as follows:

- To the north, by the stable block at Haggerston Castle (Grade II) and by the Italian garden with its wall, fountain and pergola (all Grade II listed). Beyond this, there are various groups of static caravans surrounded by boundary planting and interspersed with trees;
- To the east, by an access road through the Haggerston Castle Holiday Park with a surface carpark and shop beyond. Further to the east, approximately 70m from the site’s eastern boundary is the Haggerston Castle Rotunda (Grade II) and approximately 90m to the north-east is Haggerston Castle’s Tower (Grade II);
- To the south, by groups of static caravans with access roads and trees; and
- To the west, by trees and the access road off the A1.

Heritage Assets and Scope of Assessment

3.4 Details of the scope of the assessment are set out at paragraphs 1.11-1.12. The location of the heritage assets considered within this report in relation to the site boundary is shown below.

Figure 3.3 Map of heritage assets considered in the HIA



Source: Lichfields

- 3.5 The Italian garden and the listed buildings within its walled boundary will be assessed as a group to avoid repetition as they share broadly the same setting and relationship to the site. The tower and rotunda of Haggerston Castle will also be assessed as a group for the same reason.

4.0 Historic Development

4.1 This section provides a high-level summary of the historic development of the site and the surrounding area, drawing from relevant historic mapping, the NHLE and the Historic Environment Record.

Haggerston Castle

4.2 Christopher John Leyland inherited Haggerston Estate from his uncle, Thomas Leyland, in 1891. He replaced the previous mansion at Haggerston with a new building to designs by Richard Norman Shaw between 1893 and 1897. The mansion it replaced was most likely built in the early 19th-century². This appears to have been built on the site of a fortified tower which had been heavily damaged in a fire in 1618 and probably dated from the 14th century³. A castle at Haggerston was certainly mentioned in 1311 when Edward II visited Haggerston, though the area was potentially occupied as early as the 12th century. The cellars below what remains of Haggerston Castle are likely to incorporate parts of the earlier buildings.

4.3 The planform of Haggerston Castle prior to the new building in the 1890s is shown on the first edition 6-inch OS map, surveyed 1860 and published in 1865 (Figure 4.1). This also shows how the grounds were laid out. The site of the current stable block, built in 1908, is shown to have been occupied by a previous structure with the same planform. The site of the Italian garden is shown to have been occupied by an earlier walled garden with small buildings attached. The site of the proposed development comprised a large open area, surrounded by a belt of trees to the east, south and west.

Figure 4.1 OS Map (Surveyed: 1860; Published 1865)



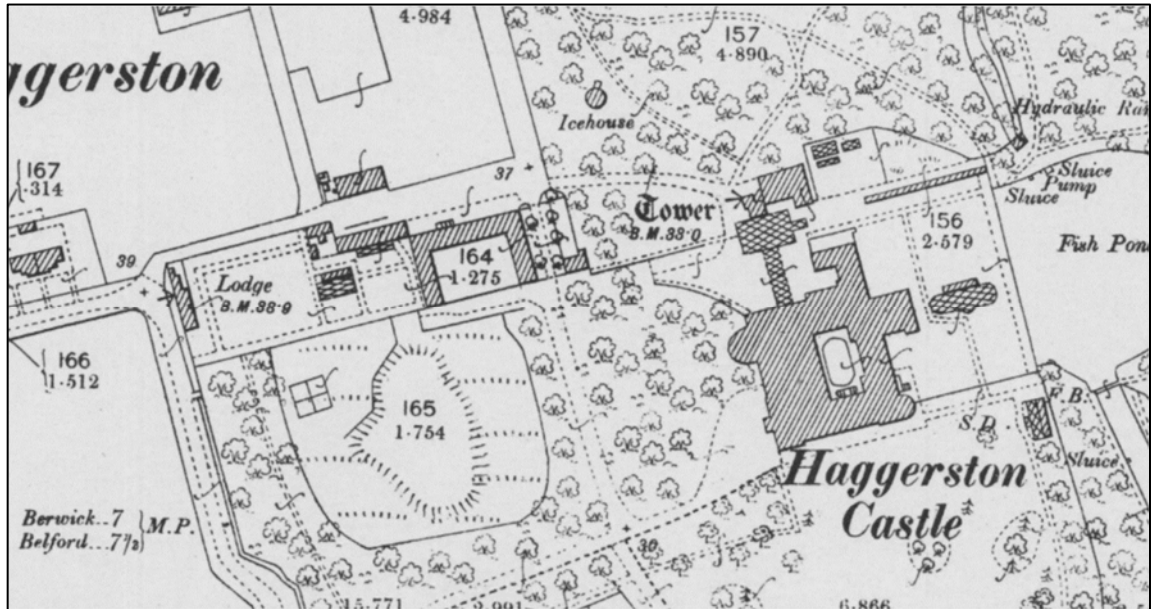
4.4 The new, larger Haggerston Castle mansion, constructed from 1893-87, is shown on the revised 25-inch OS map surveyed in 1897 and published in 1898 (Figure 4.2). The tower

