

HERITAGE STATEMENT

The Formal Terrace, Yorkshire Sculpture Park

PROJECT

Repairs to the Formal Terrace, Yorkshire Sculpture Park

DATE

January 2024

DOCUMENT REFERENCE

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PROJECT ADDRESS

The Formal Terrace, Yorkshire Sculpture Park

ON BEHALF OF

Yorkshire Sculpture Park, West Bretton, Wakefield, WF4 4LG

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1.0 INTRODUCTION

1.1 PURPOSE OF THIS STATEMENT

This statement is prepared in consideration of an application for repairs to balustrade and stairs and the installation of concrete pads to crane locations at the Formal Terrace at Yorkshire Sculpture Park. There is a requirement to submit a Heritage Statement with all Listed Building Consent applications and with applications for Planning Permission where the works proposed affect a Listed Building.

1.1.1 The National Planning Policy Framework (NPPF) July 2021 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary..."

Where works within a Conservation Area are proposed to substantially alter or build a new structure/boundary a heritage statement is also required in this instance. In general terms, a heritage statement should include:

- History and development of the Heritage Asset, using photographic and map evidence.
- Photographs showing the site in context and features which might be affected by the proposal.
- Assessment of the significance of the asset and the impact of the proposed works.
- A statement of justification for the works with details of any mitigation measures proposed.

1.1.2 The purpose of this Statement is to set out the planning policy context for the accompanying application, describe the significance of any heritage assets affected by the proposed development, including any contribution made by their setting and conclude on the suitability of the submitted proposals for this location.

1.2 APPLICATION TYPE

1.2.1 This Heritage Statement is intended to accompany an application for Listed Building Consent for repairs to balustrade and stairs and the installation of concrete pads to crane locations at the Formal Terrace at:

Yorkshire Sculpture Park
 West Bretton
 Wakefield
 WF4 4LG



Figure 1 – View of Terrace from East showing temporary scaffolding supports.



1.3 RECENT PLANNING HISTORY

1.3.1 There is no recent documented planning history for this structure.

1.4 PRE-APPLICATION DISCUSSIONS

1.4.1 No pre-application discussions have currently been held. It is anticipated that a site visit will be undertaken during the application process and discussions will take place at that point.

2.0 CONTEXT

2.1 SITE AND SURROUNDINGS

2.1.1 The report relates to the Formal Terrace at Yorkshire Sculpture Park. The Terrace is located to the southeast of the YSP Visitors Centre and almost directly south of the Listed Bothy and Kitchen Garden – listed as "Gardeners Cottage including Attached Garden Walls, Sheds and Cart Sheds"

2.1.2 The structure is located within the Bretton Hall Grade II Listed Park and Garden and is also Listed separately at Grade II under the description "Terrace in Bretton Park Approximately 300 Metres North of Bretton Hall".

2.2 NATIONAL PLANNING POLICY FRAMEWORK

2.2.1 At a national level, the National Planning Policy Framework (NPPF) provides design advice that replaces earlier guidance outlined in the now superseded PPS1 and PPS3. Section 7 of the guidance emphasizes the importance of design concerning the built environment. It states that good design is indivisible from good planning and is a key aspect of sustainable development.

2.2.2 One of the government's key aims through the NPPF is to ensure that developments 'respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.' It further adds that developments should be 'visually attractive as a result of good architecture and appropriate landscaping.'

2.2.3 The guidance requires that decisions on planning applications should not attempt to impose architectural styles or particular tastes and should not stifle innovation, originality or initiative. Notwithstanding this, the guidance clarifies that it is appropriate for decision-makers to seek to promote or reinforce local distinctiveness.

2.3 PLANNING POLICY GUIDANCE

2.3.1 The PPG contains guidance relevant to the registration, processing and consideration of planning applications for proposed development.

2.3.2 One of the key components of the practice guidance is the issue of design, acknowledging that 'good quality design is an integral part of sustainable development'. It establishes that:



Figure 3 – Typical Cracking to Balusters



Figure 4 – Aerial photograph from north east showing location of Formal Terrace (photo – YSP Facebook)

“Good design responds in a practical and creative way to both the function and identity of a place. It puts land, water, drainage, energy, community, economic, infrastructure and other such resources to the best possible use – over the long as well as the short term.”

3.0 HERITAGE SIGNIFICANCE

3.1 GENERAL

3.1.1 The Yorkshire Sculpture Park Landscape Management Plan (2010) describes the site's significance as follows:¹

“Bretton Hall is included on English Heritage's Register of Parks and Gardens of special historic interest in England, where it is awarded grade II status. This makes it a landscape of national significance. The Hall is listed grade II*, as are the Stables, Church, and Archway Lodge. There are also many Grade II listed buildings and features within the gardens and park (see Listed Buildings).

The park is typical of many large English parks. It developed slowly over a period of two hundred years (from the late C17-early C18 to the late C19-early C20), and then suffered decline through the C20 with the loss of garden buildings and features. Like many other landscapes, a new use was found for it after the Second World War, ensured its overall preservation but led to the loss of many of the details of the gardens and park. In the late C20 the park was revived through restoration and new design, when it became a Country Park and the Yorkshire Sculpture Park.

Two designers are associated with work on the landscape at Bretton Hall. Richard Woods carried out landscaping in the park in the mid C18 but no plan survives, and reference to his work has to date only been found in correspondence. Robert Marnock was Head Gardener for five years between 1829 and 1834. His work is highly significant but has been mostly lost. He probably designed the botanical gardens at Bretton, and a plan in the Bretton Estate Archive may show his design. Most of the glasshouses were demolished after they were auctioned in 1832, and the remaining gardens were re-landscaped. The development of the gardens for new buildings for the College resulted in the loss of further areas of garden.

At least three members of the Wentworth-Beaumont family were actively involved in the building and landscaping at Bretton Hall. Sir William Wentworth (1687-1763) designed the new Hall in 1720, and the Church and Pheasantry in the 1740s. Diana Beaumont (1765-1831) oversaw the work on the gardens in the first three decades of the C19, which included the botanical gardens for which Bretton Hall became well known. Thomas Wentworth Beaumont (1792-1848) set about destroying his mother's work but then redesigned the gardens under the supervision of Robert Marnock. The park was developed during the ownership of all three, their predecessors and their descendants reaching its reaching extent at the turn of the C19 to C20.”

3.1.2 The Terrace itself is Grade II Listed. Likely to date from the early to mid C19, the structure comprises a long stone retaining wall topped with turned stone balustrade and moulded stone handrail. The terrace incorporates 3 No flights of stairs and buttressed areas, 2 No of which include round arched head blind recesses.



Figure 7 – 1854 OS Map Extract



Figure 6 – 1918 OS Map Extract

3.1.3 To the upper section of the terrace is flagged margin adjacent to the balustrade and a wide pathway surfaced in self-binding gravel. The base of the retaining wall contains a planted border which leads to the formal gardens.

