

# Heritage Impact Statement



Proposed garage & store at Gamston Manor,  
Gamston, Retford, Notts.

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Historic Buildings Consultant

November 2022

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Front cover (figure 1) – Principal (east) elevation of Gamston Manor.

## 1.0 Project Details

<b>Proposal:</b>	Detached double garage & store.
<b>Location:</b>	Gamston Manor, Rectory Lane, Gamston, Notts.
<b>Client:</b>	Mr & Mrs Wilson.
<b>Local Planning Authority:</b>	Bassetlaw District Council.
<b>Date:</b>	November 2022.

## 2.0 Introduction

2.1 The application site is situated within the grounds of the grade II listed manor and in the Gamston village conservation area. A Heritage Statement is therefore required under the National Planning Policy Framework (NPPF) paragraphs 194 & 200. As such, this report will seek to briefly assess the cultural and historic significance of the dwelling and its context/landscape setting and then judge this against the potential visual impact of the proposed development.

2.3 The report will also consider the potential impact of the new development on the setting of any other nearby designated or non-designated heritage assets (including local interest buildings).

2.4 This report should be read in conjunction with the survey and design drawings by Ryland Design Services Limited which accompany this application. Copies of these drawings are included in the appendices.

## 3.0 Preliminary Archive Research

3.1 The online search of the Heritage Gateway for the Gamston Manor provided the following results.

### Statutory Data

The National Heritage List for England - 1 entry for a listed building.

National Designation Decisions Designation Decision Records (deleted) – None.

Designation Decision Records (non-designated entries) – None.

### Non-Statutory Data

Historic Milestone Society Database – None.

National Trust – None.

English Heritage Research Records – None.

National Trust Historic Buildings SMR – None.

Parks & Gardens UK – None.

NMR Excavation Index – None.

Church Heritage Record – No records matched.

#### Local Records

Nottinghamshire HER – 1 result.

#### National Image Collections

Viewfinder - None.

3.2 The online search of the National Heritage List for England (NHLE) provided a single result which was the list description for Gamston Manor which, it states, is situated next to the Great North Road. For ease of reference this is included below.

## Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1223921
Date first listed:	28-Feb-1952
Statutory Address 1:	GAMSTON MANOR AND ATTACHED COTTAGE, GREAT NORTH ROAD
County:	Nottinghamshire
District:	Bassetlaw (District Authority)
Parish:	Gamston
National Grid Reference:	SK 70941 76233

### Details

SK 77 NW GAMSTON GREAT NORTH ROAD (west side)

3/46 Gamston Manor and attached cottage 28.2.52

II

House and attached cottage. C17 with late C18 additions and alterations and C20 additions. Red brick, some ashlar. Slate roof. Right part external gable and single ridge stacks, with a further single stack to the gable of the left cross wing. 2 storeys plus garret, 6 bays, the left bay being gabled. Original C17 3 bay house now heightened with remaining band of dogtooth marking original roof line. The 2 right ground floor bays are ashlar. To the right are 2 late C18 bays and to the left the single gabled bay of the late C18 cross wing. Having from left to right a single glazing bar casement under segmental arch, doorway with panelled door, 3 pane overlight and pedimented Doric porch, 2 large glazing bar casements with central carved ashlar human head corbel, a single pair of glazing bar sashes under segmental arch and a single similar sash under segmental arch. Above are 3 glazing bar sashes in the C17 wing, to the right is a single glazing bar sash under cambered arch and further right an oriel window with a pair of glazing bar casements to the front and single similar casements to the sides. In the garret of the cross wing is a single glazing bar casement. To the right, set back, is a brick and slate lean-to with 2 openings under segmental arches. Attached to the rear of the C18 bays is a C18 cottage with altered openings. The 4 bay south front of the cross wing with single ridge stack and dogtooth, raised brick and dentil eaves bands has 4 French windows under segmental arches with 4 glazing bar sashes under segmental arches above. There is a single roof dormer with single tripartite glazing bar casement. To the left and rear are C20 additions. Interior of C17 bays has a single studded panel on the first floor. Roof with arch braced collar truss.

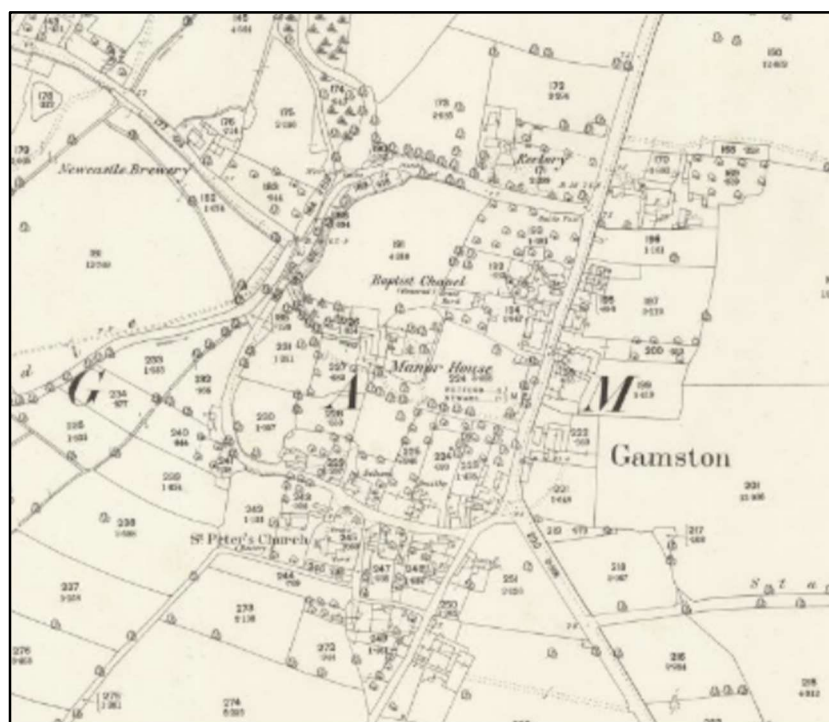
Listing NGR: SK7094176233

3.3 The ***Nottinghamshire Historic Environment Record*** (HER) contains information on archaeological sites, historic buildings, structures and landscapes covering the county of Nottinghamshire, excluding Nottingham City. The HER returned 1 record matching the search. This is a brief description of the Manor which cross references to the list description. The record also includes 5 colour plates and a black and white photo of the east elevation from 1985, which predating the large extension at the north end. One of the undated colour photographs shows a similar image. The others show the existing garage building, the southern aspect of the Manor and two interior images of historic roof structure.

