

# **Bretton Hall (Clayton West Site Promotion)**

## Heritage Appraisal

January 2018

**Turley**

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# 1. Introduction and Background

- 1.1 This Heritage Appraisal (the 'Appraisal') has been prepared by Turley Heritage on behalf of Clayton West Development Company Limited ("CWDCL"). The purpose of the Appraisal is to provide an assessment of the significance and setting of Bretton Hall Registered Park and Garden (the 'RPG') to inform the Examination in Public (EiP) process in relation to the proposed allocation of the Clayton West employment site. This is comprised of the CWDCL land and the E2333a land and is referred to in this report as the 'proposed allocation site'.
- 1.2 The proposed allocation site is identified for employment uses in the Kirklees Publication Draft Local Plan which was submitted to the Secretary of State on 25 April 2017.
- 1.3 This Appraisal focuses on the Bretton Hall RPG which is located between 1.5 and 3km east of the proposed allocation site. This Appraisal is informed by and refers to the 'Landscape Statement' document which was prepared by Smeeden Foreman Ltd in April 2017.
- 1.4 This Appraisal has been informed by a site visit undertaken on 17 January 2017 and a desk based research.

## **Background**

- 1.5 Following the identification of the Clayton West site for employment use in the Kirklees Publication Draft Local Plan, discussions have been undertaken between Kirklees Council, Historic England (HE) and QUOD Planning to consider any potential impacts of development at the proposed allocation site on designated heritage assets, in particular Bretton Hall RPG itself and associated assets.
- 1.6 As aforementioned, a 'Landscape Statement' document was prepared by Smeeden Foreman and this identifies a series of viewpoints from the RPG towards the proposed allocation site. This document has been shared with HE. The minutes of a meeting held on 8 August 2017 record the following:  
  
*"it was confirmed by IS (Ian Smith, Historic England) that Historic England agreed with the outcomes [of the Landscape Assessment] in relation to the potential impact on the medieval ironstone pits of Bentley Grange, as well as the conclusions in relation to the principal building of Bretton Hall, and the grade II listed cascade bridge. However IS confirmed that because an impact from viewpoints 01, 02, 02D and 05 had been identified then Historic England's view is that further work is needed to fully establish the level of harm that the development might cause and what mitigation measures might be used to remove or reduce that harm".*
- 1.7 Following this meeting it was agreed that new Zone of Theoretical Visibility (ZTV) maps would be prepared from the four viewpoints identified to further understand the visual impact of specific building heights and potential mitigation through landscaping. As stated HE identified that further work was required to establish the level of harm that the development might cause to the RPG. Therefore the purpose of this Appraisal is to

consider the significance of the Bretton Hall RPG including the contribution of setting, and to provide an assessment of the potential impact on that significance of development at the proposed allocation site, with reference to the viewpoints prepared by Smeeden Foreman.

- 1.8 Chapter 2 of this Heritage Appraisal identifies the heritage assets with the potential to be affected by development at the proposed allocation site. Chapter 3 sets out historic map regression and chapter 4 provides a description of the significance of the relevant assets and an assessment of the contribution of setting. Chapter 5 provides an assessment of the specific contribution made by the proposed allocation site and of Viewpoints prepared by Smeeden Foreman where the potential for visual impact has been identified. A summary and heritage recommendations are provided at Chapter 5.

## 2. Heritage Assets

2.1 The NPPF (2012) defines a heritage asset as:

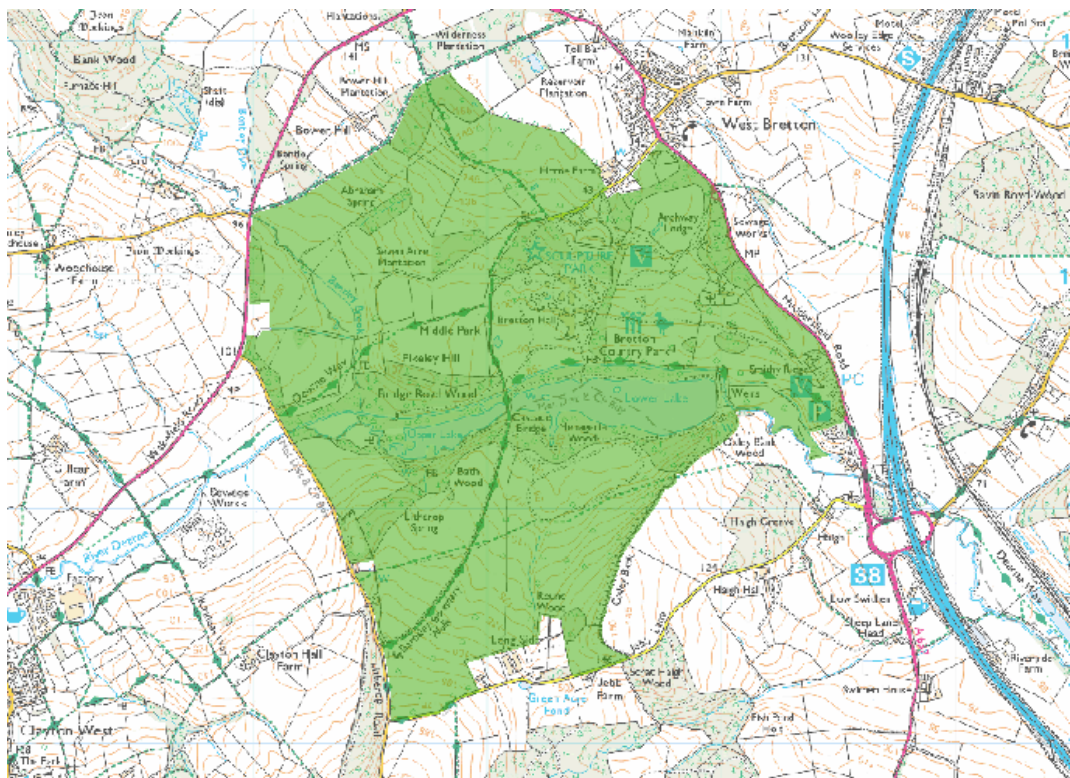
*“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.”*

### Registered Park and Garden (RPG)

2.2 The main purpose of the Register of Parks and Gardens is to identify designed landscapes of special historic interest. Whilst there is no additional statutory protection arising from inclusion on the register it is a ‘material consideration’ in the planning process, meaning that planning authorities must consider the impact of any proposed development on the landscapes’ special character. The principles of selection for registered parks and gardens are set out in the Historic England Rural Landscapes: Register of Parks and Gardens Selection Guide (Second Edition December 2017).

2.3 The Bretton Hall RPG is designated at Grade II. The map at figure 3.1 shows the extent of the designation.

**Figure 2.1: Bretton Hall Registered Park and Garden**



2.4 The RPG is located in South Yorkshire approximately 9km to the south west of Wakefield, and 15 km south east of Huddersfield. It comprises the former defined landscape parkland associated with Bretton Hall, and within the boundary are a large

number of listed buildings. As set out at paragraph 1.3 of this report, the proposed allocation site is located between 1.5 and 3km east of the RPG.

- 2.5 Much of the east side of the RPG is now in use as the Yorkshire Sculpture Park (YSP).
- 2.6 As set out at paragraph 2.3 HE has advised that there are likely to be visual impacts upon the RPG as a result of development at the proposed allocation site. The principal consideration for this Heritage Appraisal is therefore the effect of development at the proposed allocation site on the significance of the RPG through development within its setting.

### **Listed Buildings**

- 2.7 Listed buildings are defined as designated heritage assets that hold architectural or historic interest. The principles of selection for listed buildings are published by the Department of Culture, Media and Sport and supported by Historic England's Listing Selection Guides for each building type.
- 2.8 As set out at paragraph 1.7 of this report HE has advised that there will be no impact on Bretton Hall (grade II\*) or the Cascade Bridge (grade II) as a result of development at the proposed allocation site. These assets are therefore excluded from this appraisal.
- 2.9 In addition to Bretton Hall and the Cascade Bridge there are a large number of other listed buildings within the RPG and these are listed in the table at Appendix 2. It is not considered that the development of the proposed allocation site would affect the significance of any of these assets due to; the lack of visibility between the assets and the proposed allocation site resulting from topography and intervening wooded areas; the nature of the significance of the assets, and the lack of known functional or other historic associations that would suggest the proposed allocation site contributes to the significance of these assets, and they are therefore excluded from further assessment.

### **Scheduled Ancient Monument**

- 2.10 The 'iron mining shaft mounds and medieval earthworks south of Bentley Grange Farm' is a scheduled monument located approximately 500m from the proposed allocation site. As set out at paragraph 1.7 of this report HE has confirmed that they agree with the conclusions of the Landscape Statement that there will be no harmful impact upon the scheduled monument. It is therefore excluded from further assessment.

