



PPS5 Heritage Assessment

On behalf of:
Bayford & Co Ltd

In respect of:
Bowcliffe Hall
Bramham
Wetherby

Date:
July 2011

Reference:
AT/AT/1220811-2



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1.0 Introduction

1.1 This report is prepared by DPP Heritage on behalf of Bayford & Co Ltd in connection with an application for planning permission and listed building consent for a range of proposed works at Bowcliffe Hall, Bramham, Wetherby.

1.2 The statement assesses the proposals in relation to the relevant statutory duties, including the Planning (Listed Buildings and Conservation Areas) Act (1990) in addition to national planning policy set out in PPS5: Planning for the Historic Environment (2010) and the adopted regional and local policy documents including the Local Development Framework.

1.3 This statement has been prepared in light of the national policy in *PPS5: Planning for the Historic Environment*, which outlines that:

'local planning authorities should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance ...' (HE6.1).

1.4 This statement should be read in association with the all the other supporting documents submitted in support of the applications.

1.5 This statement first identifies the heritage assets and context of the site at *Section 2.0*, followed by *Section 3.0* which outlines and discusses the relevant policies relating to the proposals. The Statement then assesses the significance of the identified designated assets at *Section 4.0*, whilst at *Section 5.0* there is an assessment of the undesignated assets. There are details of the differing elements of the proposals at *Section 6.0*, following this there is an assessment of the impact of the proposed works at *Section 7.0*, with finally a conclusion at *Section 8.0*.

2.0 Defining the Heritage Assets

Background

- 2.1 PPS5: Planning for the Historic Environment defines a 'heritage asset' as:

A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions¹.

- 2.2 They are described as 'the valued components of the historic environment' and can include designated heritage assets and assets identified by the local planning authority during the process of decision making or through the plan making process.
- 2.3 The proposed works at Bowcliffe Hall include rehabilitative works which will physically impact upon the building itself, along with various works within the wider setting including remediation to surrounding structures and new build within the wider context of the estate.
- 2.4 Whilst constructed for residential use Bowcliffe Hall has been occupied as business premises since the mid 20th century.

Designated Heritage Assets

Listed Buildings

- 2.5 There are two listed buildings which have the potential to be affected by the development proposals, either directly through physical works or via the potential for works to impact upon their setting.
- 2.6 Whilst the identified buildings listed are subject to separate entries on the list, it is also important to take into account the fact that both buildings when combined, through their arrangement and historical relationships share a degree of group value

¹ Appendix 2: Terminology – PPS5 Planning for the Historic Environment (2010)

the significance of which will be discussed later within this report. (see also *Appendix 1: Heritage Context Plan and Appendix 2 for complete listing descriptions*).

- 2.7 The listed buildings are briefly identified below, this overview is for basic identification of the assets at this initial stage and thus will be expanded greatly in later sections, where the significance of the asset in terms of its historical and architectural importance is identified and discussed in order to allow a wider assessment of the impacts of the development proposals
- 2.8 *Bowcliffe Hall* – Mansion House now offices dating from around 1805, with later additions and alterations – broadly completed in the classical style.
- 2.9 *Chapel in Garden of Bowcliffe Hall* – Chapel possibly dating from 15th century although more likely from 19th century with elements from earlier Nostell Priory.

Non Designated Heritage Assets

- 2.10 Whilst not benefiting from formal designations and not being identified by Leeds City Council as a heritage asset, it is considered that the park/garden in which Bowcliffe Hall stands and its wider environment does have some significance which requires identification and consideration.
- 2.11 The surrounding park/garden forms as estate with a present area of around 19ha; this can be roughly broken down into various elements, each with its own unique character. To the immediate surroundings of the Hall are the more formal structured South Gardens and North Front (albeit the latter with eroded character due to parking incursion). To the south and west of this is the more natural parkland further from the estate core which is more open, unstructured and sweeping in its character. Finally to the far south is the outer landscape, an area of transition through sports pitches to agricultural land.
- 2.12 Whilst the village of Bramham benefits from a designated Conservation Area (designated 1975, extended 2010), this designation is confined to those parts of the village to the east of the A1 and does not include Bowcliffe Hall or its surrounding landscape.

2.13 Leeds City Council does not presently appear to maintain a list of locally significant buildings.

3.0 Heritage Planning Policies and Guidance

Statutory Duties:

The Planning (Listed Buildings and Conservation Areas) Act 1990

- 3.1 With regard to applications for planning permission which may affect the setting of a statutory listed building, the Act outlines in Section 66 that:

's66(1) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

- 3.2 In determining such applications the following duty is placed upon the decision maker:

's.16(2) In considering whether to grant listed building consent for any works the local planning authority, or as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

National Policy and Guidance:

PPS5: Planning for the Historic Environment, 2010

- 3.3 PPS5: Planning for the Historic Environment was issued on 23 March 2010 and replaces both PPG15 and PPG16. PPS5 provides a full statement of Government planning policies with regard to the protection of all heritage assets. In this, PPS5 is supported by an accompanying Historic Environment Planning Practice Guide, which provides further information on how the policies set out in the PPS should be implemented.