3.1.4 The parkland listing suggests that the semi-circular kitchen garden previously included a wall running east to west to the rear of the terrace which may have been removed in the late 1800's, possibly on the line of the current Yew hedge.

3.2 NATIONAL HERITAGE LIST FOR ENGLAND (NHLE) RECORDS

3.2.1 Bretton Hall is a Grade II Listed Park and Garden on the National Heritage List for England. The official list entry for Bretton Hall is as follows (from Historic England):

Heritage Category: Park and Garden

Grade: II

List Entry Number: 1001217

Date first listed: 01-Dec-1984

The scope of legal protection for listed buildings - This list entry identifies a Park and/or Garden which is registered because of its special historic interest.

Location (The building or site itself may lie within the boundary of more than one authority)

District: Barnsley (Metropolitan Authority)

Parish: High Hoyland

District: Barnsley (Metropolitan Authority)

Parish: Non Civil Parish

District: Kirklees (Metropolitan Authority)

Parish: Denby Dale

District: Wakefield (Metropolitan Authority)

Parish: West Bretton

National Grid Ref: SE2743712428

Details

Pleasure grounds of late C18 and early C19 date, parkland of the C18 with earlier origins. Richard Woods was consulted about improvements in 1764, but it is not known what he proposed and whether it was carried out. Robert Marnock (1800-99) was head gardener for a period prior to his departure in 1834.

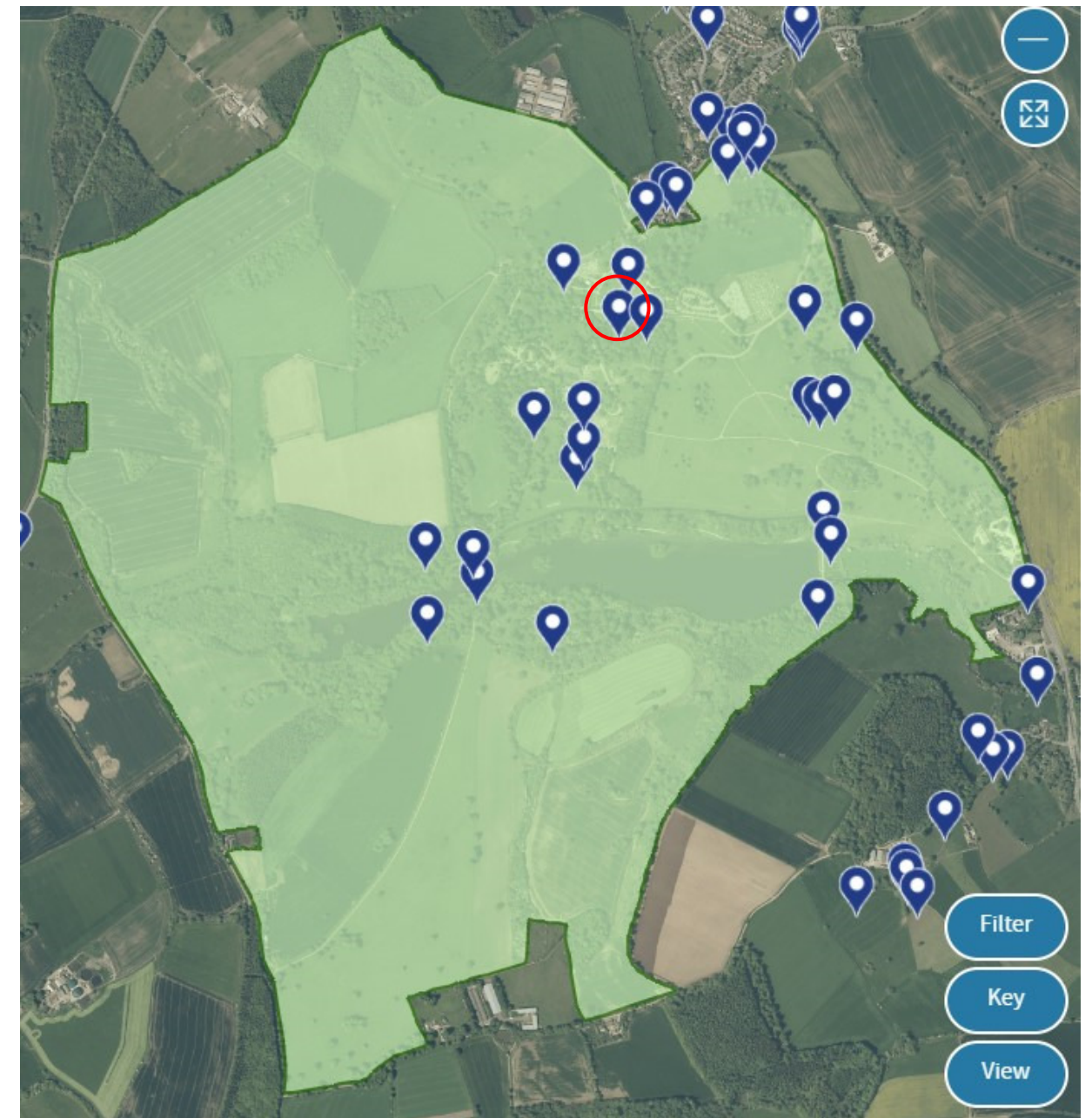


Figure 7 – Map of Listed Park and Garden with locations of Listed structures

HISTORIC DEVELOPMENT

The estate was owned by the Dronsfield family in the C14 and it passed by marriage to the Wentworths in 1407. Bretton Hall is marked on Saxton's 1577 map of Yorkshire when there was a house near the site of the present Hall. The estate passed through marriage to the Beaumont family in 1792, and it continued in their ownership until Wentworth Henry Canning², which was established in 1977 and the Hall is in use as a college (1997).³

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Bretton Hall is situated c 9km south-west of Wakefield, immediately south of the village of West Bretton in an area which is rural and agricultural. The M1 motorway passes within a few hundred metres of the site's extreme eastern boundary. The c 240ha site is bisected by the valley of the River Dearne which runs east/west through it. The north-west boundary is formed by a track connecting Hill Lane with the A636, the west boundary by the A636 and Litherop Lane, and the south boundary by Jebb Lane and fencing around Longsides and Jebb Plantation. A linear earthwork called Oxley Bank runs north from Jebb Lane forming the east boundary, which is continued by the eastern edge of Oxley Bank Wood and by the A637 Huddersfield Road. A stone wall runs along Huddersfield Road and the remaining boundaries have a mixture of walls and fences.