### 3. Historic Map Regression

3.1 A series of historic maps are provided at Appendix 2. A brief description of the development of the park as shown in these maps is provided below:

- In c.**1849-51**, the Bretton Hall grounds included Middle Park to the west, the Upper and Lower Lakes to the south and bands of surrounding woodland planting. To the east of the house was open parkland. To the south of the lakes, the area was identified as Long Side and further to the south the parkland was bounded by Jubb Plantation and to the east by Oxley Bank.
- An approach route was aligned east to west terminating at the hall to the east. This appears to have branched off at the open parkland to the north and south, with a continuation to the west. There was also an approach from the north lodge which reached the house from the north west. To the west of this lodge Lodge Houses was marked.
- Dispersed tree planting surrounded the hall to the south and west, with a network of routes through the grounds to the west. A fountain was located to the north west of the hall, and the stable range to the north. Thick woodland was planted to the north of the hall.
- To the north of the hall, beyond the woodland planting, were formal gardens with a small rectilinear Gardener's Cottage and sheds and the North Lodge to the north west. Menagerie Wood and Keeper's Wood and Kennels were identified to the south of Lower Lake, and Bath Wood was identified to the south of Upper Lake.
- By **1891**, the thick woodland planting to the north of the hall appears to have been reduced, along with the approach route branch south of the open parkland and hall. The open parkland was identified at this time as Deer Park. The stables appear to have been altered to form a courtyard.
- The rectilinear structures to the south of the formal gardens appear to have been demolished and this is shown as a large open space. The distinction between the formerly open parkland to the east and the wooded areas became less distinct as the woodland was reduced.
- By the **early 20<sup>th</sup> century**, the woodland appears to have been further reduced. By this time, Icehouses had been added to the north of the stables. There is little discernible change in c.1930 to the grounds.

## 4. Assessment of Significance

### Introduction

- 4.1 The NPPF defines the significance of a heritage asset as:

*“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting”.*

- 4.2 NPPF Paragraph 132 sets out that:

*“Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting”*

- 4.3 Paragraph 009 of Planning Policy Guidance sets out that:

*“Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals”*

### Setting

- 4.4 The NPPF defines the setting of a heritage asset as:

*“The surroundings in which a heritage asset 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 or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral”.*

### **Historic England Good Practice Advice in Planning Note 3 (Second Edition) (December 2017) ‘The Setting of Heritage Assets’**

- 4.5 Historic England has recently published revised guidance relating to the setting and views of heritage assets. The document gives general advice on understanding setting and how it may contribute to the significance of heritage assets. It also provides advice on how views play a part in setting. It suggests a staged approach to taking decisions on the level of the contribution which setting and related views make to the significance of heritage assets.
- 4.6 The guidance clarifies that there can be a distinction between views that are valued for reasons other than their contribution to heritage significance such as reasons of landscape character or visual amenity.
- 4.7 It states that the extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. It also



clarifies that the contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting.

4.8 Paragraph 8 states that extensive heritage assets, such as historic parks and gardens, can include many heritage assets, historic associations between them and their nested and overlapping settings, as well as having a setting of their own.

4.9 Paragraph 9 of the draft guidance states that setting is not itself a heritage asset. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance. It also states that the setting of an asset can change over time, and understanding this history of change will help determine how further development within an asset's setting is likely to affect the contribution made by setting to the significance of the heritage asset.

4.10 Paragraph 9 refers to designed settings in relation to parks and gardens:

*"A park may form the immediate surroundings of a great house, while having its own setting that includes lines-of-sight to more distant heritage assets or natural features beyond the park boundary. Given that the designated area is often restricted to the 'core' elements, such as a formal park, it is important that the extended and remote elements of the design are included in the evaluation of the setting of a designed landscape..."*

*The setting of a historic park or garden, for instance, may include land beyond its boundary which adds to its significance but which need not be confined to land visible from the site, nor necessarily the same as the site's visual boundary. It can include:*

- *land which is not part of the park or garden but which is associated with it by being adjacent and visible from it*
- *land which is not part of the site but which is adjacent and associated with it because it makes an important contribution to the historic character of the site in some other way than by being visible from it, and*
- *land which is a detached part of the site and makes an important contribution to its historic character either by being visible from it or in some other way, perhaps by historical association"*

4.11 The guidance highlights a series of other considerations that can be relevant to assessing the impact of development such as 'change over time', 'cumulative change', 'access and setting', 'buried assets and setting', 'designed settings', 'setting and urban design' and 'setting and economic viability'.

4.12 It is identified within the guidance that views which contribute more to understanding the significance of a heritage asset include the following:

- *Those where the composition within the view was a fundamental aspect of the design or function of the heritage asset.*

- *Those where town- or village-scape reveals views with unplanned or unintended beauty.*
- *Those with historical associations.*
- *Those with cultural associations.*
- *Those where relationships between the asset and other heritage assets or natural features or phenomena are particularly relevant.*

4.13 As set out above, a staged approach to assessment is advocated involving identification of the assets that may be affected, assessing the degree to which setting makes a contribution to the significance of the heritage asset or allows significance to be appreciated, assessing the effects of the proposed development and exploring ways to maximise enhancement and avoid or minimise harm.

4.14 In assessing the degree to which these settings and views make a contribution to the significance of the heritage assets or allow significance to be appreciated, the key attributes of the heritage asset should be addressed and then the following considered:

- The physical surroundings of the asset and its relationship with other assets;
- *The asset's intangible associations with its surroundings, and patterns of use;*
- *The contribution made by noise, smells etc to significance; and*
- *The way views allow the significance of the asset to be appreciated.*

4.15 The Step 2 Checklist provides a list of potential setting attributes that may help to elucidate its contribution to significance under the headings 'The asset's physical surroundings' and 'Experience of the asset'. The Step 3 Checklist provides a list of potential attributes of a development affecting setting that may help to elucidate its implications for the significance of the heritage asset including the 'Location and siting of development', the 'Form and appearance of development', 'Wider effects of the development' and 'Permanence of the development'.

***Historic England Rural Landscapes: Register of Parks and Gardens Selection Guide (Second Edition December 2017)***

4.16 The Rural Landscapes: Register of Parks and Gardens Selection Guide second edition was published by HE in December 2017. The Guide identifies that although registration is a statutory designation, there are no specific controls for registered parks and gardens, however the NPPF gives registered parks and gardens an equal status with listed buildings and scheduled monuments.

4.17 The guide provides a summary of the historic development of garden landscapes and key themes and features found in gardens of each period.

4.18 The guide sets out that:

*“all sites included on the Register of Parks and Gardens must hold a level of significance defined as ‘special historic’ interest in a national context.”*

4.19 Nine general criteria have been identified which are used in assessing candidates for the register:

*“Date and rarity:*

- *Sites formed before 1750 where at least a significant proportion of the principal features of the original layout is still in evidence*
- *Sites laid out between 1750 and 1840 where enough of the layout survives to reflect the original design*
- *Sites with a main phase of development post-1840 which are of special interest and relatively intact, the degree of required special interest rising as the site becomes closer in time*
- *Particularly careful selection is required for site from the period after 1945*
- *Sites of less than 30 years old are normally registered only if they are of outstanding quality and under threat*

*Further considerations*

- *Sites which were influential in the development of taste whether through reputation or reference in literature*
- *Sites which are early or representative examples of a style of layout or a type of site, or the work of a designer of national importance*
- *Sites having an association with significant persons*
- *Sites with strong group value with other heritage assets”*

4.20 Specific considerations for the registration of rural landscapes are provided and summarised below:

- **Documentation** – the well-documented creation or development of a site is likely to add to its interest.
- **Group value and listing** – if a contemporary house exists this will strengthen the case for designation, and so too will the presence of garden buildings and structures.
- **The natural landscape** – the natural advantage and beauty of the natural landscape will be set aside and the design concept, and its implementation and survival, will be assessed. Where the natural landscape has been deliberately appropriated as a principal feature of the design, this will be a factor.

- **Authenticity** – Especially where a house has remained at the focal point of a designed landscape, its gardens, pleasure grounds and parkland will have seen change. Change through routine works is unlikely to have had a detrimental effect on the character of the landscape, whereas unsympathetic restoration may have.
- **Condition** – poor condition does not exclude a site from consideration; where the overall design or layout remains sufficiently intact.
- **Planting** – the register is concerned with structural design elements in the landscape rather than planting schemes themselves.
- **Archaeological interest** – it will only exceptionally be the case that enough is known about it for inclusion in the register.
- **Deer parks** – few deer parks survive intact; fundamental considerations will be the survival of the interior, with woods, trees, and grassland intact, and unenclosed for agriculture. The presence of lodges and shelters will add to interest, as will the survival of the principal house.

4.21 The following assessment of significance is proportionate to the importance of the identified heritage asset and sufficient to understand the impact of development at the proposed allocation site given its nature and extent.

### **Assessment of Significance of Bretton Park Registered Park and Garden**

#### **Historic Interest**

- 4.22 The Bretton Park estate was owned by the Dronsfield family during the 13<sup>th</sup> century before being passed, through marriage, to the Wentworths in 1407. The Wentworth family, who also owned the vast Wentworth Woodhouse and Wentworth Castle estates, owned the site for four hundred years until 1792.
- 4.23 The first recorded house was constructed at the site in 1508; a timber framed building which appears on the Saxtons map of Yorkshire in 1577. The hall is thought to have been damaged by fire and was largely demolished by the 1730's.
- 4.24 Sir William Wentworth had the present Bretton Hall constructed in around 1720. It was likely designed by Colonel James Moysner, who also constructed Nostell Priory. It is thought courts and pleasure grounds were originally laid out around the house but these have since been lost. The grounds were further developed with features and follies including a Chapel in 1744 and pheasantries in 1748, both to the east of the hall, though the landscaping of the park was not extended in that direction at that time.
- 4.25 When Sir William died in 1763 the estate was passed to Sir Thomas Wentworth. The landscaped parklands surrounding Bretton Hall are thought to have been designed for Thomas Wentworth by Richard Woods, likely between 1765 and 1775. He laid out the basic garden landscape, including the upper and lower lakes, created by damming the River Dearne, and surrounding pleasure grounds, potentially one or more bridges and a kitchen garden and areas of principal planting. In 1782 a new stretch of park was developed to the east with the inclusion of a deer shelter.