² Keys to the Past (Haggerston Castle, Ancroft)

³ Parson, W.M. and White, W.M. (1828) History, Directory, and Gazetteer, of the Counties of Durham and Northumberland

and rotunda of the new house are shown to have been connected by a large glasshouse. The stable block appears to have been unchanged, but the site of the Italian garden was altered with the addition of small glasshouses. The site of the proposed development is shown to have been occupied by an area of open scrubland with a mound in the centre of the site. This continued to be screened to the east, south and west by trees.

Figure 4.2 OS Map (Revised: 1897; Published 1898)



- 4.5 A fire at Haggerston in 1911 caused significant damage to the house designed by Shaw and it was restored to designs by James Bow Dunn. Photographs in the Historic England Red Box Collection show Haggerston Castle before the fire⁴, after the fire and while it was being reconstructed⁵ and once it had been rebuilt⁶. It appears that a domed roof was added to the rotunda following the fire, but it is not clear whether any work was carried out to the tower.
- 4.6 It was subsequently used as an auxiliary hospital during the First World War. A photograph in the Historic England Red Box Collection shows Haggerston in use during this time⁷. The OS map was revised again in 1922 (Figure 4.3), which shows the new stable block building and the development of the Italian garden. The site of the proposed development is shown to have been completely covered by trees by this time.

⁴ Historic England Red Box Collection, card reference number [4594_060](#)

⁵ Historic England Red Box Collection, card reference numbers [4594_020](#), [4594_026](#) and [4594_138](#)

⁶ Historic England Red Box Collection, card reference number [4594_062](#)

⁷ Historic England Red Box Collection, card number [4594_022](#)

Figure 4.3 OS Map (Revised: 1922; Published: 1924)



4.7 An auction catalogue from 1930⁸, includes photographs of Haggerston Castle. A further catalogue documents the fixtures and fittings from Haggerston Castle following its demolition between 1931-33 (except for the tower and rotunda) and included fireplaces, doors, chandeliers and earthenware. The top storey and the dome roof appear to have been removed from the rotunda after this time. An aerial photograph of Haggerston Castle prior to its demolition is shown below at Figure 4.4.

Figure 4.4 Haggerston Castle



⁸ <https://rectoversoblog.com/2009/12/18/in-consequence-of-the-demolition-of-haggerston-castle/>

Stable Block

- 4.8 The list entry for the stable block to the north-west of Haggerston Castle describes it as having been built in 1908 for Thomas Leyland. Though it possibly incorporates an earlier stable block structure which had the same footprint and existed as early as 1860⁹. A metal and glass structure was used as a garage for cars and apparently also incorporated an early car wash.