ENTRANCES AND APPROACHES There are four main entrances with lodges. On the north side of the site, the principal vehicular entrance, there is a lodge (listed grade II) called North Lodge which was probably designed 1811-14 by Jeffry Wyatt (Pevsner 1967). A drive called The Avenue⁴ (which currently (1997) has no trees) leads south-east and curves west to the east front of the Hall. It is shown as an avenue on the 1st edition OS map surveyed 1849-51. A second drive leads south-west from North Lodge and then turns south-east to the stables. On the north-east side of the park a track leads west from Huddersfield Road to Archway Lodge (listed grade II*) which was designed 1805(6 by William Atkinson and is in the form of a giant archway with fluted columns. A track leads south-west and joins with a track running west which is the drive from Haigh Lodge (probably (Pevsner 1967) by Jeffry Wyatt 1811-14, listed grade II), on the east side of the site. The drive leads to stone gate piers at the edge of the park and joins The Avenue. On the south-west side of the site Hoyland Lodge, which has been extensively altered late C20, is on Litherop Lane and a track leads north-east to a set of large stone gate piers which are on the edge of the pleasure grounds c 500m south-west of the Hall.

PRINCIPAL BUILDING Bretton Hall (listed grade II*) was built to replace an earlier building which was partly burnt down in 1720 and is thought to have been situated in the area north of Upper Lake (LUC 1996). The present Hall is situated close to the centre of the site and set into the north side of the valley, with the south front overlooking the valley and rising parkland beyond. The Hall was erected c 1720 and was designed by Sir William Wentworth and Colonel James Moyser. The north range was added in the 1780s by William Lindley and the south range was remodelled 1811-14 by Jeffry Wyatt. Further alterations were carried out in the C19. Some 50m north of the Hall there is a stable range (listed grade II*) by George Basevi of 1842/3. The Hall was turned into a teacher training college in 1949 and it subsequently became Bretton Hall, a college of the University of Leeds. There are a number of buildings

Beaumont, second Viscount Allendale, sold it in 1948. The West Riding County Council purchased part of the estate including the Hall, pleasure grounds and much of the park. Parts of the pleasure grounds and the parkland on the east side of the Hall are in use as the Yorkshire Sculpture Park

north of the Hall erected in the mid and later C20 in connection with this use. Areas to the north and north-west of the Hall have been turned into car parks.

GARDENS AND PLEASURE GROUNDS The south front of the Hall overlooks a terrace (probably early C19, listed grade II) with vermiculated retaining walls and a balustrade with vase balusters and piers with sunk panels with relief carvings of Italianate figures. On the west side the terrace continues and is supported by a retaining wall for a distance of 20m. From this point it continues as a bank which dies away as the slope of the land becomes more gentle. There are lawns with scattered mature trees on the west side of the Hall, and c 80m west of the building is the Camellia House (listed grade II) of c 1812 by Jeffry Wyatt which has diagonally projecting bays and contains camellia trees. C20 tennis courts are situated immediately west of the Camellia House and beyond this shrubs and trees screen playing fields.

The terrace overlooks lawns planted with mature trees which slope southwards down to a large lake, called Lower Lake, which was constructed in 1776. Upper Lake, immediately to the west, is shown on Jefferys' county map surveyed 1767-9 but not on one of 1750 (reproduced in LUC 1996). Jefferys' map shows an avenue running from the west end of the lake north-east to the Hall, but this is not shown on subsequent maps. The River Dearne was used to feed the lakes and it was diverted as a channel called The Cut which runs parallel to the north side of the lakes. This was probably constructed in 1774, before Lower Lake was constructed, as it is described as 'the new cut' in estate records for that year (see LUC 1996). Paths lead across the lawns to the lakeside, one running south across The Cut to a C20 boathouse on the edge of Lower Lake and another leading south-west to a bridge over The Cut. This continues on to a bridge and weir (c 1765, listed grade II), called Cascade Bridge, which divides the two lakes and incorporates a cascade over which water flows down from Upper to Lower Lake. The route over the bridge is a continuation of the Hoyland Lodge drive.

A system of paths leads around the lakes. On the north side of Upper Lake a track on the north side of The Cut leads west into Bridge Royd Wood and continues past an early C19 summerhouse (listed grade II), c 200m north-west of Cascade Bridge. A monument in the form of an unfluted column on a plinth, now (1997) in ruinous condition,⁵ is situated in the woodland c 400m north-west of Cascade Bridge. At the head of Upper Lake there is a boathouse with four monolithic stone columns supporting a C20 roof. The path curves eastwards to follow the south shore of the Lake and c 200m south-west of Cascade Bridge there is a rustic stone grotto with two entrances and a conical roof, designed late C18 by William Lindley. Inside there are traces shellwork on the walls and ceiling. Woodland called Bath Wood on the south side of Upper Lake is divided from the parkland by a stone wall.

On the south side of Lower Lake there is grassland with scattered trees and clumps which is divided from the park by a ha-ha, a continuation of the wall along the edge of Bath Woods.

This runs from a point c 180m south-west of Cascade Bridge eastwards to the edge of Oxley Bank Wood. A path along the south side of Lower Lake affords views of Bretton Hall over the water. Some 300m south-east of Cascade Bridge, Menagerie Wood is the site of a curved lake with an enclosure around it shown on the 1849(51 OS map and marked Menagerie. It does not appear on the 1908 OS map. The path continues past a disused quarry which has a well set into the rock face with an entrance with a partially legible stone tablet above it bearing the date 1685. At the head of the Lake there is a dam which was constructed in compliance with the Reservoirs Act of 1975 and opened in 1992. On the north side of Lower Lake The Cut is crossed by a bridge (listed grade II) with three arches, from which point the watercourse turns to the south and descends a series of three stepped weirs (listed grade II) lined with stone, over which the water falls as a cascade before joining with the outflow from the Lake.

The pleasure grounds north of the Hall have been partially overlaid by late C20 building and car parks amongst thin woodland.

PARK There are three areas of parkland. South of the lakes Long Side consists of grassland with scattered trees and a belt of woodland, shown on the 1810 estate map, running along Oxley Bank. It is divided into fields by fencing and used for pasture. On the west side of the Hall, Middle Park is of similar character to Long Side. Land north of Middle Park is thought to be the site of a C17 or earlier deer park (LUC 1996). Bella Vista Plantation, in the north-west corner of the park, is shown on the 1810 estate map. It takes its name from a gothic tower, probably built in the late C18, which was demolished during the C20. On the east side of the Hall parkland called Bretton Country Park and formerly known as Broad Ing is open grassland with scattered mature trees and a belt of woodland running along the east and north boundaries, much as shown on the 1849-51 OS map. This area was imparked in 1782 by Sir Thomas Wentworth who described the work in a letter to his sister (quoted in LUC 1996). Sir Thomas had consulted Richard Woods (1716-93) in 1764 and a bridge built to his design in the middle of that year in an unknown location was swept away by a flood a few months after it had been completed. It is not known if any other works were carried out were to his design, but works were being planned at this time according to John Spencer of neighbouring Canon Hall. His diary for July 1764 records a visit to Bretton when he 'din'd at Sir Thomas Wentworth's and walked over the Park and view'd his intended improvements' (ibid).