- 4.26 During the 1790's the cascade and triple arched balustrade bridge and Bretton Lodge were constructed, possibly by the architect William Lindley of Doncaster.
- 4.27 The main composition of the estate appears to have been largely complete by 1880 but later generations continued to alter and add to the landscape. Thomas bequeathed the estate to his illegitimate daughter Diana when he died in 1792, and she later remodelled the house. She also added more features to the estate including the Archway Lodge and undertook much additional planting of park and woodland areas. A large camellia house conservatory was constructed for Diana by Wyatt in 1812.
- 4.28 During the 1820's Robert Marnock, the well-known park and garden designer, was taken on as head gardener at Bretton and his tenure lasted from 1829-34. He is thought to have designed botanical gardens and glasshouses for which Bretton became well known; though these are now lost.
- 4.29 When Diana died the house passed to Thomas Wentworth Beaumont, her son, who sold much of the contents of the house and redesigned parts of the gardens and parklands, also with the help of Robert Marnock. In 1842 the stables were constructed, in a position visible from the approach to the mansion from the east side. In 1871 the Camellia House was rebuilt, and ice houses were added.
- 4.30 During WWII the house was requisitioned by the war office and in 1948 the house and 260 acres were sold to West Riding County Council. Beaumont Drive, a line of trees along the north access drive, was created in 1982.
- 4.31 In 1949 a college was opened at the site, later merging with the University of Leeds before being sold to Wakefield Council in 2007. Some landscape features were lost during the 20<sup>th</sup> century associated with the expansion of the college.
- 4.32 In 1977 YSP opened with a grant of £1000 from Yorkshire Arts; the remaining country parkland was purchased from the council in 1977. In 1997 the pavilion gallery and a new entrance road and car park were constructed, and in 1998 237 acres of former hunting grounds and pasture were added to the park. Many of the historic parkland features have been incorporated into the parkland used as temporary or permanent sites for artworks.

#### **Parkland Features and Buildings**

- 4.33 The designated area is spread across the Dearne Valley and uses natural topography to effect. A line of lakes is located across the lowest point of the valley and the valley sides are laid with wooded areas and open parkland, itself interspersed with buildings and features. The topography and design of the composition allows for a variety of experiences, including secluded wooded lakeside walks and contrasting grand open views of the estate in the landscape.

#### ***Lodges and access routes***

- 4.34 The RPG has four main entrance routes, each of which has a related lodge building. Archway Lodge is to the north east and adjacent to the present principal access road into YSP which curves south and east towards the car park. This large stone triumphal arch is no longer used for access and stands alone as a monument; resonating with the artworks interspersed elsewhere in the estate. Further north is Bretton Lodge (also

known as the North Lodge, and identified as Avenue Lodge in historical mapping), which is adjacent to Park Lane, at the north eastern extent of the designated boundary. Sources suggest that this was the original principal vehicular access into the site, it curves to the south west to return towards the rear of Bretton Hall; historic maps indicate that this road was lined by an avenue of trees in 1891. Beaumont Drive (which as aforementioned was lined with trees during the 1980's) travels south towards Bretton Hall and appears to follow a route identified by an avenue of trees in the 1891 map. To the south west is Hoyland Lodge.

- 4.35 Whilst the Lodge buildings and associated access routes contribute towards the overall significance of the RPG through emphasising the scale and grandeur of the estate and acting as visual gateways marking arrival into the park, it is noted that change has reduced the overall historic authenticity of the present arrival routes into the parkland and altered the function of the lodges.

#### ***Lakes and parkland***

- 4.36 The RPG can be considered in three discrete parts. Centrally within the designated area is Bretton Hall and the Bretton Country Park, which principally comprises the central lakes and surrounding wooded areas as well as the sloping land to their north, which contains Bretton Hall itself and a large number of artworks associated with the YSP, as well as the YSP visitor centre. To the north and east of this area, outside the boundary of the YSP, is an area known as Middle Park which is principally grazing land interspersed with wooded plantations. To the south is an area of similar characteristics, known as Long Side.

#### ***Bretton Hall and Country Park***

- 4.37 The Bretton Hall and Country Park area is the part of the park in which the designed landscaping work of Richard Woods in the 18<sup>th</sup> century and Robert Marnock in the 19<sup>th</sup> century, as well as others, is principally legible. Bretton Hall is centrally located and forms a clear focal point in views throughout this section of the park. To the south frontage of Bretton Hall is a terraced area with retaining walls and balustrades, below which are lawns which slope down towards Lower Lake in a 'natural' style. This provides a clear open area from which the south frontage of the house can be appreciated; and emphasises the importance and centrality of the house to the estate. To the west side of the hall is an expansive and gently undulating lawned area which is today interspersed with artworks associated with YSP and some mature trees.
- 4.38 To the east side of the Hall is a grassed area which steeply slopes south towards the lakes. Historical maps identify this area as the Deer Park, and identify that the principal historic access route to the house crossed this area from the east to west running from the Archway Lodge and travelling south and east through the estate to approach the west side of Bretton Hall. The southern part of this route remains but is no longer in regular use since the road through Archway Lodge was closed. A wooded area to the east side of the house restricts all but glimpses of views of the house from this part of the park; historically open views of the east front of the house would have been available and this would have been an important view on the approach to the house. The Bretton estate church is located in this area and is situated in a walled churchyard; this is also now enclosed by trees. Views from this area are focused to the south towards the lakes, however there are also more distant views to the south east

towards the surrounding raised landscape, which is principally rural agricultural fields interspersed with wooded areas, though distant views are available of built development of Barnsley in the distance.

- 4.39 The northern side of this area contains the YSP visitor centre and associated group of buildings used for galleries and servicing. This area incorporates historic buildings and successfully integrates modern additions into the landscape. Due to topography and tree cover this complex is not visible from the majority of the surrounding parkland.
- 4.40 The Upper and Lower Lakes bisect the central part of the designated area and are divided and crossed by a number of picturesque bridges including the Central Cascade Bridge which incorporates a cascade, a weir at the east and a smaller footbridge to the south side. The use of a central lake, often contrived to appear as a natural feature curving through the park, was a typical feature of the 'natural' mid-18<sup>th</sup> century designed landscape<sup>1</sup>. The lakes are formed across the bottom of the valley which crosses the parkland east to west and form an important central feature; focusing views from the north and south. The lakes are fed by The Cut which is a narrow channel formed by the damming of the River Dearne to create the lakes, which runs to the north of the water; this feature forms an interesting addition to the garden, emphasising the variety of features.
- 4.41 The lakes are enclosed by wooded areas which are laid with footpaths; these routes contribute towards the variety of experiences within of the park. Quiet and enclosed wooded paths lead to occasional features and follies which are secluded within quiet areas, creating areas of contemplation. They also occasionally open to reveal striking framed prospects across the lake towards Bretton Hall and the surrounding parkland, emphasising the scale and grandeur of the estate. The use of 'ornamental wildernesses', filled with networks of paths, was a typical feature of designed landscapes laid out in the late 17<sup>th</sup> and early 18<sup>th</sup> centuries<sup>2</sup>.
- 4.42 To the park boundaries are surviving stone gateposts which delineate the former expanse of the parkland and emphasise its status.

#### *Long Side*

- 4.43 Sloping up from the lakes to the south is an open area of grazing known as 'Long Side'. It is used for pasture and divided into fields by fences and trees to boundaries. This area has a very different quality to that of the Bretton Country Park; it is more informal, open, and is divided by fencing and hedges into agricultural fields. As the land rises, expansive views looking north back across the valley reveal Bretton Hall set within its surrounding buildings and parkland. This is one of the few areas where a clear view of the hall and its surrounding buildings is available and the view contributes towards an appreciation of the scale and quality of the parkland, and the important connected buildings within it.

#### *Middle Park*

- 4.44 To the north and west side of the hall is 'Middle Park' which is of similar character to Long Side. This area may have originally been part of the deer park. It is now outside

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1 Historic England (March 2013), Rural Landscapes: Register of Parks and Gardens Selection Guide

2 Historic England (March 2013), Rural Landscapes: Register of Parks and Gardens Selection Guide

the YSP boundaries and is largely in use as agricultural grazing; it is divided by fences and interspersed by mature trees. An avenue of trees encloses a path from the north west where stone gateposts define the park boundary towards the North Lodge. 'Bella Vista', an 18<sup>th</sup> century tower, was formerly positioned at the high point. Due to the topography of the valley and mature trees in the area there are no views into the landscaped area of Bretton Country Park from this part of the RPG, there are clear views to the east and south, across the designated area and into the wider landscape, and particularly to the south east there are views of built development around the settlement of Clayton West in the distance.