- 3.4 PPS5 sets out the level of information that would be required in support of applications affecting heritage assets. Policy HE6 states:

'Local planning authorities should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance ... (HE6.1)

'This information together with an assessment of the impact of the proposal should be set out in the application ...' (HE6.2)

- 3.5 Policy HE7 sets out the policy principles guiding the determination of applications affecting both designated and non-designated heritage assets, and states:

'In considering the impact of a proposal on any heritage asset, local planning authorities should take into account the particular nature of the significance of the heritage asset and the value that it holds for this and future generations. This understanding should be used by the local planning authority to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposals.' (HE7.2)

- 3.6 The PPS goes on to say:

'Local planning authorities should take into account:

the desirability of sustaining and enhancing the significance of heritage assets, and of utilising their positive role in place-shaping; and

the positive contribution that conservation of heritage assets and the historic environment generally can make to the establishment and maintenance of sustainable communities and economic vitality by virtue of the factors set out in HE3.1 (HE7.4)

Local planning authorities should take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment. The consideration of design should include scale, height,

massing, alignment, materials and use.' (HE7.5)

3.7 With regard to applications affecting designated heritage assets, Policy HE9 states:

'There should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be (HE9.1).

3.8 Policy HE9.2 states:

'Where the application will lead to substantial harm to or total loss of significance local planning authorities should refuse consent unless it can be demonstrated that:

(i) the substantial harm to or loss of significance is necessary in order to deliver substantial public benefits that outweigh that harm or loss;

Or

(ii) (a) the nature of the heritage asset prevents all reasonable uses of the site; and

(b) no viable use of the heritage asset itself can be found in the medium term that will enable its conservation; and

(c) conservation through grant-funding or some form of charitable or public ownership is not possible; and

(d) the harm to or loss of the heritage asset is outweighed by the benefits of bringing the site back into use.' (HE9.2)

3.9 Policy HE.9.4 which states that:

'Where a proposal has a harmful impact on the significance of a designated heritage asset which is less than substantial harm, in all cases local planning authorities should:

(i) Weigh the public benefit of the proposal (for example, that it helps to secure the optimum viable use of the heritage asset in the interests of its long-term conservation) against the harm; and

(ii) Recognise that the greater the harm to the significance of the heritage asset the greater the justification will be needed for any loss'

3.10 With regard to applications affecting the setting of a designated heritage asset, Policy HE10 states:

'... local planning authorities should treat favourably applications that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset ...' (HE10.1)

Regional Policy and Guidance:

The Yorkshire and Humber Plan: Regional Spatial Strategy to 2026

3.11 Regional Strategies presently comprise part of the statutory development plan. However, the Coalition Government has prepared the Localism Bill which proposes their abolition; anticipated during 2011. Until such time Regional Strategy is abolished the policies will remain material to determination of the application proposals.

3.12 In order to recognise and safeguard the Region's historic attributes Policy ENV9 states:

A The Region will safeguard and enhance the historic environment, and ensure that historical context informs decisions about development and regeneration.

B Plans, strategies, investment decisions and programmes should conserve the following regionally-distinctive elements of the historic environment, enhance their character and reinforce their distinctiveness:

1. World Heritage Sites and their settings at Saltaire, and Fountains Abbey and

Studley Royal

2. Prehistoric landscapes, especially the Wolds, the Southern Magnesian Limestone Ridge, the Vale of Pickering, and Ilkley and Rombalds Moors

3. Medieval settlements and landscapes, especially the Lincolnshire Coversands, the waterlogged landscapes of the Humber and the relict industrial landscapes of the North York Moors and Yorkshire Dales

4. Former industrial landscapes, housing areas and civic buildings of note, especially in West and South Yorkshire

5. Roman military and civil settlements and communications, especially in North Yorkshire

6. The street patterns, sky lines, views and setting of the historic City of York

7. Maritime archaeological assets, seaside resorts, and the purpose built historic ports, docks and infrastructure of the East Coast and the Humber

8. Historic landscapes including registered battlefields, parks and gardens

9. The unique record of historic urban development present as archaeological deposits in large areas of the region's cities and towns.

Local Policy and Guidance:

3.13 The following local policy and guidance for Leeds City Council is also a relevant consideration:

Leeds Unitary Development Plan 2001 and Leeds Unitary Development Plan Review 2006

3.14 The Unitary Development Plan is the statutory development plan for the whole of the

Leeds district. The original UDP was first adopted in 2001. In 2006 the UDP was reviewed and updates the UDP in a number of respects, however in essence the original 2001 plan remains unchanged. The following policies are considered pertinent to the application proposals:

3.15 In respect to building conservation Policy N14 states:

There will be a presumption in favour of the preservation of listed buildings. Consent for the demolition or substantial demolition of a listed building will be permitted only in exceptional circumstances and with the strongest justification.