KITCHEN GARDEN Some 400m north of the Hall there is a semicircular brick wall with a central stone gardener's cottage which has a balustraded parapet. The north side of the wall has a series of bothies and sheds relating to the kitchen gardens on this side; all these buildings

have been converted into exhibition space and a cafe⁶ (buildings and wall probably early C19, listed grade II). The semicircular wall overlooks a grassed slope which is enclosed by hedges on each side, and there are views of the Hall and parkland to the south. A late C20 pavilion, used as exhibition space⁷, is situated c 70m south-west of the gardener's house. A yew hedge runs along the base of the semicircle and to the south of this there is a terrace with stone balustrading and steps leading down to a lawn with a circular pond, shown on the 1810 estate map, c 250m north of the Hall. The 1849-51 OS map shows several glasshouses north of the position of the terrace and suggests that the semicircle was enclosed by a wall, forming a D shape. The estate map of 1810 shows the semicircle extending as far as the position of the terrace and suggests that there was a wall at this point. It seems likely that a pre-1810 D-shaped kitchen garden had been reduced in size by 1850 and was opened out to form part of the pleasure grounds between then and 1907, when the OS map shows what appears to be the terrace.

Beyond the semicircular wall there is a walled garden of irregular rhombic shape divided into two areas by a brick wall. The southern wall is partly formed by the semicircular wall overlooking the terrace. This is shown on the 1849-51 OS map but not on the 1810 estate map. It is currently (1997) in use as maintenance yards⁸.

OTHER LAND Bretton estate church (listed grade II*) is in Bretton Country Park, c 600m north-east of the Hall. It was built in 1744 for Sir William Wentworth and is set in a walled churchyard. It is reached from a track which branches eastwards from the former drive from Archway Lodge.

REFERENCES

Country Life, 83 (21 May 1938), pp 530-5; (28 May 1938), pp 554-9 N Pevsner, *The Buildings of England: Yorkshire The West Riding* (1967), pp 145-7 G Sheeran, *Landscape Gardens in West Yorkshire 1680-1880* (1990), pp 55-9 Bretton Hall Park Landscape Masterplan, (Land Use Consultants (LUC) 1996) L Bartle, *A Short History of Bretton Hall* (1997)

Maps T Jefferys, *County Map of Yorkshire*, surveyed 1767-9, published 1771 Estate Map, 1810 OS 6" to 1 mile: 1st edition surveyed 1849-51 2nd edition surveyed 1891 OS 25" to 1 mile: 2nd edition published 1908 1932 edition

Description written: February 1998 Amended: March 1999 Register Inspector: CEH Edited: November 1999

3.2.2 In order to support the management of this important landscape, an Historic Landscape Management Plan was produced in 2010 which was then subsequently reviewed within the 2022 Parkland Management Plan Update. The PMPU considers the landscape setting which forms the registered park within YSP management, including areas of Longside and Bretton Park and "has been produced to guide, inform and inspire a series of work recommendations for the next ten years."

3.2.3 The park is considered of national importance and as part of the 2022 PMPU a detailed Statement of Significance was prepared as follows:

"Statement of Significance"

The study area at Yorkshire Sculpture Park includes the park at Bretton Hall, which is awarded grade II status by Historic England on the Register of Parks and Gardens of Special Historic Interest. The park is considered to be of national significance. Bretton Hall, Stables, Archway Lodge and Church are listed at grade II.*

Evidential Value

Geophysical survey suggests that the structures pertaining to the demolished Bretton blast furnace are largely intact and that significant metalworking remains survive beneath the surface (some deposits identified during an archaeological watching brief at the new visitor centre). Whilst Bretton is not the only early charcoal blast furnace site in the area, good archival evidence in addition to archaeological remains, and its relationship to Bretton Park, imbue the site with added interest for industrial and landscape archaeologists. The degree of significance is therefore considered to be Considerable.

Archaeological evidence for former buildings within the parkland at Bretton has moderate archaeological importance as it has the potential to provide evidence of features for buildings such as those on Temple Island and Diana Beaumont's menagerie which were part of eighteenth and early nineteenth century polite landscapes. The remains in Menagerie Wood have particular interest as Diana's menagerie was constructed on top of earlier farm buildings including water management features for a probable mill. Most of the 'missing' parkland buildings appear to have been demolished in the first half of the twentieth century following the estate falling into disrepair. The degree of significance is therefore considered to be Moderate.

Historical Value

The 18th and 19th C landscaping, the architecture of house and garden features and polite parkland are considerably important not as they pertain to any specific individual or period, but, as works continued and parkland and buildings saw many 'improvements' for over 150 years, a palimpsest at a landscape scale. The degree of significance is therefore considered to be Considerable.

Whilst the archival evidence is not extensive, of moderate importance are Sir Thomas' personal correspondence and the Spencer diaries pertaining to Bretton Park. These not only record specific events but also give a flavour of the people and wide fashions and concerns of the mid/late eighteenth century and the creation of polite landscapes. Also of moderate

importance is that these sources also provide additional information pertaining to the South Yorkshire Ironmasters Spencer and Cotton. Sir Thomas' Blckett's wealth was also derived from minerals and the three 'gentlemen' were all involved in the design of parkland and the engineering of water features. The degree of significance is therefore considered to be Moderate.

Many features within the gardens adjacent to Bretton Hall survive and, although not well documented, Marnock's later recollections give a flavour of the concerns of gardeners and collectors of the time, linked as they were to overseas travel and eighteenth-century concepts of Empire and trade.

Aesthetic Value

The historical aesthetic/artistic interest of Bretton Park is considerable due to the historic juxtaposition of the eighteenth and nineteenth century house and parkland features with the natural landscape. The site's modern use as a sculpture park utilises historic vistas across the parkland landscape and waterways. Whilst the historic vistas contribute to the settings of modern sculptures, their significance is added to by parkland and formal architectural features such as the bothy gardens and hahas. The degree of significance is therefore considered to be Considerable.

Communal Value

The communal value of the landscape and woodlands at YSP is Considerable. Local and regional associations with the Bretton Hall College of Education remain strong and the landscape has been managed for both education and, with the opening of the sculpture park, artistic and inspirational enjoyment since 1949. The education programme at YSP has Considerable significance, with a full programme of events and workshops for adults and children.

YSP continues to provide a centre of local, regional, national and international importance for the production, exhibition and appreciation of sculpture in the landscape and continues to make sculpture and an important historic, designed landscape accessible.

Ecological and Arboricultural Value

The landscape within the study area at YSP supports a range of habitats of regionally and nationally significant species.

The woodland habitats comprise a mixture of UK BAP Broadleaved and Mixed Woodland, assessed as of national significance for the habitats they provide as well as the range of birds and bats present within the woodland areas. Rare species such as nathusius pipistrelle bat have not yet been proven to occur on site, however the habitats would provide suitable habitats for the species and as such are considered significant.