***Principal buildings and monuments***

- 4.45 The principal building in the park is Bretton Hall (grade II\*) which was originally constructed in the 1720's by Sir William Wentworth but has been progressively altered and enlarged by generations of the Wentworth family. The house retains its original Palladian form but was later transformed into a grander and much larger classical building with the addition of a bow front to the south which, along with terracing, adds a prominence to this elevation. To the rear is an orangery and stable range and since its conversion for educational use a large number of 20<sup>th</sup> century buildings have been constructed to the north and east. The Hall represents the focal point of the designed and landscaped garden and its survival at the centre of the garden contributes towards the appreciation of the historic character of the estate and towards its overall authenticity and significance.
- 4.46 The use of a sparing collection of buildings, adding interest and variety, is typical of the mid-18<sup>th</sup> century landscape<sup>3</sup> and Bretton provides a good example of this approach. A chapel dating to 1744, and constructed for Sir William Wentworth is located in the County Park to the east side of Bretton Hall; it is built into a plateau in the sloping landscape and is surrounded by trees, which restrict visibility of it. To the east side of the chapel is the Peasantries, constructed in 1749, also by Sir William Wentworth; these buildings were constructed as residences for gamekeepers. The group of lodges marking access routes is discussed above.
- 4.47 Throughout the estate are also smaller scale historic features and structures which add interest to the experience of the park. This includes a grotto with remnants of shell decoration, a Greek temple and obelisk. These historic features are of interest and contribute to the overall significance of the RPG as part of the formal composition.
- 4.48 The later additions to the park by the YSP, including individual contemporary artworks and sculptures and some alterations to the existing historical structures to form artworks align with the historic approach of locating individual features of interest throughout the park.
- 4.49 Whilst the principal buildings and other structures within the estate are of individual special interest and are often listed in their own right, as a group of structures appreciated collectively throughout the estate, they make a substantial contribution to the overall significance of the RPG; their survival enhances the historic authenticity and

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<sup>3</sup> Historic England (March 2013), Rural Landscapes: Register of Parks and Gardens Selection Guide



integrity of the composition and emphasises the historic character, status and quality of the historic estate and its residents.

## **Setting**

### ***Physical surroundings***

4.50 Country Life described the siting of the park in 1938 as follows:

*“Wakefield is some seven miles to the north-east, Barnsley about the same distance to the south east; but Bretton might be in a different world were it not for the tell-tale soot on the trees and grass and the veiling of the skies that are seldom entirely clear. Hills close in on either side of the valley in which the house stands, on the north side of a great lake formed by the damming of the Dearne, a little stream flowing south-eastwards to join the Don above Doncaster. Far down the vale the smoke of Barnsley may be seen, but the park of Bretton surrounds the house on all sides and covers the hills north to the north and south<sup>4</sup>”*

4.51 The RPG encompasses a broad swathe of landscape focused on the Dearne Valley and its north and south slopes. It is bounded to the east by Huddersfield Road (A637) and beyond the M1 motorway and to the south east and south by the landform Oxley Bank and Jebb Lane. To the west the boundary is defined by Litherop Road and to the north by a footpath and field boundaries which adjoin West Bretton village to the north east.

4.52 The M1 motorway travels north-south a short distance to the east of the designated area but due to topography, trees and distance any views or experience of this feature are restricted to the far eastern boundary of the designated area.

4.53 To the north east of the designated area is the small traditional settlement of West Bretton, and some small farmsteads and dwellings are located around the site boundary.

4.54 The landscape surrounding the RPG provides a strong context of agricultural land with interspersed wooded areas, however this is interrupted by roads, including the M1, and visible areas of built development, including Barnsley to the south-east and Clayton West to the east.

### ***Intangible relationships with surrounding land and pattern of use***

4.55 An historic and functional association is likely to exist between the village of West Bretton and the estate. The village is likely to have historical and functional association with the running of the estate, and estate workers are likely to have lived in the village. A grade II listed house (Estate House) in West Bretton was constructed for the estate in 1840 and was originally occupied by the estate land agent.

4.56 There is likely to be a functional and historic association between the estate and surrounding farmsteads and farmland. The estate may have owned surrounding agricultural land. A resonance exists between the agricultural uses inside the estate and in the surrounding area.

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4 Country Life (May 21, 1938) Bretton Park, Yorkshire

- 4.57 The estate has an historic association with the estates of Wentworth Woodhouse and Wentworth Castle; the Wentworth family at Bretton were related to the Wentworths of these estates.

***The way views allow the asset to be appreciated***

- 4.58 The composition and arrangement of the designed parts of the park defines a landscape which is broadly inward-looking. The principal designed views and vistas within the site are created by connecting features and elements which are within the designated boundary, for example the view from the southern side of the valley at Long Side towards Bretton Hall, from the south side of the lake looking north towards Bretton Hall, and from the north valley side towards the lakes. These internal views are an important aspect of the composition. Many designed landscapes utilised specific features outside their boundaries as viewcatchers and focal points, but this device is not used at Bretton. Views of the surrounding landscape are generally experienced as an incidental backdrop to the park itself emphasising the rural nature of the landscape in which the park is positioned.
- 4.59 Much of the central 'Bretton Country Park' part of the designated area, where the designed nature is most evident, is set within the lower parts of the valley. Views from this area to the south-east encompass land which is outside the designed RPG boundary. Much of this land is open meadows and grazing land which is divided into fields by hedgerows and interspersed with wooded areas and scattered buildings including traditional residential buildings and larger more recent agricultural units. In more distant views to the south east an area of urban settlement at Barnsley is visible in the raised landscape, emphasising the mixed character of this area of South Yorkshire. Views to the west in this area are largely restricted by the belt of mature trees which has developed to the east side of Bretton Hall, though the Emley Moor TV mast is visible rising above the trees.
- 4.60 The northern parts of the 'Middle Park' area are raised at the north side of the valley and benefit from expansive views of the surrounding landscape beyond the designated area to the north east, east and south east. These views encompass an undulating landscape which, whilst principally rural and divided by field boundaries and interspersed with trees, includes visible areas of urban development, including Clayton West and the Emley Moor mast. These views emphasise the rural setting of the RPG and the broad functional connection between the grazing meadows of the northern part of the parkland and immediately surrounding landscape. Views of urban development emphasise that whilst the immediate landscape is rural, there is urban context in the surrounding landscape.
- 4.61 Views from the southern part of the designated area are focused to the north by the slope of the valley and enclosing trees towards the focal point of Bretton Hall itself. Due to topography, views to the east and west are restricted to the designated parkland; views to the north encompass the designated area of the estate with a backdrop of further agricultural or grazing land. These views serve to emphasise the overall rural character of the landscape which surrounds the parkland.

**Summary of significance and setting**

- 4.62 The significance of the RPG can be summarised as follows:

- The grade II\* Bretton Hall RPG is of substantial interest as an 18<sup>th</sup> and 19<sup>th</sup> century designed parkland. Whilst the present landscape is borne of continual change and remodelling over time by different generations of owners and designers, a significant proportion of the principal features remain and are legible.
- The composition of the key features of the estate, including the lakes, wooded areas with pathways, bridges and access routes and lodges, are representative of the 18<sup>th</sup> and 19<sup>th</sup> century parkland and are an important aspect of special interest. Garden buildings and features, including the grotto and temple and deer shelter, are typical of 18<sup>th</sup> and 19<sup>th</sup> century landscapes and contribute towards the variety of experiences in the park and the overall composition and are of interest.
- The survival of the grand house at the centre of the park contributes towards the overall authenticity of the parkland and forms an important central focal point around which the gardens are designed.
- Designed views and vistas within the parkland make a substantial contribution to significance emphasising the quality of the composition and contributing towards a variety of experiences within the parkland.
- Later change, including the re-alignment of access roads and growth of wooded areas, has reduced the authenticity of the original composition to a degree, and resulted in the loss of some important aspects of the estate, for example the experience of the approach to and view of the hall from the east.
- The parkland has an association with important garden designers who worked on it, including Woods and Robert Marnock. An important association with notable families who owned the estate exists, including the Wentworths and Beaumonts.
- The modern use of the estate for educational use has resulted in the loss of some original parkland around Bretton Hall itself. The use of the parkland by the YSP contributes a new chapter to the special interest of the estate and is complementary and sympathetic to the overall character of the parkland.
- Overall, setting makes a relatively minor contribution to the significance of the RPG. The principal designed views and vistas within the site are created by connecting features and elements of the landscape which are within the designated boundary and these internal views are an important aspect of the composition. Views of the surrounding landscape from the RPG are generally experienced as an incidental backdrop to the park itself, emphasising the rural nature of the landscape in which the park is positioned. Some resonance exists between the agricultural use of parts of the RPG and the surrounding landscape, and there is likely to be an historical and functional relationship to the surrounding area. The proposed allocation site forms part of the wider physical surroundings of the RPG and comprises agricultural land divided by field boundaries. It makes a minimal contribution to significance as a small part of an expansive area of setting and is distanced from the asset.

## 5. Assessment of Views

### Viewpoints

- 5.1 The Landscape Statement (April 2017) provides a series of landscape viewpoints which identify the potential visibility of development at the proposed allocation site from across the RPG. These are accompanied by ZTV diagrams which identify the potential for changing visibility over time as a result of the mitigation through landscaping.
- 5.2 It has been identified that the proposed allocation site will be visible from the following viewpoints:
- Viewpoint 01 – Bridleway at northern end of historic park and garden (2.14km from the proposed allocation site).
  - Viewpoint 02 – Dearne Way (2.25km from the proposed allocation site).
  - Viewpoint 02D – Dearne Way (1.28km from the proposed allocation site).
  - Viewpoint 04 – Oxley Bank (1.91km from the proposed allocation site).
  - Viewpoint 05 – Yorkshire Sculpture Park Visitor Centre (2.3km from the proposed allocation site).

### Assessment

- 5.3 The below assessment considers the contribution of each of the above views to the overall significance of the RPG. It also considers the potential impact of change on the view as a result of the proposed allocation.