Wider Estate

- 4.9 Christopher Leyland made improvements to the wider estate, including introducing zoological gardens and an Italian walled garden with ornamental ponds, pergolas and statues.
- 4.10 Writing in 1901, Charles G. Harper¹⁰ described Haggerston Castle as *“the odd-looking modern castellated residence”*. He noted *“the tower built of recent years to at one and the same time resemble a medieval keep and to serve a practical purpose as a water-tower, engine-room and look-out”*. He also remarked that:
- “the place, however, is remarkable for quite other things than its mock castle, for in the beautiful park are kept in pens, or roaming about freely, herds of foreign animals which make of it a miniature Zoological Gardens”*.
- 4.11 He went on to describe emus, Indian cattle, kangaroos, wild buck, bison etc.
- 4.12 The zoological gardens first appeared on the 1899 Ordnance Survey map. Some structures which were probably built as part of the zoological gardens survive, including an animal shelter which is Grade II listed (list entry number 1370969).

Holiday Park Development

- 4.13 Only the tower and rotunda survive from Haggerston Castle, with the rest of the building demolished after Leyland’s death in 1926. A holiday park was developed on the estate in the 20th century, not long after the demolition took place, and now includes around 80ha of land in operational use with over 1,000 caravans, an entertainment complex, amusement arcades and sporting and leisure facilities, including a golf course and tennis courts. The demolition of much of Haggerston Castle, combined with extensive development within its setting, has significantly altered its historic context and it is now very difficult to appreciate the structures on the site as part of a grand country mansion.

⁹ OS Map (1866)

¹⁰ Harper, C. (1901). The Great North Road.

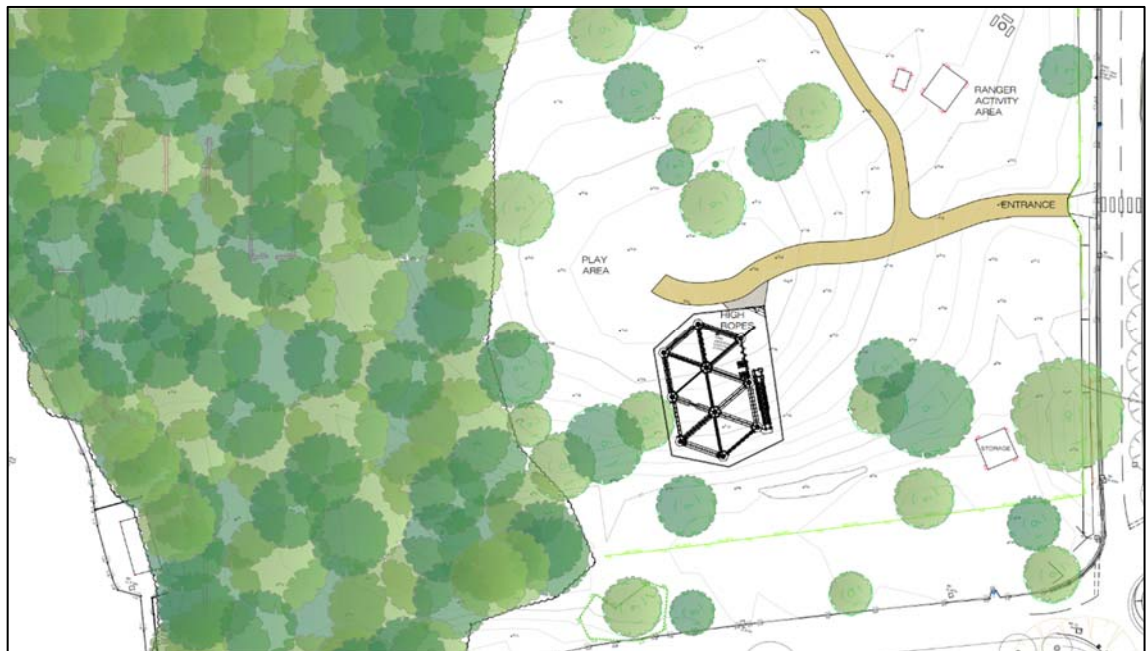
5.0 Proposed Development

5.1 This section provides a brief overview of the proposed development to enable the Council to assess the impact of the proposed works on the significance of the heritage assets that could potentially be affected. The key aspects of the proposed design that are relevant to this HIA are summarised in this section.

Proposed Use

5.2 The proposed development will retain the existing trees on the site but will install high ropes equipment on the southern half of the site. An extract of the proposed site plan showing the location of the high ropes is included below at Figure 5.1.