## 4.0 Historic Mapping

4.1 A series of historic Ordnance Survey maps have been studied as part of this Heritage Impact Assessment. A chronological sequence of maps can often provide a useful means of assessing and interpreting the history and evolution of a site.

4.2 The first map in the sequence is the six inch to one mile from 1885. It shows Gamston Manor set within the historic core of the village, with the Great North Road to the east. The other key building within the village, Saint Peter's church, is located nearby, to the South.



**Figure 2 - Nottinghamshire XIV.12 Surveyed: 1884, Published: 1885.**

4.3 The second large scale map extract from 1899 shows the extensions to the Manor more clearly. The footprint is, roughly speaking, an 'L' shape but it is quite complex suggesting a high degree of modification and extension by this date. The extensive lawn (or paddock) and drive to the east are recognisable. To the West of the house is a slightly unusual arrangement of ancillary buildings, including an open sided cart shed and stables. An orchard is denoted to the South of these buildings.

4.4 The 1920 edition shows a sizable extension to the rear (West elevation) off the Manor. The paddock area to the east has also been subdivided, providing a garden area near the house. There are notably more specimen trees, including conifers, suggesting the establishment of a Parkland landscape character complementary to the house.



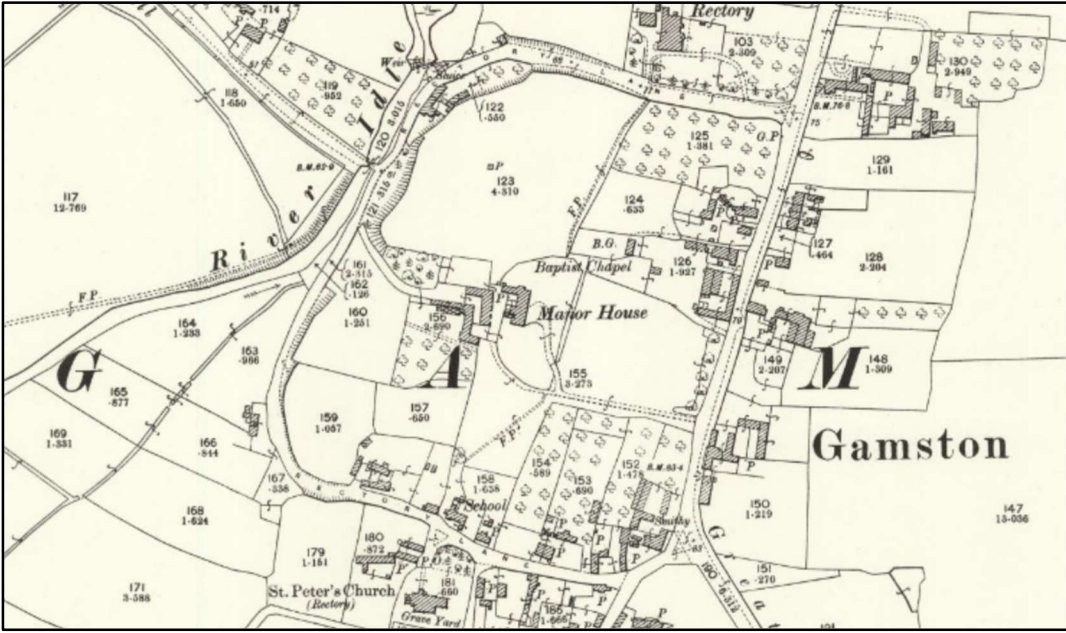


Figure 3 - Nottinghamshire XIV.12 Revised: 1898, Published: 1899.