#### **Viewpoint 01 – Bridleway at northern end of historic park and garden**

- 5.4 This viewpoint is located in the northern part of the designated area in the open grazing land known as 'Middle Park' and on a bridleway route which is lined by an avenue of trees visible on historic mapping. This represents a high point in the northern part of the estate and expansive views are available to the east and south over the surrounding landscape. The view encompasses a mixed undulating landscape comprising fields divided by hedgerows interspersed with wooded areas and visible built settlements including Clayton West.
- 5.5 This represents one of the limited positions within the RPG where the view encompasses a wide vista of open landscape outside the designated area. The view contributes towards overall significance by emphasising the rural nature of the landscape surrounding the RPG and the functional connection between the agricultural uses both inside and outside the park. Additionally it provides a rural backdrop against which the parkland is visually experienced.
- 5.6 The potential development of the proposed allocation will be visible from this location. The ZTVs identify that the ground level is largely visible and that 9m buildings will be

visible. When combined with 13m mitigation the large majority of the buildings will be screened but some areas of the site will remain visible from the RPG.

- 5.7 Development at the proposed allocation site will bring built form closer to the designated area, however this will be experienced in the context of existing built form which is already visible. The addition of landscaping will largely screen the buildings and would be experienced as part of the existing context which includes wooded areas.
- 5.8 The visibility of potential buildings at the proposed allocation site will not affect the contribution made by Viewpoint 1 to the overall significance of the RPG. The view will continue to be largely agricultural in character and there will be limited change to the appreciation of the rural character of the surrounding landscape or the dialogue between the agricultural use of the land in this part of the park and the surrounding setting.

#### **Viewpoint 02 – Dearne Way**

- 5.9 Viewpoint 02 is located on the Dearne Way, a bridleway which skirts the west side of Bretton Hall and the YSP boundary. The viewpoint locations A-C are presented as a kinetic experience looking west towards the proposed allocation site whilst travelling south along the Dearne Way.
- 5.10 At this point the Dearne Way is travelling down the slope of the valley away from the high point to the north around Viewpoint 01 towards the lakes in the valley bottom. Views to the east are contained by wooded areas which restrict and filter views into the YSP and towards Bretton Hall. Open views across the landscape to the west are available from the highest points, around A and B, and these views encompass a broad open rural landscape which is interspersed with wooded areas and visible areas of built form around Clayton West. Views from the southern end of Viewpoint 02 (view C) are more limited as the topography of the landscape lowers towards the valley bottom and views are truncated by topography and areas of trees.
- 5.11 Similarly to Viewpoint 01, Viewpoint 02 A and B represent some of the few positions within the designated RPG where views encompass a wide backdrop of open landscape outside the designed area. The view contributes towards the overall significance of the RPG by emphasising the rural quality of the landscape surrounding the parkland and the functional connection between the agricultural uses both inside and outside the park. Additionally it provides a picturesque rural backdrop against which the parkland is experienced.
- 5.12 Whilst the Middle Park area forms part of the RPG and makes a contribution to significance in illustrating the variety of land types and uses in the designed area, and resonates with the wider agricultural land in the setting, this area of the RPG is visually separated from the principal features of the designed area including the lakes and the principal buildings by topography and wooded areas. Overall, the contribution of this area and the views from within it are relatively limited.
- 5.13 The potential development at the proposed allocation will be visible from this location. The ZTVs in the Landscape Statement show that ground level is partially visible and that 9m buildings will be visible. When combined with 13m mitigation the large

majority of the buildings will be screened but some areas of the site will remain visible from the RPG.

- 5.14 The development of the proposed allocation site will result in buildings being closer to the designated area and more prominent in this view; however this will be experienced in the context of the existing built area of Clayton West. The addition of landscaping will ensure that over time the buildings would be largely screened and this would be experienced as part of the existing landscape which includes wooded areas.
- 5.15 The visibility of potential buildings at the proposed allocation site will not affect the contribution which Viewpoint 2 makes to the overall significance of the RPG. The view will remain principally agricultural in character and there will be no change to the existing resonance between the agricultural use of this part of the RPG and the wider setting.

#### **Viewpoint 02D Dearne Way**

- 5.16 Viewpoint 02D is located on the Dearne Way after it has turned sharply west away from the YSP boundary and from Viewpoints A-C. The viewpoint is located at the top of a steep drop as the path slopes down towards Bentley Brook, and from this point views are available towards the proposed allocation site when looking south east.
- 5.17 The viewpoint is located towards the extreme west side of the RPG and the area is principally agricultural in character. Due to topography and intervening wooded areas there is little legibility of the designated character of the parkland or of any of the principal features. Nonetheless the area, as above, contributes through forming part of the wide variety of landscape types within the RPG and through its resonance with the wider agricultural landscape. The view contributes towards the overall significance of the RPG by emphasising the rural quality of the landscape surrounding the parkland and the functional connection between the agricultural uses both inside and outside the park.
- 5.18 The proposed allocation site is located approximately 1.2 km from this viewpoint and will be visible. The ZTVs in the Landscape Statement show that ground level of the allocation site is largely visible and that 9m buildings will be almost entirely visible. When combined with 13m mitigation the large majority of the buildings will be screened but some areas to the north of the site will remain visible.
- 5.19 The development of the proposed allocation site will result in built development being closer to the viewpoint and prominent in views. This prominence will be decreased over time due to the development of landscaping. Any visible built form would however be experienced as part of the existing context of built form in the view and the overall rural character of the view will not be altered.
- 5.20 The potential visibility of buildings at the proposed allocation site will not affect the contribution which Viewpoint 02D makes to the overall significance of the RPG. The view will remain principally agricultural in character and there will be no change to the existing resonance between the agricultural use of this part of the RPG and the wider setting.

#### **Viewpoint 04 - Oxley Bank**

- 5.21 Oxley Bank is a raised ridge which forms the east boundary of the southern part of the RPG. Viewpoint 04 is located to the south east side of the RPG boundary and vistas towards the east from this position encompass a broad swathe of open landscape. In the foreground is the southern part of the RPG, known as Long Side, and beyond this area is open undulating agricultural landscape which, as aforementioned, is broadly agricultural and divided by field boundaries and wooded areas. The built area of Clayton West is visible.
- 5.22 Due to intervening distance and topography there is little legibility of the designated central area of the RPG from viewpoint 04, and along Oxley Bank, however an important view of the south frontage of Bretton Hall is available.
- 5.23 The view makes a contribution to the overall significance of the RPG by illustrating the expansive rural landscape in which it is situated, and by the resonance between the agricultural uses inside the boundary with those in the setting.
- 5.24 The ZTVs in the Landscape Statement show that ground level of the proposed allocation site is not visible from this viewpoint. 9m buildings would be largely not visible with the exception of a small part of the west side of the site, and when mitigation is considered the visibility would remain similar.
- 5.25 The development of the proposed allocation site will result in a very limited increase in built form visible from this viewpoint and like the other identified viewpoints; this will be visible from some distance away. The overall rural context and character of the view will not be compromised.

#### **Viewpoint 05 – Yorkshire Sculpture Park Visitor Centre**

- 5.26 Viewpoint 05 is taken from within the YSP visitor centre and gallery complex which is located to the central area of the designated area to the north east of Bretton Hall, on the path which connects the modern visitor centre with the Bothy Gallery. This area of the park is relatively formal and includes buildings associated with the former house and gardens and terracing, as well as some walled garden areas, most of which are now incorporated into the YSP with galleries and artworks.
- 5.27 Much of the YSP visitor centre and surrounding area are enclosed by trees and due to topography there are few areas where long distance views are available into the surrounding landscape. This viewpoint is therefore unusual in its immediate area and forms part of the varying experiences available when travelling through the designated area.
- 5.28 The view looks south-west and largely encompasses a broad landscape including agricultural fields, with the raised area of High Hoyland to the west side of the view. A belt of mature trees is located close to the viewpoint and this restricts views of the middle distance; beyond there are glimpses of built development amongst a largely rural landscape.
- 5.29 The view contributes towards the overall significance of the RPG by emphasising the rural quality of the landscape surrounding the parkland. Additionally it provides a

picturesque rural backdrop against which the parkland is experienced, and contributes to the variety of experiences within the park.

- 5.30 The ZTVs indicate that the proposed allocation site is visible in this view, and that 9m buildings would also be visible. With the addition of on-site mitigation comprising 13 m landscaping much of the development would not be visible however some glimpses of built form would remain.
- 5.31 Development at the proposed allocation site will therefore bring built form closer to the designated area; however this is still approximately 2.3km from the viewpoint location and will be experienced in the context of existing visible built form. The addition of landscaping will largely disperse views of the buildings and the trees would be experienced as part of the existing landscape which includes wooded areas.

***Summary***

- 5.32 The development of the proposed allocation site is likely to result in some increased visibility of built form from the relevant viewpoints. This will not however affect the contribution which these views make to the overall significance of the RPG; the change in character of the views will be minimal. The views will remain largely agricultural in context; built form will be experienced in the context of existing visible built form. The development will result in a limited change within the setting of the RPG. This will not undermine the experience or appreciation of the asset nor harm its significance.