Figure 5.1 Extract of proposed site plan

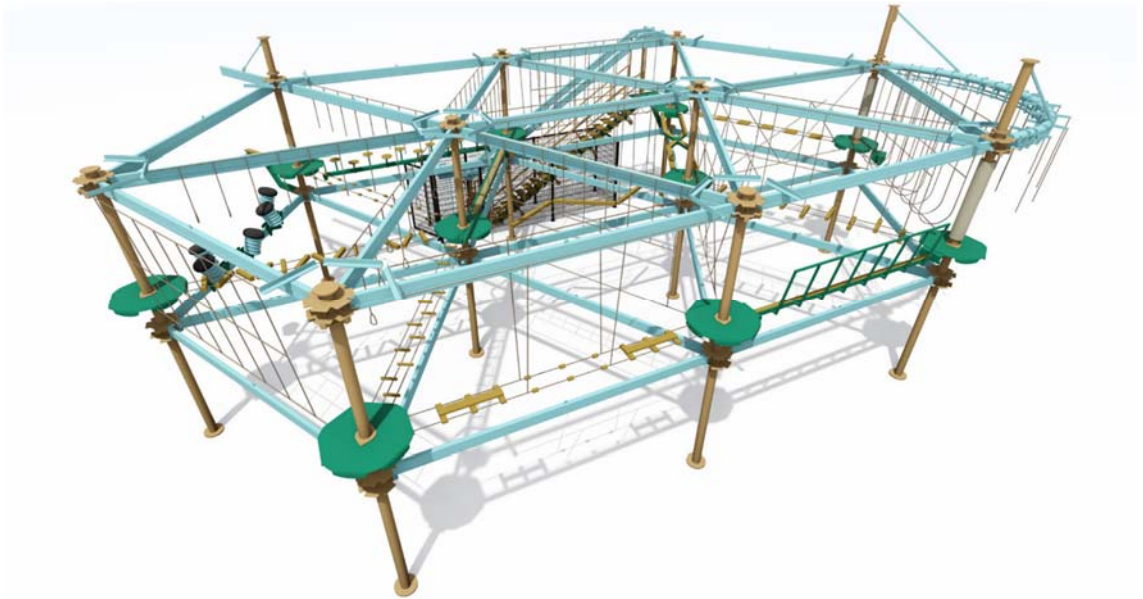


The Proposed Design

5.3 The proposed development includes the installation of high ropes equipment. The existing trees would be retained, which would help to partially screen the proposed development, reducing their visibility.

5.4 The high ropes equipment is to be installed on the southern half of the site, which has the potential to affect the setting of the surrounding heritage assets due to its height. The high ropes equipment would be 20m long, 13.5m wide and 7.3m high and would be constructed using a steel frame. The proposed colour palette of the high ropes includes blues, greens and browns, as shown at Figure 5.2.