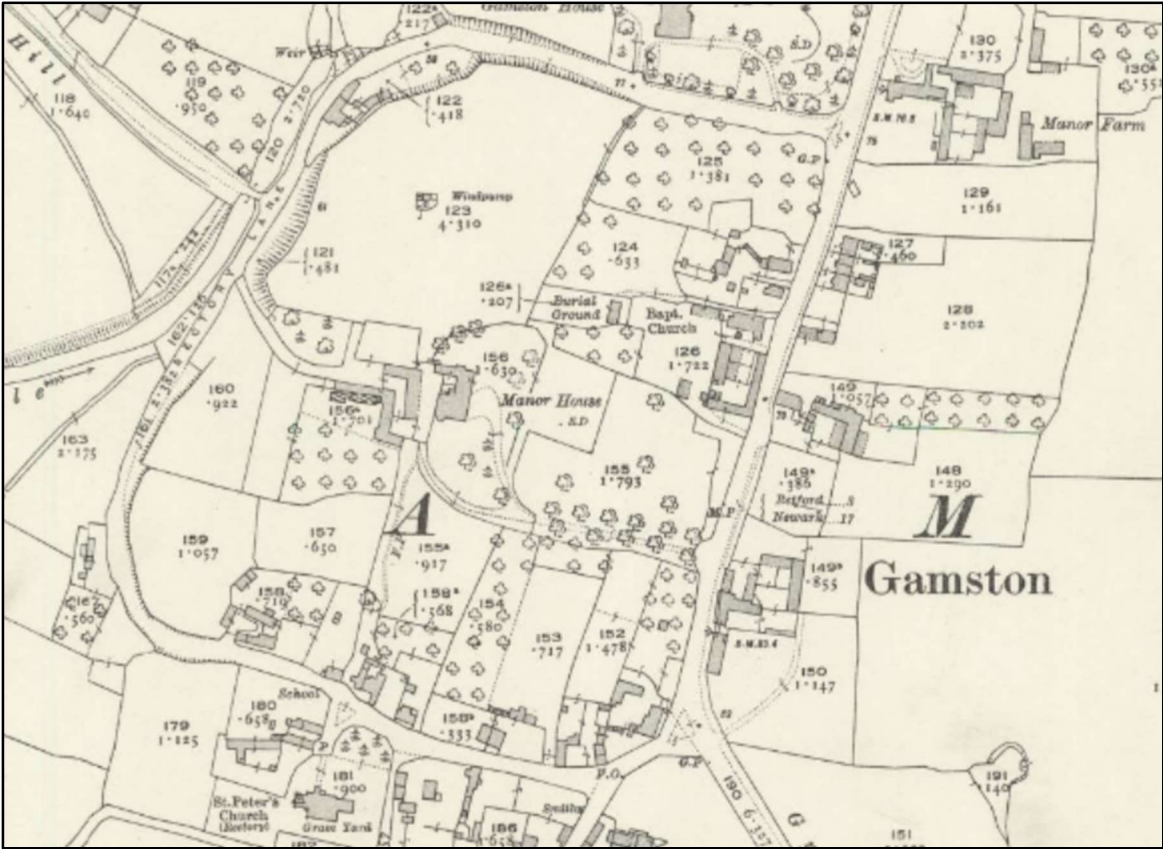


Figure 4 - Nottinghamshire XIV.12 Revised: 1916, Published: 1920.

## 5.0 Scope of Works

5.1 The proposal is for an extended double garage with a small adjoining store. The overall width of the building is 11.79 metres and the overall depth 9.08 metres. It is to be built in a red clay brick which matches the newly constructed garden wall adjacent. It will have a pitched red clay pantile roof. All windows are softwood timber, complete with a painted finish. The door to the store will be a traditional plank door with a side light. The garage doors are black painted metal. The rainwater goods will be black cast iron effect on black painted timber fascias.

5.2 The proposals also include a short section of walling and a field gate which will enclose the new garage forecourt and link it to the rear of the formal former stable block.

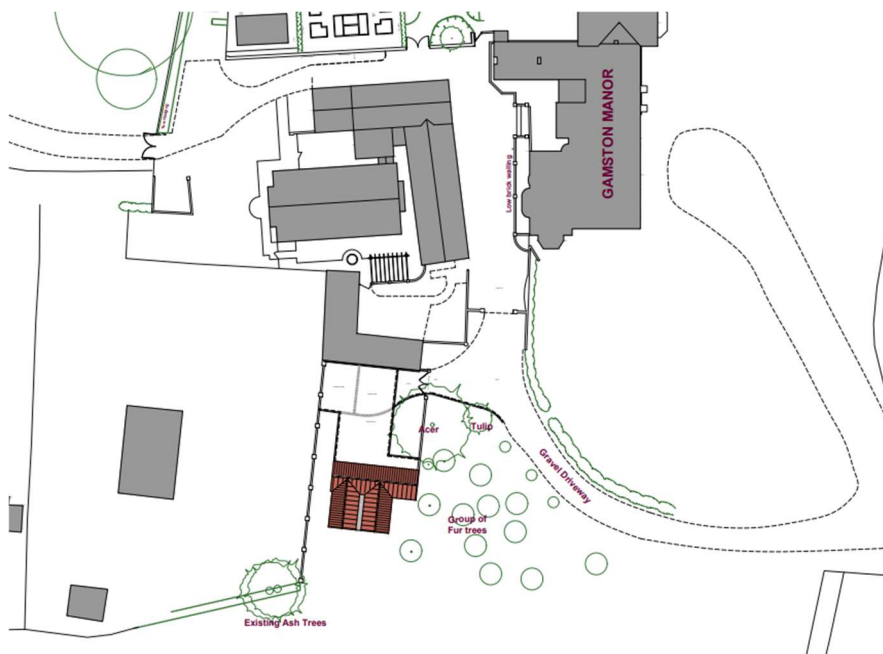


Figure 5 – Extract from proposed site layout (Ryland Design Services Ltd).



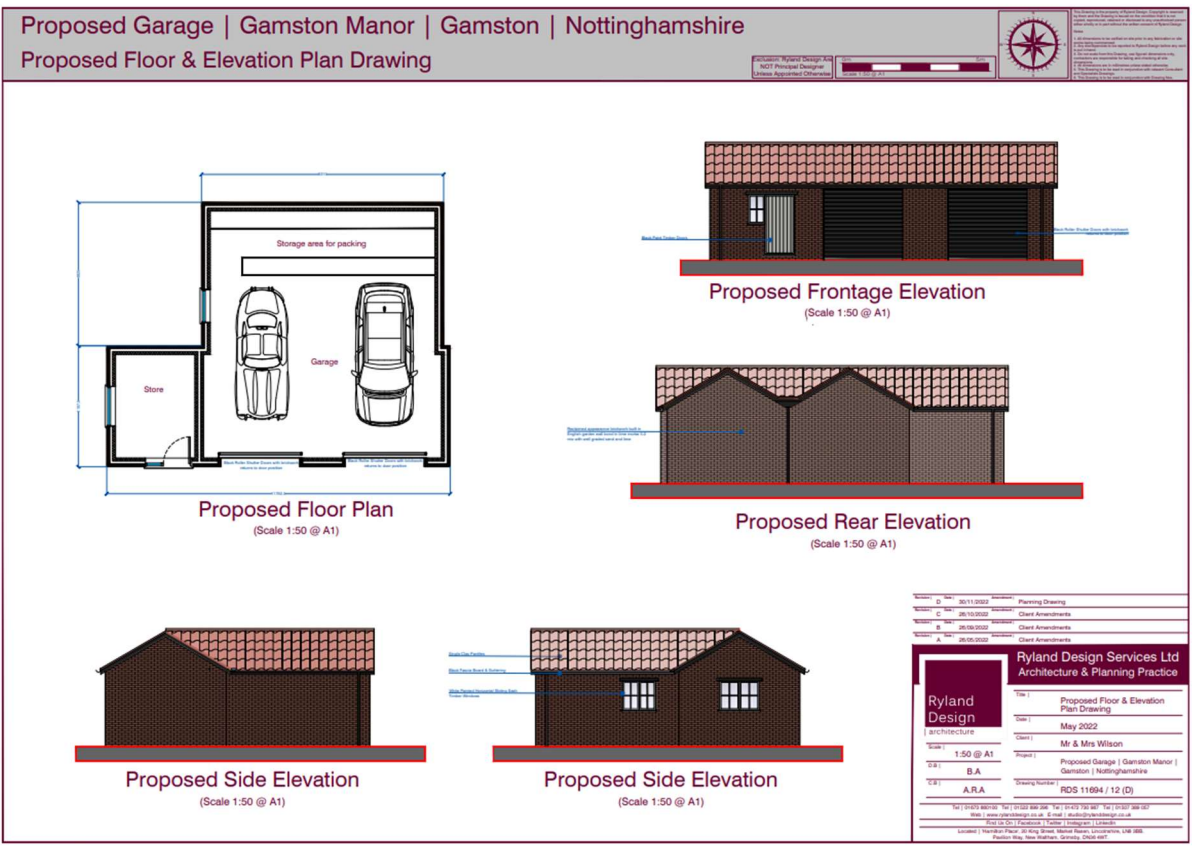


Figure 6 – Proposed garage & store (Ryland Design Services Ltd).