## 6. Summary and Recommendations

### Summary

- 6.1 This Heritage Appraisal (the 'Appraisal') has been prepared by Turley Heritage on behalf of Clayton West Development Company Limited ("CWDCL"). The purpose of the Appraisal is to provide an assessment of the significance and setting of Bretton Hall Registered Park and Garden (the 'RPG') to inform the Examination in Public (EiP) process in relation to the proposed allocation of the Clayton West employment site. This is comprised of the CWDCL land and the E2333a land and is referred to in this report as the 'proposed allocation site'.
- 6.2 Following the identification of the Clayton West site for employment use, discussions have been undertaken between Kirklees Council, HE and QUOD to consider any potential impacts of development at the proposed allocation site on designated heritage assets, in particular Bretton Hall RPG and associated assets. A 'Landscape Statement' document was prepared by Smeedon Foreman and this identified a series of viewpoints from the RPG towards the proposed allocation site.
- 6.3 Following discussions with HE it was agreed that new ZTV maps would be prepared from five identified viewpoints to further understand the visual impact of specific building heights and landscaping. HE identified that further work was required to establish the level of harm that the development might cause to the RPG. Therefore this Appraisal has considered the significance and setting of Bretton Hall RPG and provided an assessment of the potential impact of development of the proposed allocation site upon that significance, with reference to the viewpoints prepared by Smeedon Foreman.
- 6.4 The Bretton Park RPG is designated at Grade II. Within its boundaries are a number of additional listed buildings, but these have been excluded from the assessment following discussions with HE.
- 6.5 The Bretton Hall RPG is of substantial interest as an 18<sup>th</sup> and 19<sup>th</sup> century designed parkland. Whilst the present landscape is borne of continual change and remodelling by different generations of owners and designers the principal features remain and are legible. The composition of key features, including lakes, wooded areas, principal buildings and garden buildings and features, is ascribed substantial interest. Designed views and vistas within the parkland make a substantial contribution to significance, emphasising the quality of the composition and contributing towards a variety of experiences within the parkland, though later change has reduced the overall authenticity of these experiences. Important associations exist with the families who owned the estate including the Wentworths and with the garden designers Woods and Robert Marnock.
- 6.6 The setting of the RPG is considered to make a relatively minor contribution to its significance. The principal designed views and vistas within the site are created by connecting features and elements of the landscape which are **within** the designed boundary and these internal views are an important aspect of the composition. Views

of the surrounding landscape are generally experienced as an incidental backdrop to the park itself, emphasising the rural nature of the landscape in which the park is positioned.

- 6.7 Some resonance exists between the agricultural use of parts of the RPG and the surrounding landscape, and there is likely to be a historical and functional relationship to parts of the surrounding area. The proposed allocation site forms part of the wider physical surroundings of the RPG and comprises agricultural land divided by field boundaries. It makes a minimal contribution to significance as a small part of a distant and expansive setting.
- 6.8 The proposed allocation site is visible from five viewpoints within the RPG. Chapter 5 of this report assesses the contribution these viewpoints make to the RPG and the potential impact of development of the proposed allocation site on these views. These views are distant and generally comprised of a backdrop of undulating rural landscape separated into agricultural fields and interspersed by wooded areas. Also visible in these views are a number of built settlements including Clayton West. Development at the proposed allocation site is likely to result in a limited change to these views with buildings being partially visible closer to the RPG. The buildings will however be experienced in the context of existing built form already visible in these views and over time proposed landscaping will reduce this visibility. Whilst this will result in change within this part of the setting of the RPG, it will not undermine the experience or appreciation of the asset nor harm its significance.

### **Heritage Recommendations**

- 6.9 In the event the allocation is confirmed, and for the reasons outlined above there are no heritage reasons to suggest otherwise, we would recommend that consideration is given to the following:
- The use of landscaping, as illustrated by the ZTVs;
  - Consideration to the choice of colour of the proposed buildings, with natural colours being preferable to reduce visual effects. We would recommend a non-reflective cladding and roof structure to reduce glare.

# Appendix 1: Historic Maps

Figure 1.1 1849-51 Map

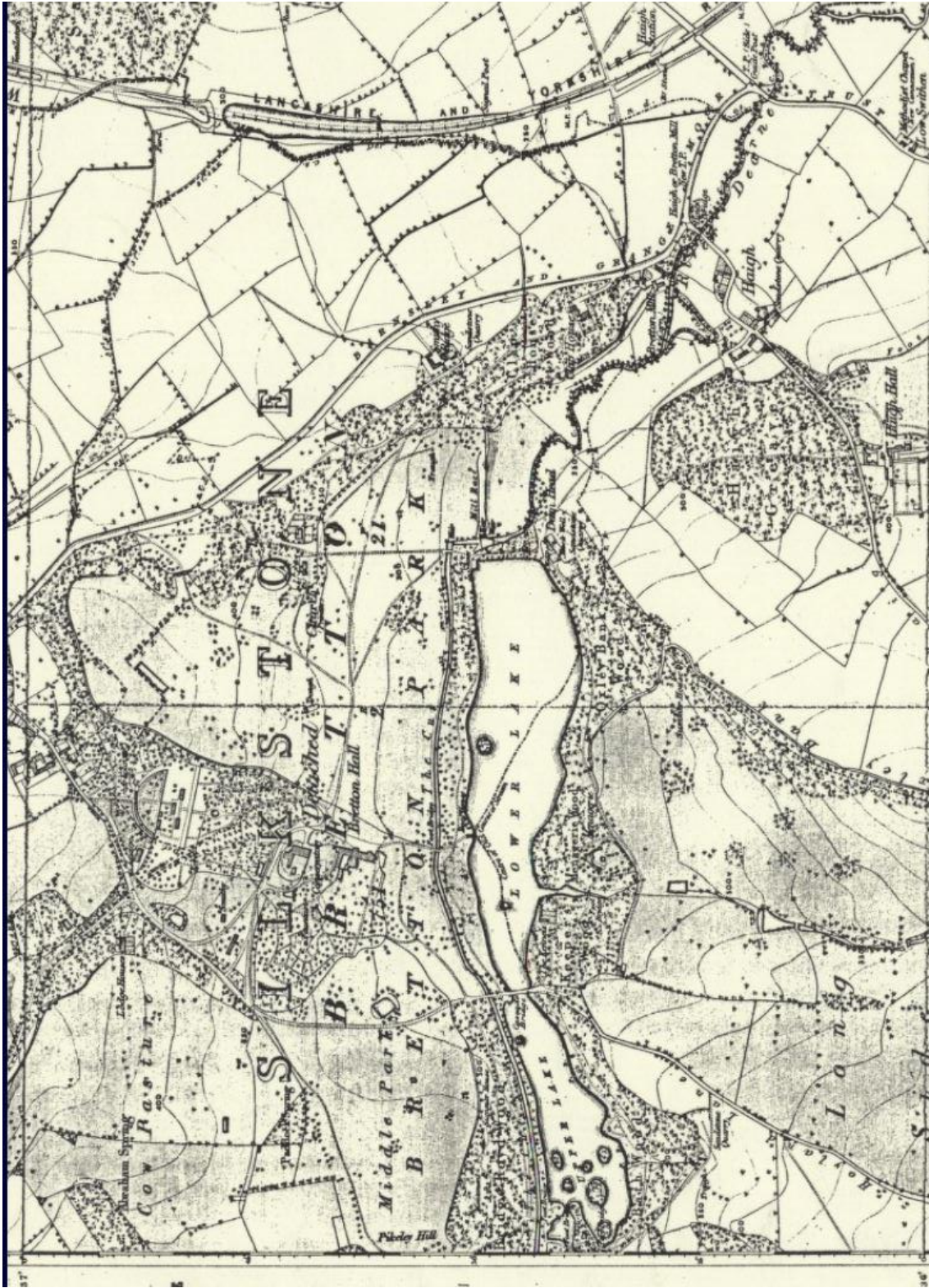


Figure 1.2 1891 (north side)

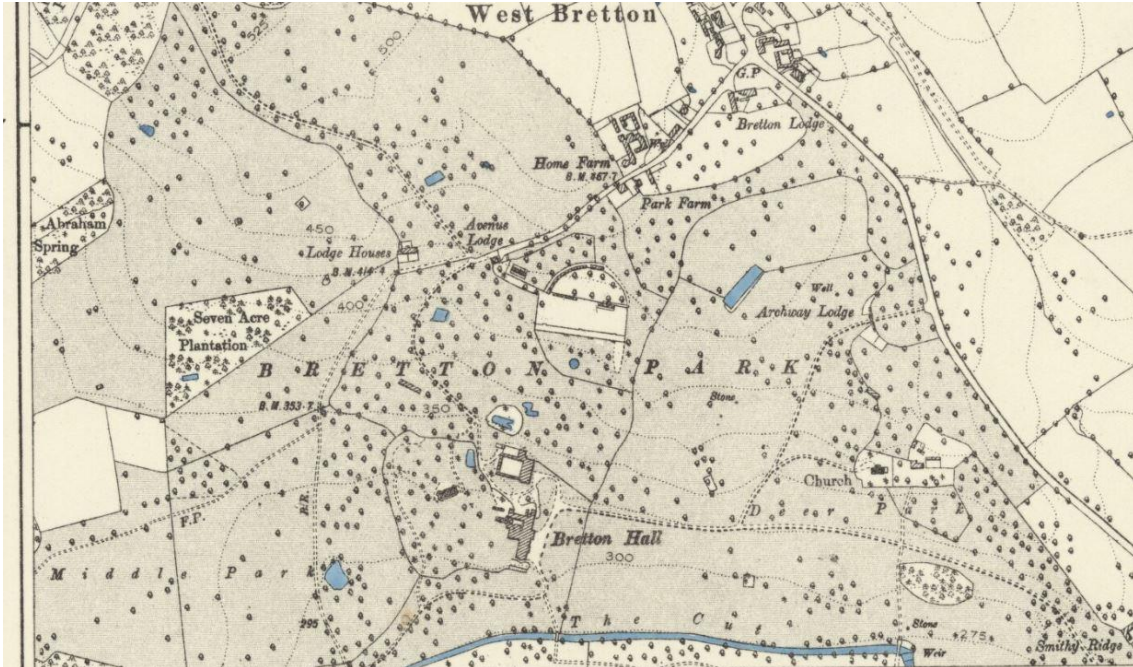


Figure 1.3 1891 (south side)