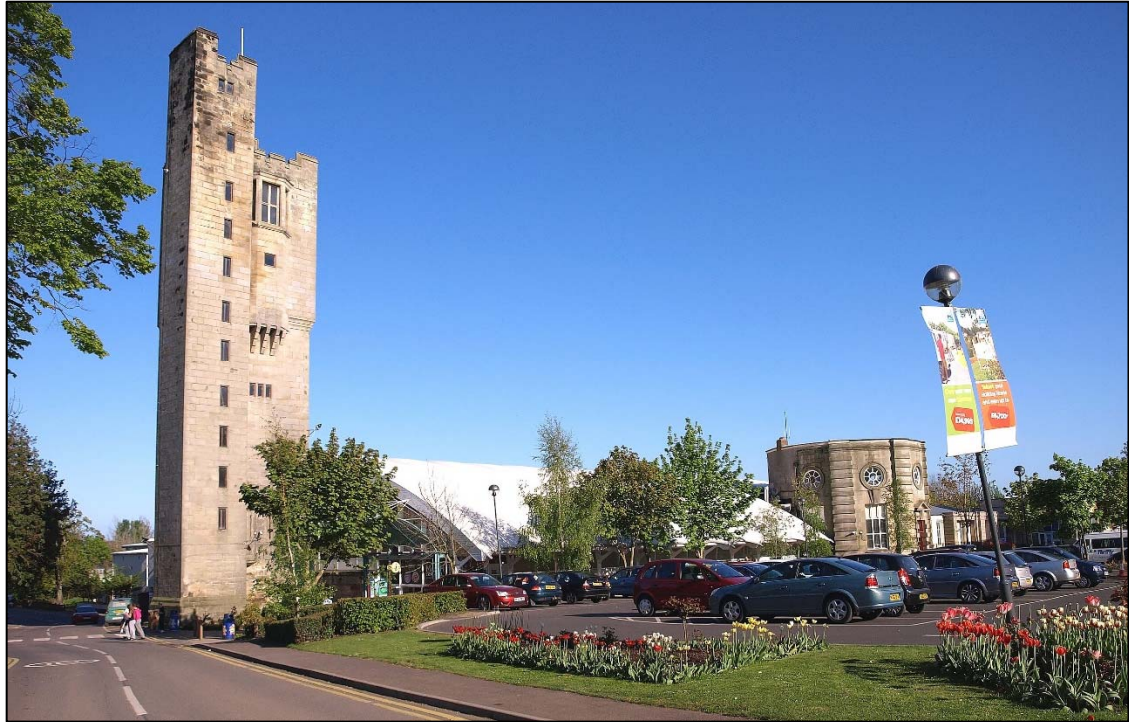
Figure 5.2 Proposed High Ropes Design



6.0 Heritage Significance

Group: Haggerston Castle Rotunda and Tower (both Grade II)

Figure 6.1 Haggerston Castle Rotunda (Right) and Tower (Left)



Significance

- 6.1 The tower, rotunda and some sections of adjacent stonework are the only surviving above-ground remains of Haggerston Castle mansion. The tower and rotunda are separately Grade II listed (NHLE Refs. 1154644 and 1042246). They date from the 1893-97 reconstruction of Haggerston Castle to designs by Richard Norman Shaw, though the rotunda was altered after the 1911 fire and both the domed roof and the upper storey have subsequently been removed. It is not known whether the tower was altered as part of the work by James Bow Dunn, but it was possibly unaffected by the fire and therefore not subject to any alterations.
- 6.2 The tower and the rotunda are both constructed from ashlar. The tower has a very tall and slender L-plan form and features a round headed ground floor doorway on the north side. The main tower has an elongated canted oriel on each side at the top and moulded battlements. The slightly higher stair tower is 12-storeys in height and has small windows with chamfered surrounds. It features a brick-vaulted basement and was used as a water tower and a belvedere.
- 6.3 The rotunda is designed in a Baroque style and comprises one tall storey. It features a pedimented doorway with Gibbs surround and large 9-pane fixed windows with projecting moulded sills and large triple keystones. Above each window there is an oculus and between each bay there are bold pilasters with banded rustication.

- 6.4 The tower and rotunda have historic and architectural interest as remains of a grand country mansion and an estate which can be traced back to the 14th century, though due to extensive demolition in 1933 it is now difficult to appreciate that the surviving structures were once part of a large house built at the end of the 19th century or that early-20th century alterations were carried out. The rotunda is now much altered but its architectural qualities are still apparent.
- 6.5 The modern holiday park structures utilise the surviving sections of stonework and the tensile roof, which spans the main leisure building, connects the tower and rotunda. These modern interventions are of no architectural merit.
- 6.6 The Haggerston Castle Rotunda and Tower are both of **Medium** importance.

Setting

- 6.7 The wider holiday park development provides the setting of the rotunda and tower. This has changed the landscaped setting of Haggerston Castle considerably through the introduction of substantial amounts of development and infrastructure in its immediate setting. This, along with the substantial degree of demolition at Haggerston Castle and the construction of new buildings on the site of the former mansion, has affected the significance of these buildings. The current appearance of the immediate and wider setting now makes it very difficult to appreciate how they originally formed part of a grand country mansion or how they were originally experienced within the landscape.