The Lakes which make up Bretton Lakes LWS are of regional significance and also classified as national significance under the UK BAP of Standing Eutrophic Waters. The lakes comprise habitats which are of value for a range of wading birds, as well as a heronry on the island within Lower Lake and also provides value for bats and other wildlife as a foraging and drinking resource.

YSP provides a range of amenity and naturalistic habitats which are highly valuable to species within the local area. The amenity habitats towards the sculpture park and Bretton Hall provide value for notable species of bird, as well as hedgehog and great crested newts. The naturalistic habitats provide high value for a range of species including birds, bats, badger, hedgehog, notable invertebrates and amphibians.

The varied age profile of trees at YSP is particularly significant. The previous replanting strategy has created a parkland with a varied age structure which provides a strong and sustainable arboricultural resource.

The estimated planting or regeneration year of these trees varies from the last decade for the youngest trees to the early-17th century for the oldest. The four oldest trees; a beech, English oak, sessile oak and ash are estimated to originate from planting or regeneration in the 17th century. The Beech is located south of Bretton Hall within the Sculpture Park character area. The other trees are located in the Country Park character area, with the ash and an oak south of the visitor centre, and the further oak in the centre of the character area. A further 11 trees are estimated to originate from planting or regeneration in the 18th century.

The contribution that the trees and woodland make to the historical, landscape and ecological value of the site and the wider landscape is Considerable."

3.2.4 The Documentary Research within the PMPU 2022 also includes a detailed Historic Landscape Survey which provides an up to date description of the house and gardens as follows:

"Since its conversion to a teacher training college in the mid-twentieth century, the immediate surroundings of Bretton Hall (OA 54), which is Grade II* listed, have suffered from the construction of modern buildings and surfacing for car parking. Two sites identified on the historic mapping; a smithy (OA 56) and an ice house and associated ponds (OA 62) are no longer extant and lie beneath modern buildings and surfaces. The latter were likely to have been connected by substantial systems of underground culverts. Tree cover, footpaths and other modern uses (including former tennis courts) have obscured visible detail on the Lidar and hillshade view.

This setting of Bretton Hall has been markedly improved by the demolition of many 1970s buildings around the Stables (OA 55) which are also Grade II* listed. The Grade II listed 1814 Camellia House/Conservatory to the west (OA 61) of the hall remains extant, although the area to its immediate west, possibly the former location of the dome-shaped conservatory of 1829, has been used as tennis court/car park. To the south of Bretton Hall, the Grade II listed terrace and Ha-ha to the south of the house (OA 73) remain extant. The North Lodge (OA 64) (aka Avenue Lodge on the historic mapping), possibly by Wyatt 1811-14 and a wagon shed (OA 57), both on the OS map of 1854, also remain extant, the latter in use as part of YSP Learning.

North of the hall is the walled kitchen garden and terrace (OA 58) and listed Gardner's Cottage (OA 65), now the YSP Bothy Gardens and Underground Gallery. The kitchen garden and cottage may be by Wood, the landscape designer brought in by Sir Thomas to design

the early park, and appear on the estate map of 1810, as does the fountain (OA 59) in gardens to its south. The layout and contents of the kitchen garden under Diana Beaufort as described by Marnock (1845) included hot houses, several dismantled and sold in 1832, with others retained and illustrated on the historic OS mapping. Three garden buildings are illustrated on the first edition OS map of 1854, which were removed before the OS map of 1893. In 2003 an archaeological excavation was undertaken in advance of the construction of the YSP Underground Gallery; this revealed the substantial remains of a rare eighteenth or early nineteenth century stove house, constructed with under floor heating and including a furnace, flues, culverts, and a cistern (WYHER 8044). The formal terrace is probably mid/late nineteenth century, although appears to have earlier origins; a single wall with a central building or balcony is illustrated on the estate map of 1810, and a single wall on the OS map of 1854. By 1893 the area appears to have been formalised with a second parallel wall added, and the three flights of steps which remain extant.

The historic mapping illustrates from 1810 onwards the presence of several large ponds in the vicinity of the hall and gardens (OA 48, 60), including one associated with an ice house (OA 62). A great deal of water would have been required to fulfil domestic and gardening and ornamental requirements such as fountains. These may have collected natural rainwater and runoff, or channelled localised springs, and are likely to have been part of a large scale water management system connected by culverts and pipelines and underground cisterns. Whilst the ponds themselves could be contemporary with occupation of the site it is equally possible that some of these might derived from earlier marl pits in an agricultural landscape, re-purposed for water management in the eighteenth and nineteenth centuries."

3.2.5 The PMPU includes an Action Plan with a list of key priorities which should aim to be addressed within the future management of the landscape. Repairs to the Formal Terrace are identified as a high priority with action required in the short term, set out as below:

TERRACE

"The grade II listed formal terrace is an important feature of the designed historic landscape and is in need of urgent attention. Several areas have been identified as unstable and potentially dangerous, leading to the installation of temporary scaffolding shoring and support as a precautionary measure. The scaffold shoring has enabled the terrace to continue to be used for public access.

The unstable areas of balustrade to the front of the terrace must be repaired as a matter of priority. This will require the removal of all loose balusters and handrails, replacement of damaged and defective stone, and reinstatement of the stonework to match. The Terrace balustrade is in need of significant repairs to solve the problem of instability and make the structure sound. However, given the variety of defects, different solutions need to be employed to produce suitable repairs. Other repairs include the replacement of eroded and cracked sections of stone facing to the piers and buttresses. As the terrace is a listed structure, the requirement for formal listed building consent should be considered."

3.2.6 The structure is located within the Bretton Hall Grade II Listed Park and Garden and is also Listed separately at Grade II under the description "Terrace in Bretton Park Approximately 300 Metres North of Bretton Hall". The official list entry is as follows (from Historic England):

Heritage Category: Listed Building

Grade: II

List Entry Number: 1135501

Date first listed: 06-May-1988

Date of most recent amendment: 21-Jun-1990

List Entry Name: TERRACE IN BRETTON PARK APPROXIMATELY 300 METRES NORTH OF BRETTON HALL

Statutory Address: TERRACE IN BRETTON PARK APPROXIMATELY 300 METRES NORTH OF BRETTON HALL, PARK ROAD

District: Wakefield (Metropolitan Authority)

Parish: West Bretton

National Grid Ref: SE 28456 13120

Details

SE21SE WEST BRETTON PARK ROAD (south side, off)

8/88 Terrace in Bretton Park - approx. 300 metres north of Bretton Hall

GV II

Terrace. Probably early or mid C19. Ashlar. A long range with 3 flights of stairs symmetrically arranged, with intermediate square buttresses, 2 of which are wider and have a round-arched blind recess. Turned stone balustrade and moulded rail which returns to flank the steps.

Listing NGR: SE2845613120

3.3 BUILDING SETTING

3.3.1 The Formal Terrace is located north of Bretton Hall, on the edge of the earlier pleasure grounds, much of which is now covered with buildings and infrastructure from previous developments. Further to the north is the Bothy and Kitchen Garden together with the modern Underground Gallery, and the YSP Visitors Centre to the northeast.