### 6.0 Photographic Survey



Figure 7 - Main entrance to Gamston Manor.



**Figure 8 - Glimpsed view from the drive.**



**Figure 9 - Principal elevation.**



**Figure 10 - Ancillary building to the rear of the house.**





**Figure 11 - Converted outbuilding.**



**Figure 12 – Former stables.**



**Figure 13 - View from the application site towards the Manor.**



**Figure 14 - View towards the application site from the drive.**



**Figure 15 - Rear of the former stables.**



**Figure 16- The application site looking south-west.**





**Figure 17 - New brick wall enclosing the western boundary of the application site (Hoar Cross handmade bricks).**

## **7.0 The Village of Gamston**

7.1 Gamston is a village and civil parish four miles south of Retford. It lies on the A638 road between Retford and the Markham Moor junction with the A1 and the A57. The River Idle lies to the west of the village. To the east, beyond the East Coast railway line, is Gamston Wood. This ancient parish wood covers 100 acres and was purchased by the Forestry Commission in 1984. It has since been designated as a Site of Specific Interest.

7.2 There is no mention of a church at the village in the Domesday Book, although it is believed that the site was in ecclesiastical use in Saxon times. The earliest fabric of St Peter's Church dates from the 13th century and the tower from the 14th. According to Pevsner, it was partly restored by Sir George Gilbert Scott in 1855. It recently been refurbished and is a grade I listed building.

7.3 Interestingly, the village has played a significant role in Baptist history as the place where John Wesley was baptised. A Baptist congregation is known to have met in the village from about 1690.

7.4 Retford Gamston Airport is a small airport based to the west of the village on the B6387 road. It was originally a RAF aerodrome which opened in December 1942. In May 1943 the field was transferred to Bomber Command Training. The base closed after the war but was reopened in May 1953 as a satellite for nearby Worksop Airport and 211 Advanced Flying School (later No. 4 Flying Training School). In 1993 Gamston Aviation Limited purchased the airport and took over operations.

## **8.0 The Application Site**

8.1 The proposed site is located to the rear of Gamston Manor and to the South of, and immediately adjacent to, the former stable yard. It is delineated to the West by a new brick garden wall with piers. To the east of the footprint is a group of trees. The site is reasonably level and is currently laid to lawn.

## **9.0 Contextual Analysis**

9.1 Gamston Manor is set well back from the highway within extensive, well treed grounds. The established vegetation along the eastern boundary dictate that views of Manor from the Great North Road are not possible. The only exception is for the merest glimpse of the building from the new entrance. Even within the site only partial, sequential glimpses are possible along the lime avenue leading to the house and ancillary buildings to the rear.

9.2 The best views of the house are at close quarters from the forecourt and adjacent gardens. The specimen trees, hedges and various gardens close to the house provide a beautiful setting. The significance of the house is further complemented by the ancillary buildings to the rear, all of which are well maintained and in use.

9.3 The proposed location for the garage is to the South of the former stable, just over 35 metres away from the Manor. To the West of the application site is a new garden wall and to the east a group of semi-mature trees, including Cedars, Pines, Tulip tree and, to the north, an Acer. As can be seen in figure 14, the group and the curve of the drive would effectively screen the new garage building on the approach to the house.

9.4 There is a substantial evergreen hedge following the curve of the drive which encloses the patio garden, adjacent to the southern end of the Manor. This would effectively limit views of the proposal from this area, with only glimpses of the proposed pantile roof above the hedge.

## **10.0 Significance**

10.1 Significance can be defined as the sum of the cultural values which make a building or site important to society. When assessing significance numerous aspects are considered including architectural interest, historic interest, group value, social value, former uses and local distinctiveness. These aspects can be grouped under a series of 4 values outlined in Historic England's *Conservation Principles, Policies & Guidance* (2008). These are explained below:



**Evidential** – ‘the potential of a place to yield evidence about past human activity’.

**Historic** – ‘the ways in which past people, events and aspects of life can be connected through a place to the present’.

**Aesthetic** – ‘the ways in which people draw sensory and intellectual stimulation from a place’.

**Communal** – ‘the meaning of a place for the people who relate to it, or for whom it figures in their collective experience for memory’.

10.2 The values given to each fall into the following 5 categories:

*high/medium/low/neutral/intrusive.*

**High** - a theme, feature, building which is important at national or international level, with high cultural value and an important contribution towards the character and appearance of heritage asset and its setting.

**Medium** - themes, features, buildings or spaces which are important at regional level or sometimes higher, with some cultural importance and some contributions towards the character and appearance of the heritage asset and its setting.

**Low** - themes, features, buildings or spaces which are usually of local value only possibly of regional significance for group or their value. Minor cultural importance and contribution to the setting or appearance of the heritage asset and its setting.

**Neutral** - these themes, spaces, buildings or features have little or no cultural value but do not detract from the character or appearance of the heritage asset and its setting.

**Intrusive** - themes, features, buildings or spaces which detract from the values of the heritage asset, its setting, character and appearance. Efforts should be made to remove or enhance these features.

10.3 Gamston Manor is a medium sized country house and is the key secular building within the village. the documentary and cartographic research carried out by Archaeological Solutions Limited, for the 2010 extension, concluded that the house had evolved from a manorial grange which was subsequently extended to form a manor house, perhaps by 1637 when it became a lesser holding of the Lordship and Earls of Clare.