Contribution of the site to the setting

- 6.8 The site is currently an undeveloped part of the setting of the tower and rotunda. For much of the 20th century the site was covered by trees, but the loss of various groups of trees has left the site more open and exposed and is currently a neutral feature of the setting. The site is seen and experienced in the context of intervening developments including a surface carpark, a shop and groups of static caravans. The site currently makes no contribution to the historic or architectural significance of the rotunda or the tower.

Group: The Italian gardens and associated structures (all Grade II)

Figure 6.2 The Italian gardens at Haggerston Castle Holiday Park



Significance

- 6.9 The Italian walled garden and its associated structures were part of the landscaping works carried out in the early-20th century during Christopher Leyland's time at Haggerston Castle, after the redevelopment of the house in 1897. Features including fountains, pergolas and statues within niches in the west wall. The garden, pergola and fountain are all separately Grade II listed (NHLE Nos. 1042244, 1042245 and 1303727).
- 6.10 The garden wall is constructed from roughly dressed stone lined in English Garden Wall Bond. The west wall is lined in snecked stone. The house and arbour within the garden are constructed from ashlar with a Lakeland slate roof and wrought-iron gates. The garden itself is a large square garden with tall Rococo style double gates in the south-east corner. The house set against the north wall is a single-storey structure with 3-bays, a moulded plinth and rusticated quoins. The pedimented centre bay was originally an open temple front. The building is covered by a hipped roof and features keyed Venetian windows on the returns. The west wall of the garden has a large segmental apse with 6 rounded headed niches separated by broad flat pilasters.
- 6.11 The fountain is constructed from sandstone and features a round basin with low moulded walls. The pergola occupies the centre of the garden and is constructed from dressed stone and brick and has a large cruciform plan with low stone walls and brick piers. These features have a group value with the with the garden and the structures within it.
- 6.12 The Italian garden and the various structures within its walls are of architectural and historic significance and provides evidence of the popularity of formal gardens at the turn of the 20th century. Formal gardens of this type enjoyed a revival in the Edwardian period,

especially where they complemented larger houses such as Haggerston Castle. The garden was designed to be experienced as a private, peaceful and enclosed space to be enjoyed at leisure. It also illustrates that Leyland was a keen botanist and gardener and the garden was probably the location of many of his horticultural experiments.

- 6.13 The Italian garden and associated listed structures are all of **Medium** importance.

Setting

- 6.14 The wider estate, particularly the stables and remains of Haggerston Castle, are within the setting of the Italian garden, but are partially screened by the surrounding garden wall. The garden is best experienced from within its walls and was designed to be experienced as a self-contained, sheltered space within the estate with only the top of the tower and the canopy of the surrounding woodland visible from within its walls. In this context, the setting beyond the walls was not intended to contribute significantly to the way the garden was seen and experienced, but the lack of activity within its immediate setting allows the garden to be appreciated and experienced as a sheltered space. The demolition of much of the house, and the modern holiday park development, have significantly altered the historic context of the garden and the recent loss of tree cover to the south has further altered its setting, reducing its sensitivity to further change.

Contribution of the site to the setting

- 6.15 The site lies within the immediate setting of the walled garden and is substantially screened by the garden wall. The site was previously covered in a dense group of trees which defined the setting to the south of the garden for most of the 20th century. Much of this tree cover has been lost, although the tops of some of the surviving trees on the site can be seen from the garden. In this context, the site is a neutral feature of the setting of the Italian garden and the listed structures within its walls.

Stables at Haggerston Castle (Grade II)

Significance

- 6.16 The stables at Haggerston Castle are Grade II listed (NHLE No. 1154632) and were either re-built or altered in 1908 for Christopher Leyland on the site of a previous stable block which occupied the same U-plan footprint. The building has a scored stucco exterior with ashlar dressings and a Welsh slate roof. It is two storeys in height and comprises 4 ranges around a courtyard. The interior of the courtyard is of higher quality than the external facades and has experienced less alteration.
- 6.17 A structure within the courtyard of steel and glass probably provided shelter for the washing of cars and carriages. The existence of stables and a shelter for cars or carriages is illustrative of the wealth of the previous owners of Haggerston Castle and the design and materials used contribute to the architectural interest of the structures, though the relationship between the stables and the principal house has been significantly altered through the demolition of the house (except for the tower and rotunda).
- 6.18 The stables at Haggerston Castle are of **Medium** importance.