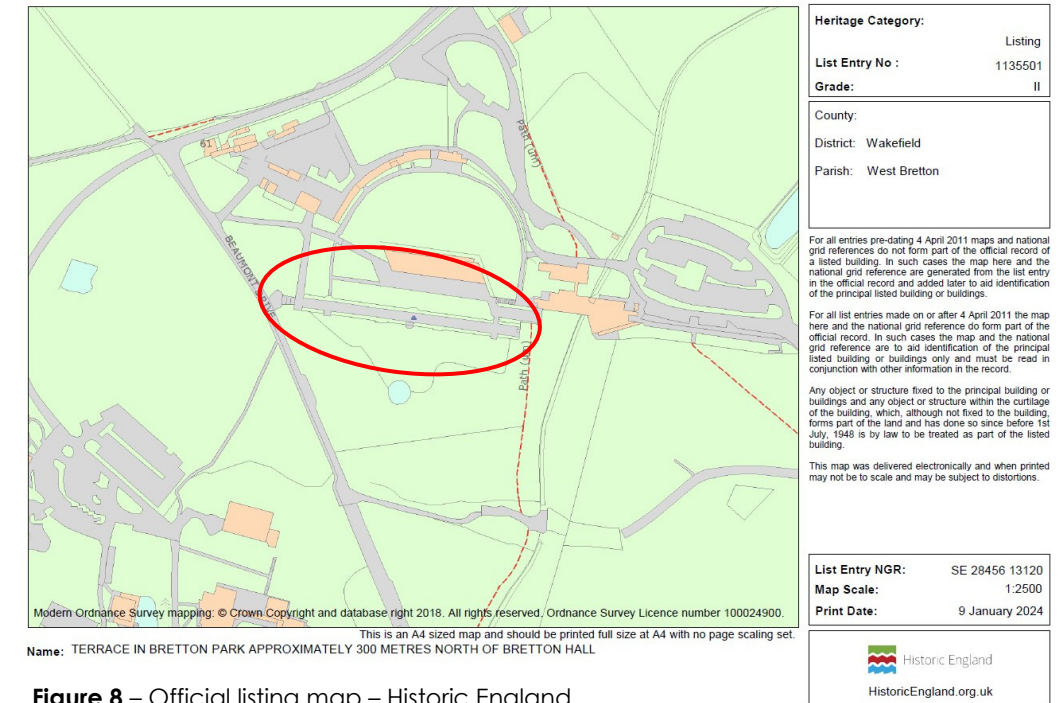


Figure 8 – Official listing map – Historic England



Figure 9 – Defects at staircase return showing cracking and movement.

3.3.2 The NHLE list entry⁹ describes the areas nearby as follows; "KITCHEN GARDEN Some 400m north of the Hall there is a semicircular brick wall with a central stone gardener's cottage which has a balustraded parapet. The north side of the wall has a series of bothies and sheds relating to the kitchen gardens on this side; all these buildings have been converted into exhibition space and a cafe (buildings and wall probably early C19, listed grade II). The semicircular wall overlooks a grassed slope which is enclosed by hedges on each side, and there are views of the Hall and parkland to the south. A late C20 pavilion, used as exhibition space, is situated c 70m south-west of the gardener's house. A yew hedge runs along the base of the semicircle and to the south of this there is a terrace with stone balustrading and steps leading down to a lawn with a circular pond, shown on the 1810 estate map, c 250m north of the Hall. The 1849-51 OS map shows several glasshouses north of the position of the terrace and suggests that the semicircle was enclosed by a wall, forming a D shape. The estate map of 1810 shows the semicircle extending as far as the position of the terrace and suggests that there was a wall at this point. It seems likely that a pre-1810 D-shaped kitchen garden had been reduced in size by 1850 and was opened out to form part of the pleasure grounds between then and 1907, when the OS map shows what appears to be the terrace.

Beyond the semicircular wall there is a walled garden of irregular rhombic shape divided into two areas by a brick wall. The southern wall is partly formed by the semicircular wall overlooking the terrace. This is shown on the 1849-51 OS map but not on the 1810 estate map. It is currently in use as maintenance yards."



Figure 10 – Staircase showing missing balusters.

3.4 SIGNIFICANCE AND HERITAGE VALUES

3.4.1 In assessing the significance of a heritage asset, its constituent parts should be considered against its heritage values, using the framework defined by Historic England's Conservation Principles (2008). The heritage value against which significance is measured has the following headings.

- Evidential Value
- Historical Value
- Aesthetic Value
- Communal Value

3.4.2 The sum of these interrelated values equates to the overall significance of the heritage asset and as such the contribution it makes to the historic, architectural character and appearance of the building and surrounding area.

3.4.3 Table 1 demonstrates how the identified heritage values have been interpreted in this case.

4.0 ASSESSMENT OF IMPACT

4.1 PROPOSED WORKS

4.1.1 The proposed works include the dismantling and rebuilding of the stone handrail and balustrade including replacement of damaged and defective balusters. Repairs to the retaining walls and steps are also included. Works to the pathway to the north of the balustrade are also included

Heritage Value	Significance
<p>Evidential value:</p> <p>Evidential value derives from the physical remains that have been inherited from the past. The ability to understand and interpret the evidence tends to lessen in proportion to the extent of its removal or replacement.</p>	<p>The proposals should have no impact on the evidential value of the asset. The repaired structure will be in a visibly improved condition with supporting scaffolding removed and will become a more distinctive element within the park, therefore enhancing the value.</p>
<p>Historical value:</p> <p>Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.</p>	<p>The proposals will have little effect on the historic fabric, most of which will remain within the proposals other than where replacement of damaged or missing elements is required. The historic structure will be repaired using traditional materials and techniques, blended with concealed modern interventions to ensure the ongoing stability and durability.</p>
<p>Aesthetic value:</p> <p>Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from the place.</p>	<p>In aesthetic terms, the proposed works will not have any negative impact and should enhance and improve the appearance of the structure.</p>
<p>Communal value:</p> <p>Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values but tend to have additional and specific aspects.</p>	<p>The structure has communal value both in its place within the historic parkland setting and due to it being an integral part of one of the main entrances and thoroughfares through the park. The works will ensure that this communal value is maintained in the future.</p>

Table 1 –Heritage Value & Significance Assessment

comprising the installation of a number of concrete pads to allow safe access for a crane to allow installation of sculptures on the terrace and adjacent gardens. The proposals are detailed in the drawings which accompany the application:

- IS1002-22-001 Existing Topographic Plan
- IS1002-22-002 Existing External Elevations
- IS1002-22-003 Existing Internal Elevations
- IS1002-22-004 Proposed Wall Elevations 1 & 2
- IS1002-22-005 Proposed Wall Elevations 3 & 4
- IS1002-22-006 Proposed Wall Elevations 5 & 6
- IS1002-22-007 Proposed Staircase Elevations
- IS1002-22-008 Proposed Topographic Plan
- YSP-AWP-ZZ-XX-DR-S-7700_P2 Proposed Foundation Sections-A2LV
- YSP-AWP-ZZ-XX-DR-S-8300_P2 Vehicle Location Plan Sheet 1-A1LV
- 5210CM CTS 240423 258FD – Topographic Survey with Sub Scan Information

4.2 STATEMENT OF IMPACT

- 4.2.1 The proposed works essentially comprise repairs of the existing fabric, with the exception of the installation of new concrete pads to allow safe use of a crane on the terrace for sculpture installation. In relation to the stonework repairs and replacements, all work will be carried out carefully by suitably qualified and experienced contractors. Traditional materials will be used, supplemented with modern fixings etc, as appropriate and new stone will be sourced to match the existing and all profiles of balusters and the like, worked to also match the existing. On completion, the structure will be largely unchanged from the existing, albeit with missing and defective areas of stonework replaced and made good.
- 4.2.2 The concrete pad foundations comprise 2.1m x 2.1m x 0.8m concrete pads, located to accommodate lifting positions for the crane which is used by YSP to install and remove sculptures and artwork on and around the Terrace. The pads will be located at a depth of 300mm below the gravel surface and will therefore not be visible once the works are completed.
- 4.2.3 In order to determine the design of the concrete pads and any possible impact on the terrace structure itself, Ground Investigations were carried out in June 2023 by Alan Wood & Partners, Consulting Engineers. A copy of the report prepared following the investigations is included with the application.
- 4.2.4 In summary, the investigations revealed that the ground below the pathway comprises topsoil and made up ground over natural strata, and there was no evidence of any structures below ground which may be affected by the concrete pad installation. The ground conditions are also deemed to be sufficient to allow support for the crane to be provided by mass concrete pad foundations without the need for other interventions such as mini piles.
- 4.2.5 The ground investigations also confirmed that the retaining wall foundation would not be affected by any load transference from the crane pads.



Figure 11 – Typical staircase to Terrace



Figure 12 – Loose and fractured balusters with scaffolding supports.

4.2.6 Overall, the completed proposals will have no discernible negative impact on the listed structure or historic fabric, indeed any impact will be positive by ensuring the existing scaffold supports can be removed, providing continued durability to the structure and improving access for sculpture installations.

4.2.7 It is therefore our opinion that there will be no harm caused to the listed asset and the overall impact of the proposals will be significantly beneficial.

4.3 STATEMENT OF JUSTIFICATION

4.3.1 The balustrade and handrail to the Formal Terrace has been gradually deteriorating for some time, resulting in the installation of temporary scaffolding supports in a number of locations. The balustrade has suffered from historic and thermal movement which has ultimately caused the balusters to become loose whilst others have eroded, cracked or fractured completely. This combination of factors has led to sections of balustrade to become unstable. In addition, the thermal movement has affected the stone returns at the stair locations.

4.3.2 The balustrade is in poor condition and has been the subject of previous condition surveys in 2010 and is highlighted as a key priority recommendation in the 2022 Parkland Management Plan Update which identified the extent of the works required including:

- Replace approximately 62 No missing and severely damaged balusters in various locations.
- Refix approximately 198 No loose balusters a number of sections of the balustrade.
- Loose, distorted and displaced handrails should be removed to allow for proper replacement by insertion of steel dowels between adjoining sections. Approximately 50m of handrail requires repair in this manner.
- Carefully remove plant growth from between stonework joints. Reset and rebed any loose stones, approximately 8 No stones in total.
- The front elevation of the Terrace is generally in need of complete repointing in conjunction with repair programme.

4.3.3 Given the extent of the defects the repairs will involve the careful dismantling of the entire balustrade and buttress walls, setting aside sound materials for reuse in the rebuilding to match the existing, together with new, matching, replacement materials. Complete dismantling will enable the structure to be rebuilt securely incorporating mechanical fixings where necessary and ensuring a long term solution.

4.3.4 The Formal Terrace and adjacent areas are important and prominent locations for the display of sculpture and artwork within YSP, and as a result access is occasionally required for a craneage. As part of this project, the opportunity is being taken to provide appropriate points to support the crane during lifting operations, and to ensure that the Terrace structure is also protected.

4.3.5 As described above and detailed in the submitted drawings, this involves the installation of 4 No sets of concrete pads in 4 No locations. This will allow the cranes to safely access a wide area to each side of the terrace, as well as the terrace itself, but will cause minimal disturbance to the listed structure during, and after the works are completed.