10.4 The house is clearly a multi phased building which has been much altered and extended, including post Millennium. The remnants of original 17th century stone-built

house are visible on the east elevation and there is evidence of timber framing in the interior from the late 16th century. The manor exhibits a variety of brick bonds (and variations), including Flemish bond and English garden wall bond. There is an 18th century cross wing at the southern end of the range to which a highly regarded Arts & Crafts style extension, with a double height canted bays, was added in 1910. Geoffrey Lane in his Listed Building Assessment (2009) suggests that this 'sophisticated' phase could be the work of Ernest Newton who, although primarily based in the South of England, is known to have worked in the East Midlands. He goes on to conclude that this is perhaps the most significant phase of the entire building. This clearly influenced the design of the 2010 two-storey extension which bookends the opposite end of the range. This adjoins an early 19th century brick service range. The separate cottage, mentioned in the list description, was added between 1790 and 1810.

10.5 This high-status house is complemented by the early 19th century outbuildings to the rear which are evidence of the scientific improvements in animal husbandry During the Agricultural Revolution and the continued reliance on horses for transport and farm work. As mentioned previously, this secluded parkland setting, and the various gardens enhance the aesthetic appeal. This includes the modern gardens, structures and garden buildings close to the house.

10.6 The historic status and complex evolution of the house (particularly the Arts & Crafts phase), its setting and extensive gardens within the historic core of the village mean that the asset undoubtedly has high levels of architectural, evidential and aesthetic interest. This is acknowledged in its statutory designation as a grade II listed building located within the conservation area.

## 11.0 National Legislation, Planning Policy & Guidance

11.1 Chapter 16 of the NPPF ***Conserving and enhancing the historic environment*** sets out guidelines for local authorities and the consideration of all planning applications relating directly to designated or non-designated heritage assets. It states that *'when considering the impact of the proposed development on the significance of the designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost to alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of the grade II listed building, park or garden should be exceptional'*.

11.2 In addition to the above Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990 requires local planning authorities to have special regard to the desirability of preserving the heritage asset or its setting or any features of special architectural or historic interest which it possesses. Paragraph 72 of the same act extends this duty two designated conservation areas.

11.3 The key guidance in this scenario is the Historic England publication ***Historic Environment Good Practice Advice in Planning 3: The Setting of Heritage Assets*** (2<sup>nd</sup> edition). The following assessment has broadly followed the first 4 steps of the ***Staged Approach to Proportionate Decision Taking*** advocated in the revised GPA 3 which are as follows:

Step 1: identify which heritage assets and their settings are affected.

Step 2: assess whether, how and to what degree the settings make a contribution to the significance of heritage assets.

Step 3: assess the effects of the proposed development whether beneficial or harmful, on the significance.

Step 4: explore the way to maximise enhancement and avoid or minimise harm.

11.4 Setting is defined as *'the surroundings in which an asset is experienced and may therefore be more extensive than its curtilage. Heritage assets which have a setting, irrespective of the form in which they survive and whether they are designated or not'*.

11.5 The sensitivity of the setting is essentially its capacity to accommodate change without harm to the heritage asset and its significance. The inbuilt rigour of the approach outlined above should enable a clear understanding of the setting and value of the Manor in relation to the development.

## **12.0 Justification & Impact Assessment**

12.1 The proposal is a comparatively modest building, set well away from the house and its principal elevation. It is grouped with existing ancillary buildings to reduce its impact and the proposed the use of matching (and previously approved) external materials, which are common to the local vernacular traditions, will help assimilate the building into its setting.

12.2 It will not be visible from the public realm due to the curve of the drive and the effective screening provided by the adjacent tree group.

12.3 The modelling of the roof has ensured that the ridge is kept significantly lower than a single dual pitch. The result is similar in character to the low and linear stables.

12.4 The Yorkshire sliding sash windows, traditional plank door and garage doors have taken their cues from the existing outbuildings.

12.5 Ultimately there is no direct impact on the Manor and only a negligible visual impact on its setting or that of the adjacent curtilage buildings. The careful positioning of the footprint has sought to protect the adjacent trees and root protection areas, thereby preserving the setting of the Manor and the immediate conservation area.

## 13.0 Conclusion

13.1 We hope to have demonstrated the proposed works are carefully considered and that a reasonable and proportionate approach to the owners' needs has been adopted. Also, that the application site has capacity to accommodate the modestly scaled proposal without harm to the significance of Gamston Manor or the wider conservation area.

13.2 In addition to this what limited impact there may be because of the proposal has been mitigated by high-quality materials complementary to the local vernacular traditions, appropriate massing and architectural detailing.

13.3 No other built heritage assets (designated or non-designated) are judged to be affected by the proposals.

13.4 The magnitude of the visual impact on the heritage assets is therefore judged to be '**neutral**' which is defined as '*the alterations do not affect the heritage asset or the ability to appreciate its significance values*'.

13.5 The proposals are therefore in accordance with both national and local policy.

Jonathan Biggadike PG Dip LA CMLI  
Historic Building Consultant & Chartered Landscape Architect