Setting

- 6.19 The tower and rotunda, as well as the Italian garden and the modern holiday park development, define the setting of the stables. The demolition of the house and the extent of change that the wider estate has experienced as a result of its redevelopment as a holiday part have significantly altered its setting. In this context its setting now makes only a very limited contribution to the significance of this building.

Contribution of the site to the setting

- 6.20 The site lies within the immediate setting of the stables. The extent of tree cover across the site has been significantly reduced in reduced years and the site is now an area of open space with much smaller groups of trees, which is a neutral feature in the setting of the stables. The site does not contribute to the historic or architectural significance of the stables.

7.0 **Effect on Significance**

- 7.1 Details of the proposed development are set out at Section 5.0 (Proposed Development) and are summarised further in the accompanying cover letter. The assessment of the impact of the proposed development is set out below which has used a combination of mapping and application drawings to predict and evaluate the effect of the proposed development.

Group: Haggerston Castle Rotunda and Tower (both Grade II)

- 7.2 The proposed development would introduce additional development and leisure facilities within the setting of the rotunda and tower. However, the changes to the site would be partly screened by intervening buildings and trees, including existing tree cover across the site. The proposed development would be experienced and seen in the context of the wider holiday park development, including a surface car park, access roads, static caravans and buildings that currently defines the character and appearance of the setting of these listed buildings. In this context, given that the site currently makes no contribution to the significance of these listed buildings, the proposed development would have a neutral effect on their setting and no effect on their significance.

Group: The Italian gardens and associated structures (all Grade II)

- 7.3 The Italian gardens and the associated listed buildings within its walls would potentially experience some very minor adverse changes within their immediate setting to the south because of the high ropes being built on the site. However, the intervening trees, the position of the high ropes equipment at the southern edge of the site (approximately 50-60m from the walled garden) and the chosen colour palette would partly mitigate this effect.
- 7.4 Although the proposed development would reflect the existing character and appearance of the surrounding area beyond the walled garden, this wider setting is generally screened from view when inside the garden by the surrounding wall, which helps to appreciate how the garden was experienced historically. There is the potential for the high ropes structure to intrude into the wider setting of the garden if the top of the structure can be seen beyond the wall. This would have a very localised effect on the distant setting which would have a very minor adverse effect on the significance of the Italian garden.
- 7.5 The proposed high ropes may introduce noticeable levels of additional noise within the setting of the garden whilst they are in use. This would have a minor adverse effect on the setting of this group of heritage assets in terms of how it contributes to the way that the walled garden is experienced. The previous tree cover and lack of activity to the south has helped preserve a sense of how the walled garden was experienced historically as a separate, enclosed, and sheltered space, despite the development of the wider holiday park. However, given that the high ropes will not be in constant use and any adverse effects would be temporary and intermittent in nature, this would have a minor adverse effect on the significance of the walled garden overall.

Stables at Haggerston Castle (Grade II)

- 7.6 The stables at Haggerston Castle have experienced considerable change within their setting with the introduction of surface carparks, access roads and groups of static caravans in its immediate surroundings. Consequently, the setting makes very little contribution to its significance, although there is an enduring visual relationship between the stables and the walled garden and the remains of Haggerston Castle which would be unaffected by the proposed development.
- 7.7 The construction of high ropes equipment to the south of the stables would reflect the modern character of its setting, which is now defined by developments associated with the holiday park. In this context, whilst the proposed development would introduce additional leisure facilities within the setting of the stables, this would have a neutral effect on the setting and would have no effect on the significance of the stables.