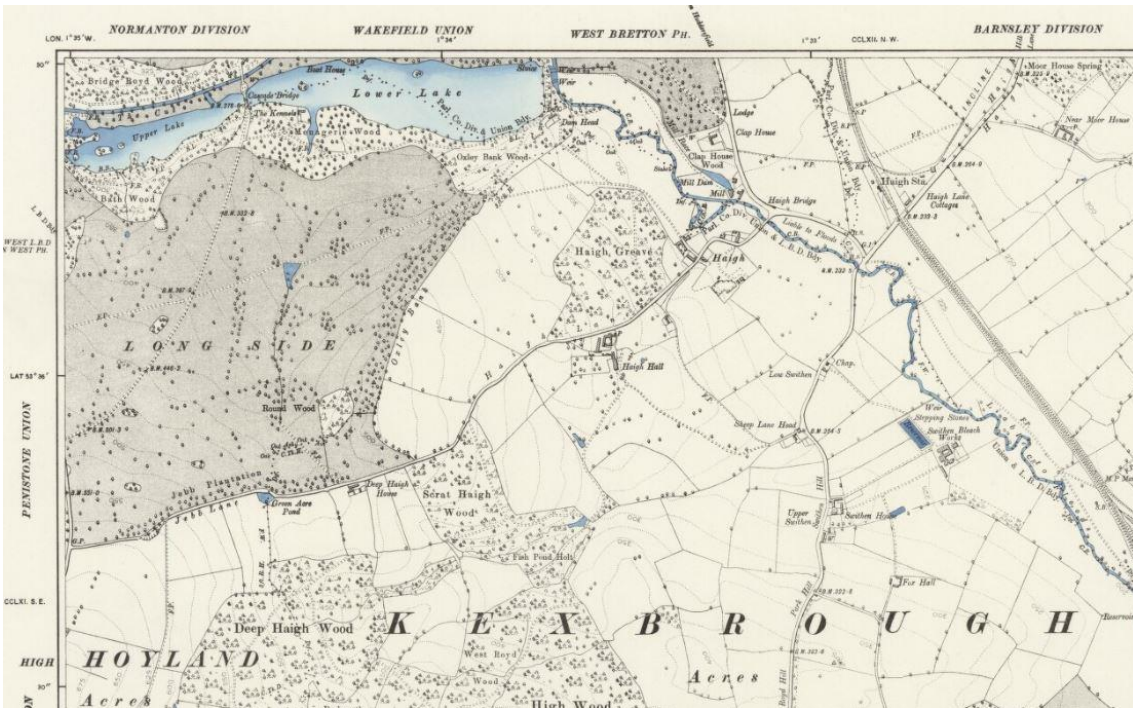


Figure 1.4 1904 north side



Figure 1.5 1904 south side

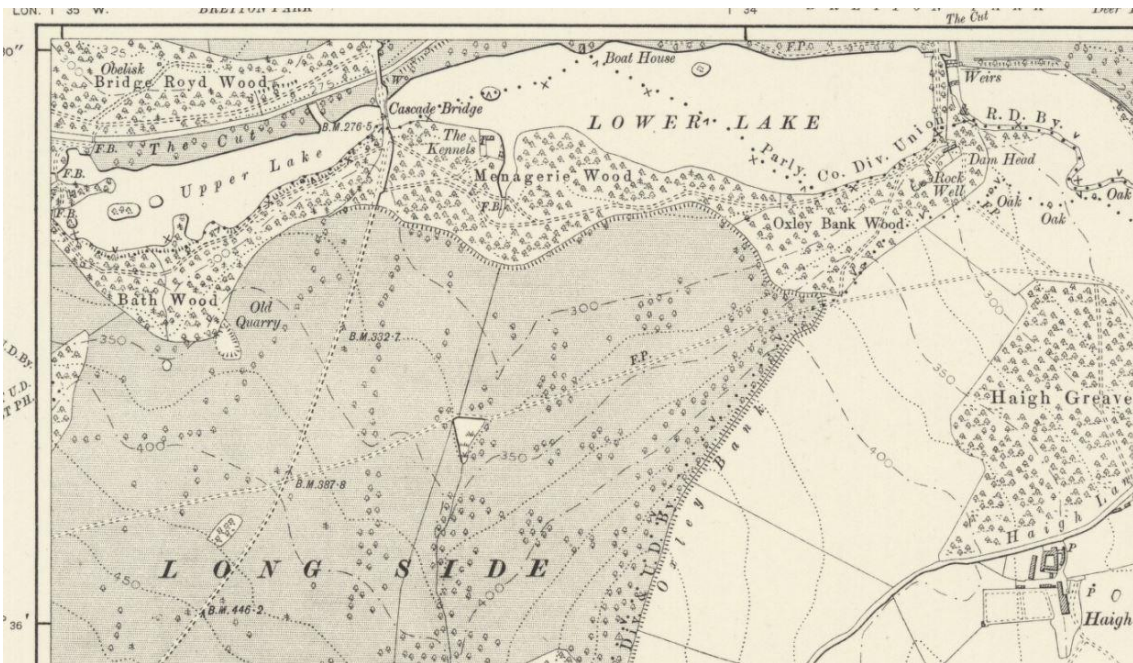


Figure 1.6 1930 (north side)

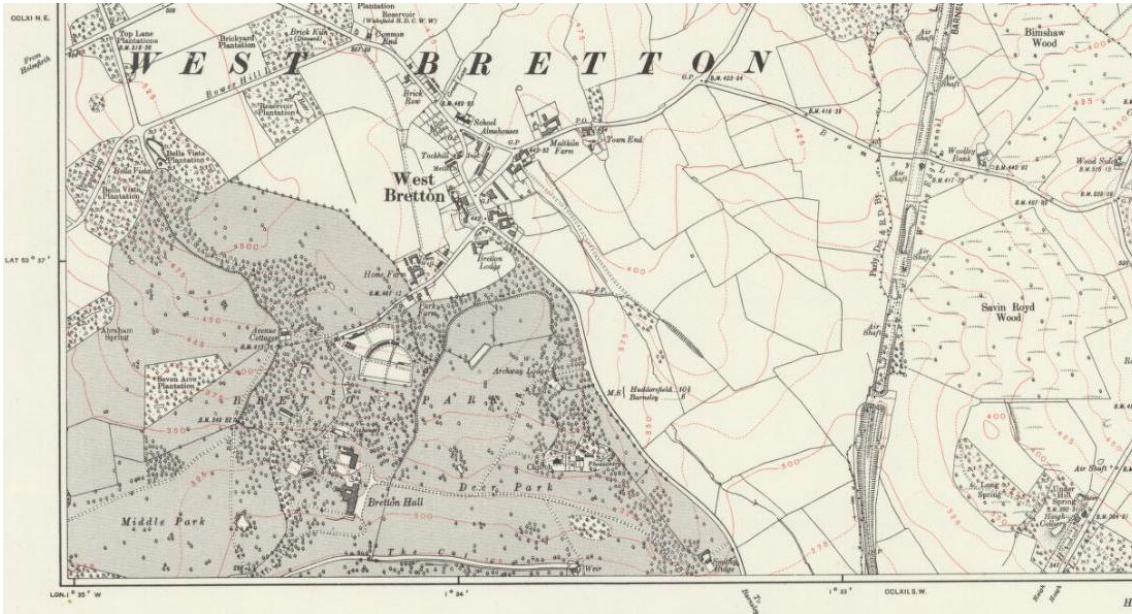


Figure 1.7 1930 (north side)