### **Dragonfly Building Conservation & Landscape Design Ltd**

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## References/Bibliography

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### Policy/Guidance

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### Websites

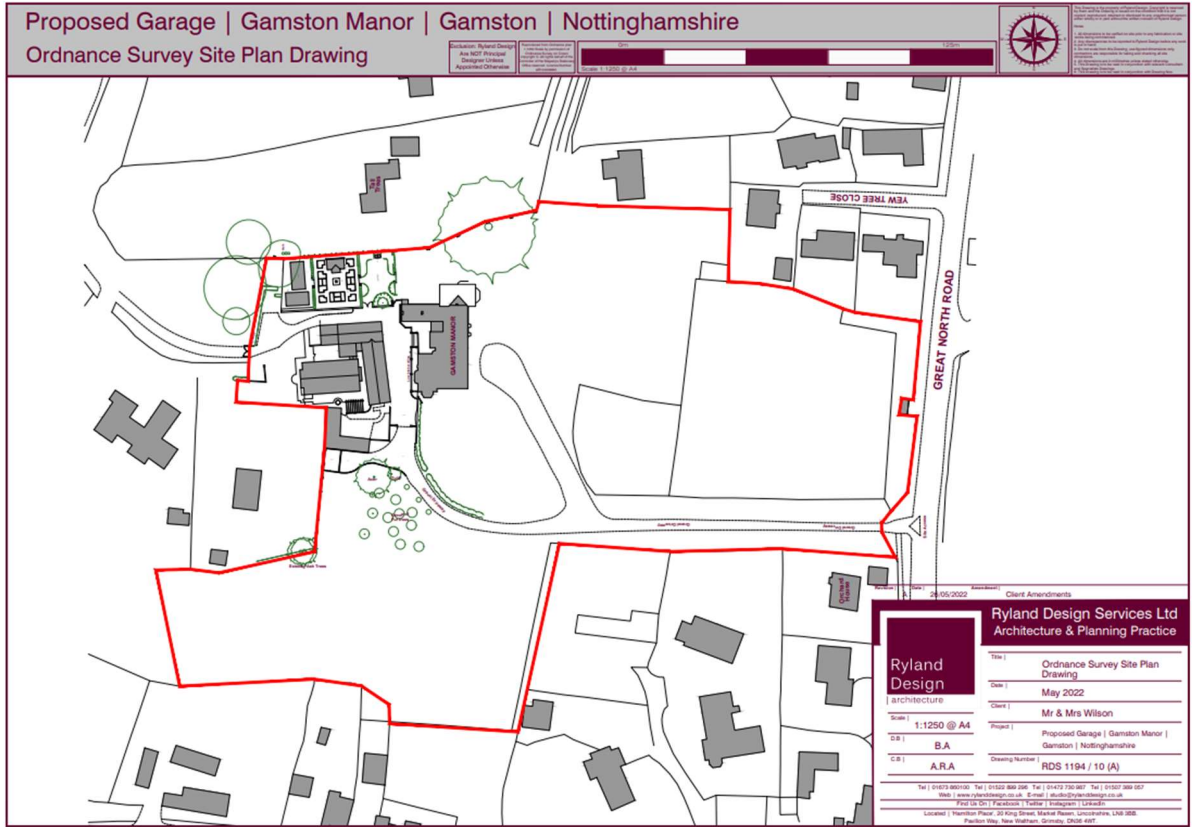
A Vision of Britain Through Time [visionofbritain.org.uk/](http://visionofbritain.org.uk/)

Heritage Gateway [www.heritagegateway.org.uk/](http://www.heritagegateway.org.uk/)

Historic England [www.historicengland.org.uk](http://www.historicengland.org.uk)

British History Online [www.british-history.ac.uk](http://www.british-history.ac.uk)

# Appendices



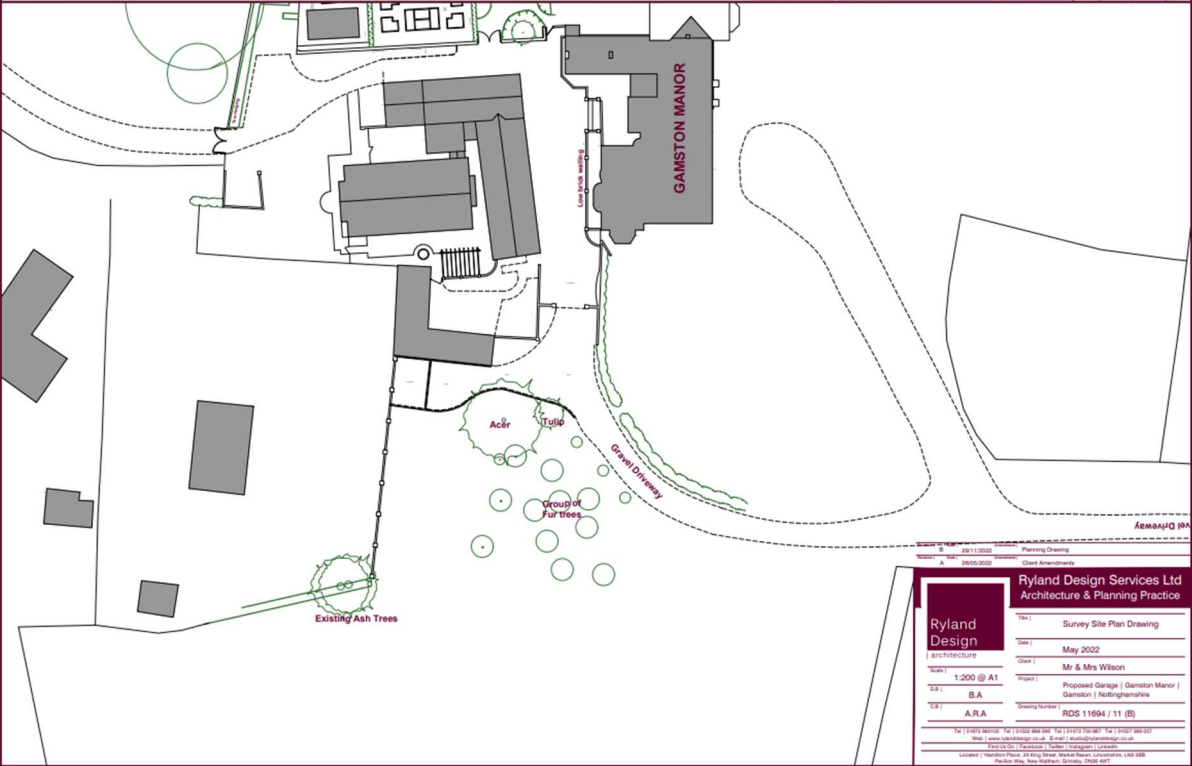


Proposed Garage | Gamston Manor | Gamston | Nottinghamshire  
Survey Site Plan Drawing