Summary

Table 7.1 Summary of effects on the setting and significance of the surrounding heritage assets

| No | Ref | Name | Importance | Degree of effect on setting | Degree of effect on significance |
|-----------------------------------------------|---------|-------------------------------------------------|------------|-----------------------------|----------------------------------|
| 1 | 1154632 | Stables at Haggerston Castle | Medium | Neutral | Nil |
| Group: Italian garden and associated features | | | | | |
| 2 | 1042244 | The Italian garden Including Walls and Features | Medium | Minor Adverse | Minor Adverse |
| 3 | 1042245 | Pergola in the Italian garden | Medium | Minor Adverse | Minor Adverse |
| 4 | 1303727 | Fountain in the Italian garden | Medium | Minor Adverse | Minor Adverse |
| Group: Haggerston Castle | | | | | |
| 5 | 1154644 | Tower at Haggerston Castle | Medium | Neutral | Nil |
| 6 | 1042246 | Rotunda at Haggerston Castle | Medium | Neutral | Nil |

Source: Lichfields

8.0 Conclusion

8.1 This HIA conforms with the relevant legislative and policy requirements and has considered the effect of the proposed development on the heritage significance of surrounding heritage assets that have potential to be affected. It is concluded that the scheme would meet the heritage policy and legislative requirements outlined in Sections 1 and 2 as follows:

Does the proposed development preserve and, where appropriate, enhance the setting, significance and special architectural or historic interest of affected designated heritage assets, giving great weight to their conservation? (the 1990 Act, S66 (1); NPPF paragraphs 197 and 199; Local Plan Policy ENV7).

8.2 The proposed development would preserve the significance and special architectural and historic interest of the affected designated heritage assets, except for the group of listed buildings associated with the Italian garden which would experience minor adverse effects on their setting and significance. The setting of these designated heritage assets has experienced considerable change and alteration, reducing their sensitivity to further change and substantially eroding any contribution that the setting once made to the significance of these heritage assets. However, the proposed development will introduce further changes within the setting, although on a modest scale when compared with the surrounding leisure facilities and developments. It will be seen in the context of the wider holiday park and will have a neutral effect on the setting of the rotunda, tower and stable.

8.3 There is the potential for the top of the high ropes to be glimpsed from within the walled garden and when they are in use, it will likely introduce additional noise within the immediate setting of the walled garden that will be noticeable from within the garden itself. This will have a minor adverse effect on the significance of the walled garden by making it more difficult to appreciate how the garden was historically designed and experienced as an enclosed and peaceful space within the grounds of Haggerston Castle.

Does the proposed development comprise high-quality design which has been informed by, and related positively to, the surrounding historic environment, which reflects local design policies and government guidance on design? (NPPF Paragraphs 130 and 134; and Local Plan Policy QOP 1).

8.4 Due to the nature of the proposed development, there is limited scope for its design to reflect the historic environment especially given that the surrounding environment has lost much of its historic character and appearance. In the context of the wider holiday park the design is appropriate.

Where the proposed development would lead to less than substantial harm to the significance of a designated heritage asset, is there clear and convincing justification for the harm and has this been weighed against the public benefits of the proposed development? (NPPF paragraphs 200 and 202, Local Plan Policy ENV7).

8.5 A minor degree of harm has been identified in relation to the group of heritage assets associated with the Italian garden. This would amount to less than substantial harm to the significance of these designated heritage assets, but it does trigger the requirement to

provide a clear and convincing justification for the harm and the public benefits of the proposed development. The public benefits of the proposed development are set out in the attached detailed covering letter.

Celebrating
60
years

Birmingham

0121 713 1530

birmingham@lichfields.uk

Edinburgh

0131 285 0670

edinburgh@lichfields.uk

Manchester

0161 837 6130

manchester@lichfields.uk

Bristol

0117 403 1980

bristol@lichfields.uk

Leeds

0113 397 1397

leeds@lichfields.uk

Newcastle

0191 261 5685

newcastle@lichfields.uk

Cardiff

029 2043 5880

cardiff@lichfields.uk

London

020 7837 4477

london@lichfields.uk

Thames Valley

0118 334 1920

thamesvalley@lichfields.uk



@LichfieldsUK

lichfields.uk