Figure 13 – Image showing typical crane lifting activities at YSP

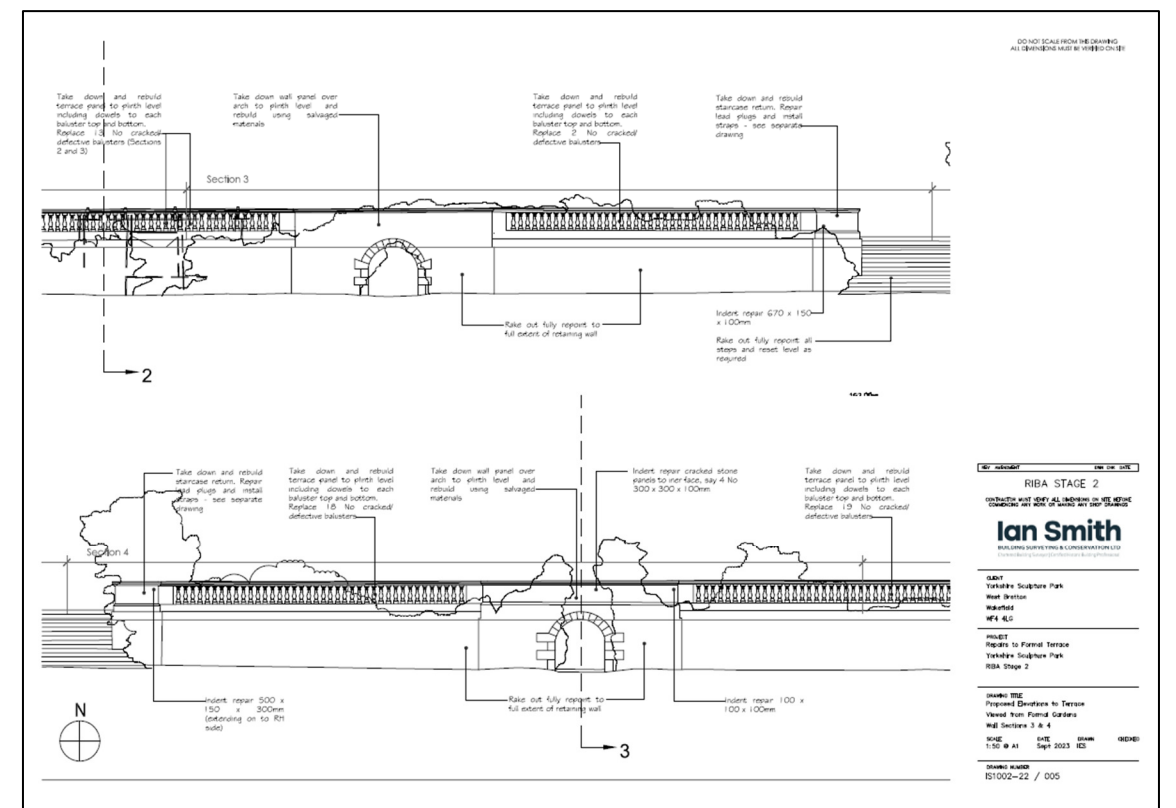


Figure 14 – Part Elevations

5.0 MITIGATION STRATEGY

5.1 STEPS TO MINIMISE OR MITIGATE HARM TO SIGNIFICANCE

5.1.1 The nature of the works, being largely repairs to the existing structure, means that limited mitigation is required in terms of any harm to the significance, as outlined below.

5.1.2 All works will be carried out by contractors selected based on their suitability and experience in similar works.

5.1.3 All stonework, including balustrades and buttresses will be carefully dismantled and set aside for reuse. The components will be carefully labelled and stored to facilitate reinstallation in the locations from which they were removed. Any replacement materials will be carefully selected to match the existing stone, mortar etc. as closely as possible. Various suitable samples will be provided prior to selection to ensure sufficient quantities of the stone is available for use.

5.1.4 The applicant is also aware that a population of Great Crested Newt close to the terrace. Ecologists were present for the Ground investigation works and will be consulted again prior to any potential works being carried out, with any necessary mitigation being put in place.

5.2 CONCLUSION

5.2.1 The listed Formal Terrace is an important feature in its own right, but also within the Bretton Hall listed Park and Garden and must therefore be treated with suitable care and consideration. The Terrace is highlighted as a key priority recommendation in the 2022 Parkland Management Plan Update.

5.2.2 However, on the evidence set out above, it is our opinion that the proposals will not harm the listed asset and will actually have a positive and beneficial effect on the structure itself, its setting and its surroundings.

Signed 

Ian Smith MRICS Director
Chartered Building Surveyor | Certified Historic Building Professional
RICS Accredited in Building Conservation

10 January 2024

For **IAN SMITH BUILDING SURVEYING & CONSERVATION LTD**

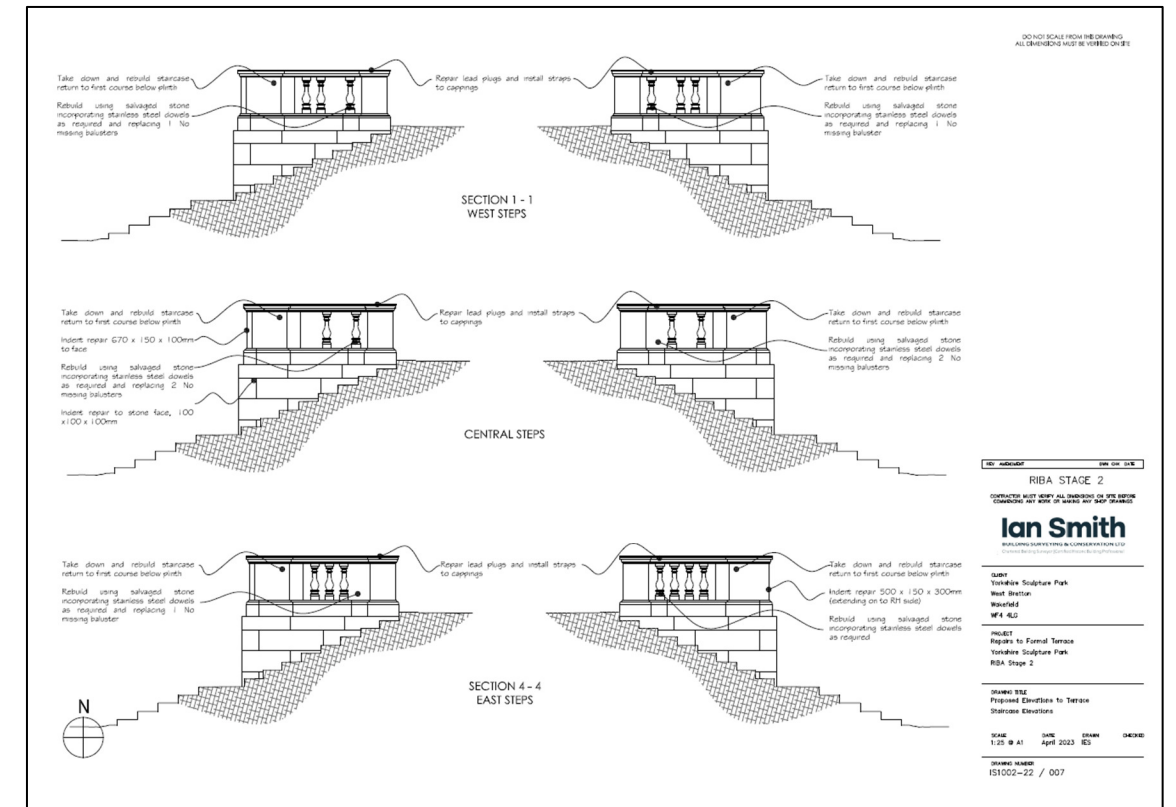


Figure 14 – Proposed staircase elevations/sections

6.0 REFERENCES

National Planning Policy Framework Ministry of Housing, Communities & Local Government - February 2019

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Conservation Principles. Policy and Guidance for the Sustainable Management of the Historic Environment - English Heritage - April 2008

<https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/>

Statements of Heritage Significance - Historic England Advice Note 12 2019

BS 7913:2013 Guide to the conservation of historic buildings

BSI Standard Publications

2022 YSP Parkland Management Plan Update - Collington Winter Environmental.

7.0 APPENDIX

TECHNICAL NOTE – FOUNDATION INSPECTION, Grade II Terrace, Yorkshire Sculpture Park.

8.0 ENDNOTES

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- ¹ Updates from the 2022 Parkland Management Plan Update are also included below.
 - ² The majority of the pleasure grounds, the lakes, associated woodland, alongside and the parkland are currently managed by Yorkshire Sculpture Park
 - ³ The Hall is now vacant and awaiting development by Bretton Investment Partnership Ltd.
 - ⁴ Currently named Beaumont drive lined with Maple trees planted in 1982.
 - ⁵ Column now restored and standing.
 - ⁶ Now offices and visitor facilities (no longer café)
 - ⁷ Pavilion exhibition space now removed and replaced with modern Underground Gallery.
 - ⁸ Still used as maintenance yards in 2024.
 - ⁹ NHLE list entry is in need of updating due to the removal of the pavilion and introduction of other modern YSP developments.