Ryland Design  
NCT Principal Designer  
RIBA Approved Consultant



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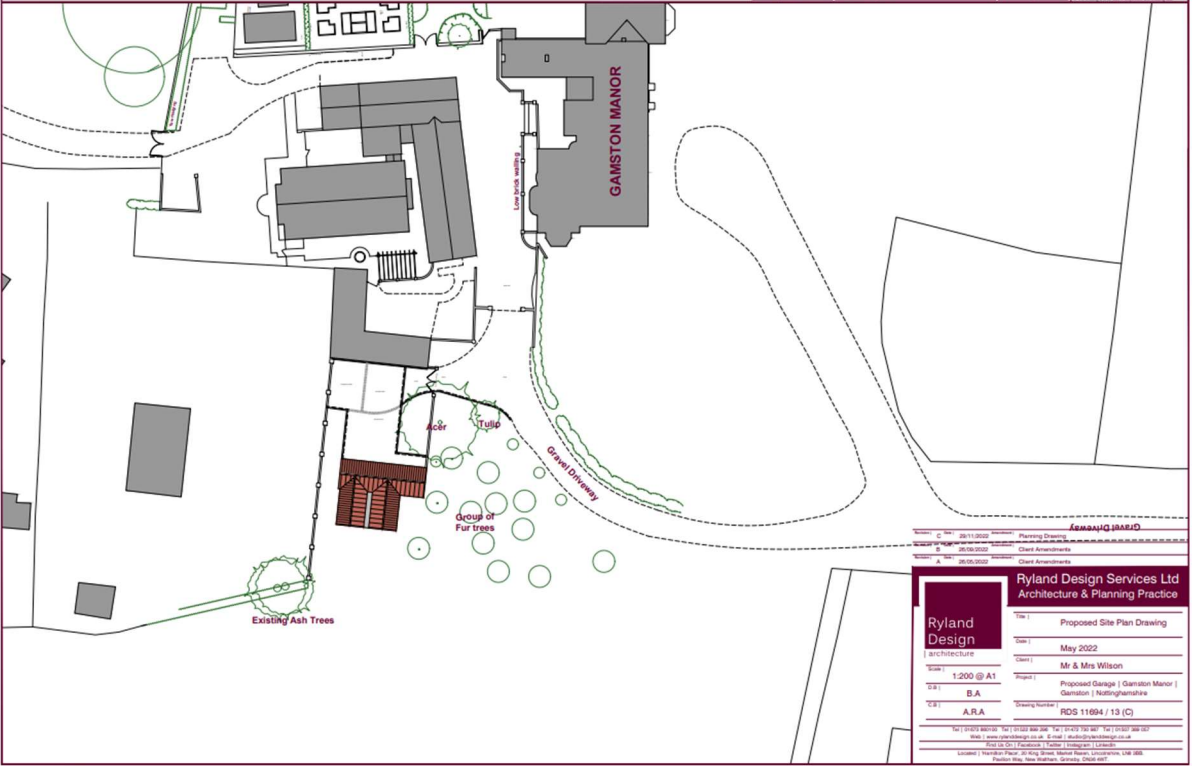
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Scale: 1:200 @ A1		Date: May 2022	
Client: B.A		Client Name: Mr & Mrs Wilson	
Project: A.R.A		Project: Proposed Garage   Gamston Manor   Gamston   Nottinghamshire	
Drawing Number: RDS 11694 / 11 (B)		Drawing Title: RDS 11694 / 11 (B)	
Tel: 01430 860100   Fax: 01430 860100   Tel: 01430 700180   Tel: 01430 280120 Email: info@rylanddesign.co.uk   Email: enquiries@rylanddesign.co.uk Plot 10   Fawcett   Tetter   Cottingham   Lincoln Lutwiler   Parkside Drive   100 King Street   Market Harborough   Leicestershire   LE16 9JH Pavilion Way   New Southam   Gwent   SA60 4BT			

Proposed Garage | Gamston Manor | Gamston | Nottinghamshire  
Proposed Site Plan Drawing

Ryland Design  
NCT Principal Designer  
RIBA Approved Consultant



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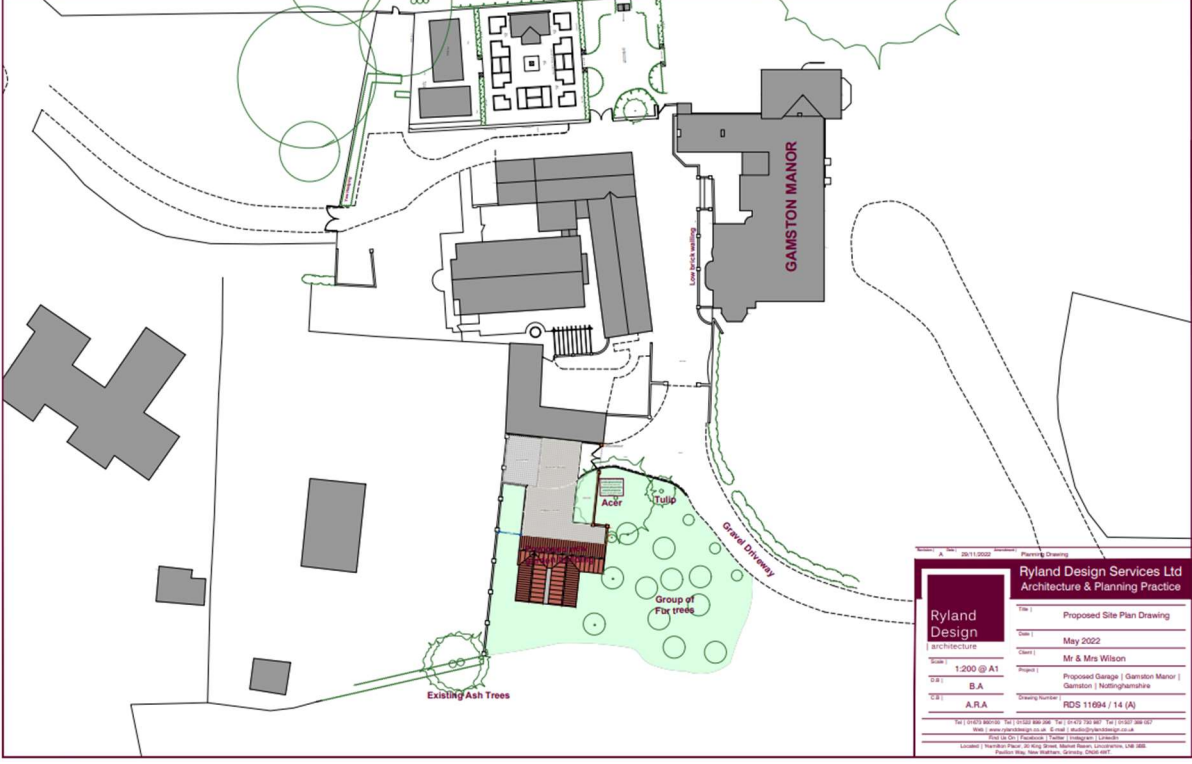
<b>Ryland Design</b> Architecture		Title: Proposed Site Plan Drawing	
Scale: 1:200 @ A1		Date: May 2022	
Client: B.A		Client Name: Mr & Mrs Wilson	
Project: A.R.A		Project: Proposed Garage   Gamston Manor   Gamston   Nottinghamshire	
Drawing Number: RDS 11694 / 13 (C)		Drawing Title: RDS 11694 / 13 (C)	
Tel: 01430 860100   Fax: 01430 860100   Tel: 01430 700180   Tel: 01430 280120 Email: info@rylanddesign.co.uk   Email: enquiries@rylanddesign.co.uk Plot 10   Fawcett   Tetter   Cottingham   Lincoln Lutwiler   Parkside Drive   100 King Street   Market Harborough   Leicestershire   LE16 9JH Pavilion Way   New Southam   Gwent   SA60 4BT			