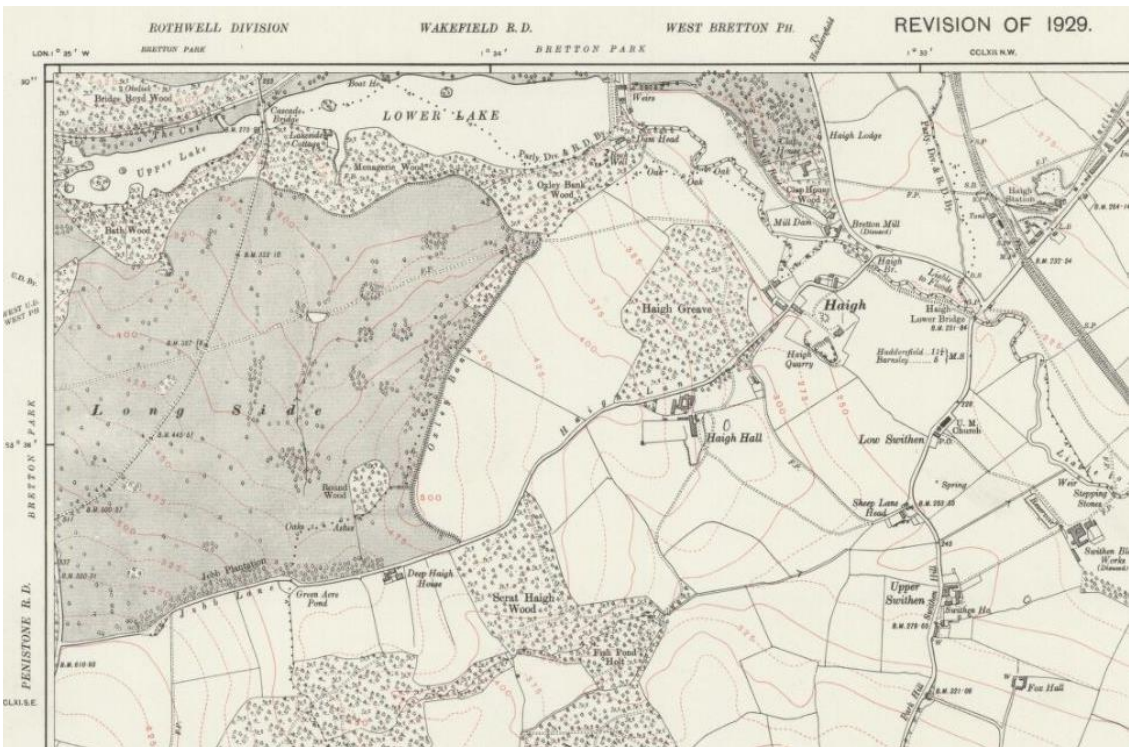


Figure 1.8 1948 north side

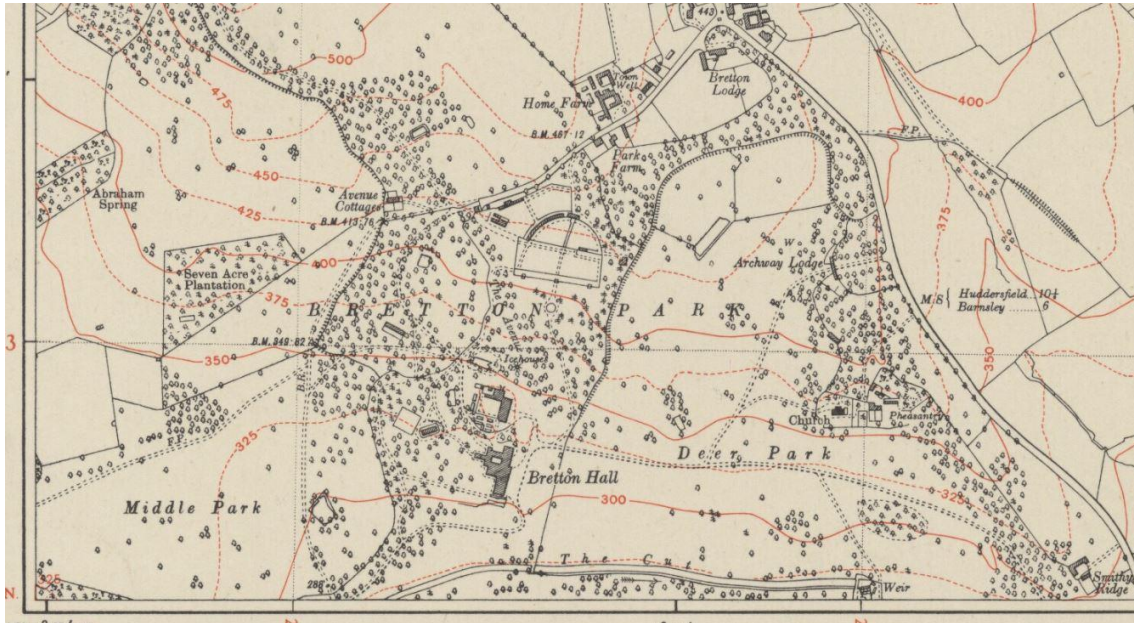
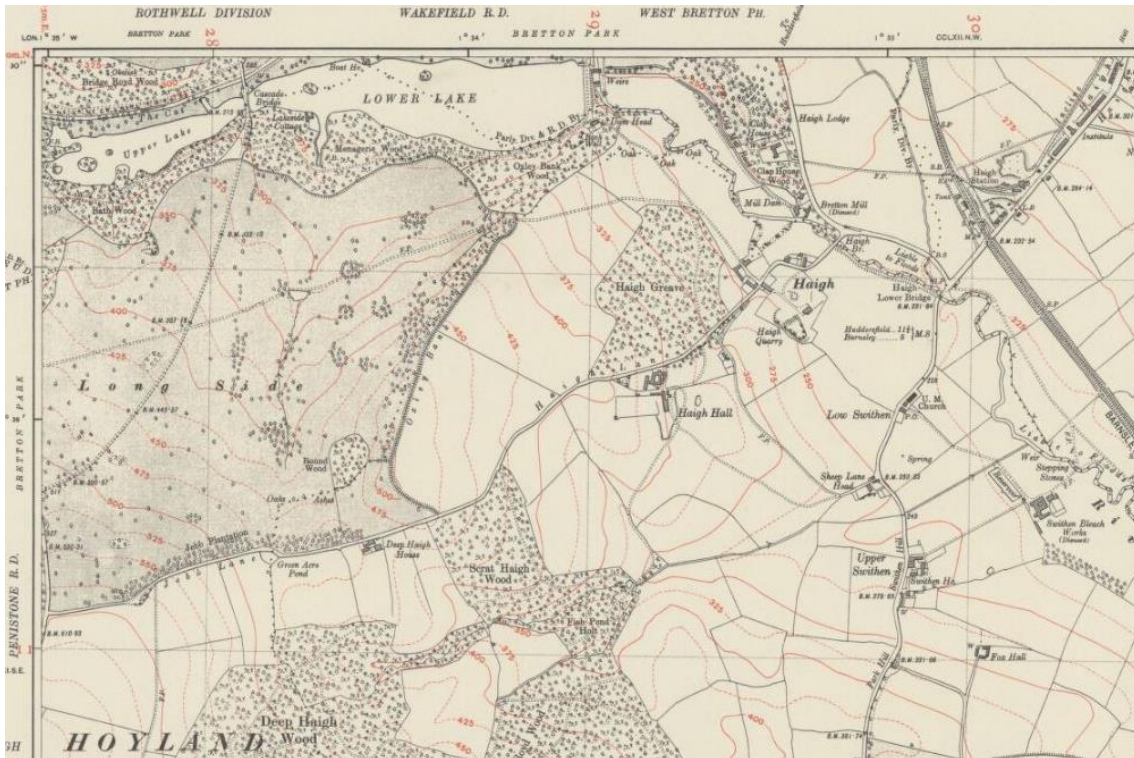


Figure 1.9 1948 (south side)



## Appendix 2: Listed Buildings within RPG Boundary

Name	Grade	Date of Designation
Bretton Hall Including Attached Orangery to West	II*	14 February 1952
Church in Bretton Park	II*	22 November 1966 (amended 21 June 1990)
Milepost approximately 600 Metres South of Junction with Park Road	II	6 May 1988
Bretton Lodge	II	22 November 1966
Churchyard Wall with Gateways and Gates to West, South and East of Church in Bretton Park	II	22 November 1966 (amended 6 May 1988)
Bridge over the Cut (East End) in Bretton Park	II	6 May 1988 (amended 21 June 1990)
Grotto at Bretton Hall	II	9 March 1998
OVERFLOW TO LOWER LAKE, 3 WEIRS TO EAST SIDE OF DAM AND PUMP HOUSE ADJACENT TO MIDDLE WEIR IN BRETTON PARK	II	6 May 1988
STABLE RANGE IN BRETTON PARK APPROXIMATELY 50 METRES NORTH OF BRETTON HALL	II*	22 November 1966 (amended 21 June 1990)
GARDENERS COTTAGE INCLUDING ATTACHED GARDEN WALLS, SHEDS AND CART SHEDS	II	6 May 1988 (amended 21 June 1990)
THE PHEASANTRIES IN BRETTON PARK	II	22 November 1966 (amended 21 June 1990)
BRIDGE OVER THE CUT IMMEDIATELY NORTH OF CASCADE BRIDGE IN BRETTON PARK	II	6 May 1988 (amended 21 June 1990)
ROCK WELL APPROXIMATELY 50 METRES WEST OF DAM HEAD COTTAGES IN BRETTON PARK	II	23 November 1987
FOOTBRIDGE IN MENAGERIE WOOD APPROXIMATELY 200 METRES SOUTH EAST	II	23 November 1987



OF CASCADE BRIDGE IN BRETTON PARK		
TERRACE IN BRETTON PARK APPROXIMATELY 300 METRES NORTH OF BRETTON HALL	II	6 May 1988 (amended 21 June 1990)
HAIGH LODGE IN BRETTON PARK (SOUTH EAST END)	II	22 November 1966
THE NORTH LODGE AT BRETTON PARK	II	22 November 1966
WELL HEAD IN BRETTON PARK	II	9 March 1998
SUMMER HOUSE IN BRIDGE ROYD WOOD APPROXIMATELY 200 METRES WEST OF CASCADE BRIDGE IN BRETON PARK	II	6 May 1988 (amended 21 June 1990)
CAMELLIA HOUSE IN BRETTON PARK APPROXIMATELY 80 METRES WEST OF BRETTON HALL	II	22 November 1966 (amended 21 June 1990)
ARCHWAY LODGE IN BRETTON PARK INCLUDING FLANKING WALLS	II*	22 November 1966 (amended 21 June 1990)
CASCADE BRIDGE AND WEIR IN BRETTON PARK	II	6 May 1988 (amended 21 June 1990)
TERRACE AND ATTACHED HA HA WALL IMMEDIATELY SOUTH OF BRETTON HALL	II	6 May 1988 (amended 21 June 1990)
SCULPTURE, VIRGINIUS AND HIS DAUGHTER, AT EAST END OF TERRACE IN BRETTON PARK, APPROXIMATELY 300 METRES NORTH OF BRETTON HALL	II	6 May 1988 (amended 21 June 1990)

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