Proposed Garage | Gamston Manor | Gamston | Nottinghamshire  
 Alternative Proposed Site Plan Drawing

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 NCT Principal Designer  
 Urban Regeneration Consultant



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<b>Ryland Design</b> Architecture & Planning Practice	
Title:	Proposed Site Plan Drawing
Date:	May 2022
Client:	Mr & Mrs Wilson
Project:	Proposed Garage   Gamston Manor   Gamston   Nottinghamshire
Scale:	1:200 @ A1
Discipline:	B.A
Author:	A.R.A
Drawing Number:	RDS 11894 / 14 (A)
Tel: 01529 380200 Fax: 01529 380206 Web: 01529 380207 Email: enquiries@ryland.co.uk Ryland Design Services Ltd, 14, 15 & 16, The Arcade, Nottingham, Notts, NG1 1AA Ryland Design Services Ltd, 14, 15 & 16, The Arcade, Nottingham, Notts, NG1 1AA Ryland Design Services Ltd, 14, 15 & 16, The Arcade, Nottingham, Notts, NG1 1AA Ryland Design Services Ltd, 14, 15 & 16, The Arcade, Nottingham, Notts, NG1 1AA	

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## Nottinghamshire HER

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**Name:** GAMSTON MANOR AND ATTACHED COTTAGE  
**HER Number:** M11585  
**Type of record:** Building  
**Map:** [Show location on Streetmap](#)

**Summary - not yet available**

### Monument Types

HOUSE (C17, Elizabethan to Late 20th Century - 1600 AD to 2000 AD)

### Protected Status

Listed Building (II) 1.23.12: GAMSTON MANOR AND ATTACHED COTTAGE

### Full description

House and attached cottage. C17 with late C18 additions and alterations. (1)

*Listed buildings slides, 2 slides (Photograph).* SNT2648.

Graham Beaumont, *Manor House (Plan)*. SNT4342.

<1> DOE, *Listed Building Description (Published document)*. SNT228.

### Images



No image caption available © Nottinghamshire County Council



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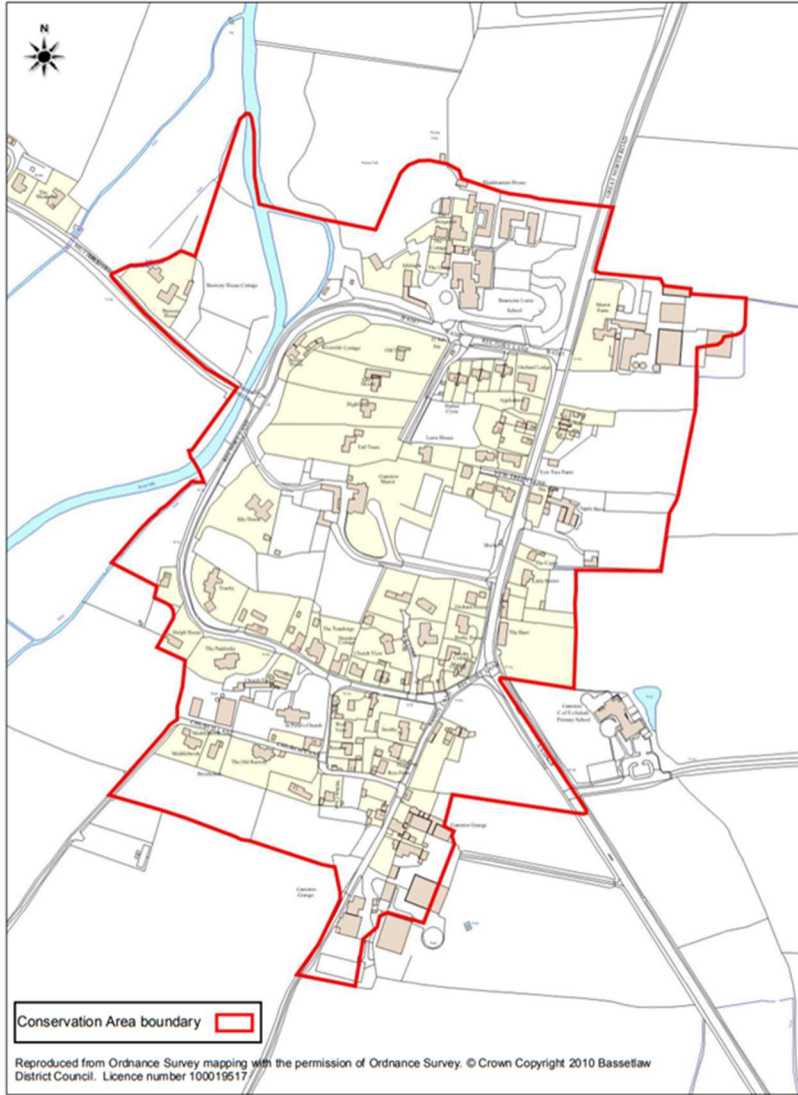
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11.23.12 Gamston Manor and attached cottage, Great North Road, Gamston 1985 © Nottinghamshire County Council

Search results generated by the HBSMR Gateway from [exoGeSIS SDM Ltd.](#)

# Gamston Conservation Area



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