3.16 Specifically to the extension of listed buildings Policy N16 states:

Extensions to listed buildings will be accepted only where they relate sensitively to the original buildings. In all aspects of their design, location, mass and materials, they should be subservient to the original building.

3.17 In relation to existing detailing and features on or within a Listed Building Policy N17 states:

Wherever possible, existing detailing and all features, including internal features, which contribute to the character of the listed building should be preserved, repaired or if missing replaced. To the extent that the original plan form is intact, that plan should be preserved where it contributes to the special character and appearance of the building.

4.0 Assessment of Significance – Listed Buildings

Introduction

- 4.1 The identified listed buildings on the site (Bowcliffe Hall and the Chapel) whilst being separate architectural elements in themselves are also components of the wider Bowcliffe Hall Estate. Therefore in order to consider their significance it is important to consider their development and history within this wider context.
- 4.2 In order to achieve this objective the assessment of the historical significance of the structures will initially consider the wider history and significance of the Estate including its evolution over time to reach the present position of architectural and historical cohesion.
- 4.3 Following this there will be an assessment of the architectural and group interest of the buildings which have the potential to be affected by the works, either physically or by way of impacts upon their setting, followed by a summary of their significance.

Historical Overview of the Site

History Prior to Development of Hall

- 4.4 The Bowcliffe Hall Estate is located to the south west of the village of Bramham, whilst the development of the Estate and its associated architecture and landscape dates from the 19th century, the history of the landscape in which it is sited has a diverse and interesting background. In order to understand and assess the wider context and significance of the site it is useful to summarise the history of the land prior to its present use and occupation.
- 4.5 Bramham and its surroundings were of some importance as early as Roman times, this importance being due to both the proximity to the Romans settlement at York, but also the local topography with the elevated areas of the parish providing a viewpoint over the surrounding plain.

- 4.6 This Roman significance is also noted within the National Monuments Record which notes a prehistoric/Roman sub-oval enclosure has been noted from aerial photo to the south west of the site (NMR Ref: 1399100).
- 4.7 This significance continued following the Romans departure, with the Domesday Survey of 1086 noting a mill within the Parish. Following the Norman Conquest the lands were initially granted by William to his half brother, Robert, Count of Mortain in Avranches, such granting of lands normally being undertaken to retain control and ensure the loyalty of the grantee. In the period following this initial grant the lands were passed around various noble families as the significance and stature of its holders changed with historical developments.
- 4.8 The next major development affecting the settlement, and one with specific importance to the site now occupied by Bowcliffe Hall was the granting of certain lands within the Parish to Nostell Priory. Their holdings appear to have grown between the 12th and 14th centuries, by which stage they had rights to the village mill along with additional rights to cultivate crops and to graze sheep, such holding rights being of great significance in an emerging agricultural economy.
- 4.9 When occupying lands away from Nostell the monks often constructed a cell or small monastery on the site to allow worship, and it has been suggested that the chapel in the grounds dates from this period. However a more likely proposition is that the chapel as now found is formed of elements of an earlier cell (or monastery) parts of which were incorporated into the chapel when it was built/rebuilt in the 19th century.
- 4.10 By the suppression of the monasteries by Henry VIII in the 16th century the importance of Bramham is noted, it being Nostell's most valuable possession with annual rents being worth £72.19 10d. Following the suppression and the associated confiscation of church lands it again passed into private hands.
- 4.11 The site also has wider national significance as it formed the backdrop to a number of important battles in English history, its strategic location meaning that whilst often not directly involved, soldiers would pass through when approaching battle or often fleeing following defeats.
- 4.12 In 1408 the Battle of Bramham Moor occurred to the south east of the site (now

separated from the site by the widened A1), whereby Henry VI defeated the challenge of Percy, Earl of Northumberland. Later in the 15th century battles forming parts of the wider 'War of the Roses' occurred in the vicinity and thus would have no doubt affected the settlement and its residents with troop movements and associated disruptions. Finally during the Civil War of the 17th century battles at Tadcaster Bridge² and Marston Moor³ again brought disruption to the area.

Site Development and History 19th Century Onwards

Ownership of William Robinson

- 4.13 Whilst the manner in which the land came into his ownership is not clear, it is thought that William Robinson, a businessman in the cotton spinning trade from Manchester, commenced construction of what is now Bowcliffe Hall and Estate in 1805. Unfortunately having only completed the western wing of the property he fell into bankruptcy and was forced to sell the part completed property and associated land for £2000 at public auction.

Ownership of John Smyth

- 4.14 The purchaser of the part completed works was a John Smyth, however sadly little is known of his background or the speed at which he completed Bowcliffe Hall, although by 1822 it is being noted in a book detailing seats of the nobility and gentry as

'Bowcliffe, Bramham, 4m S of Weatherby, John Smyth Esq⁴.'

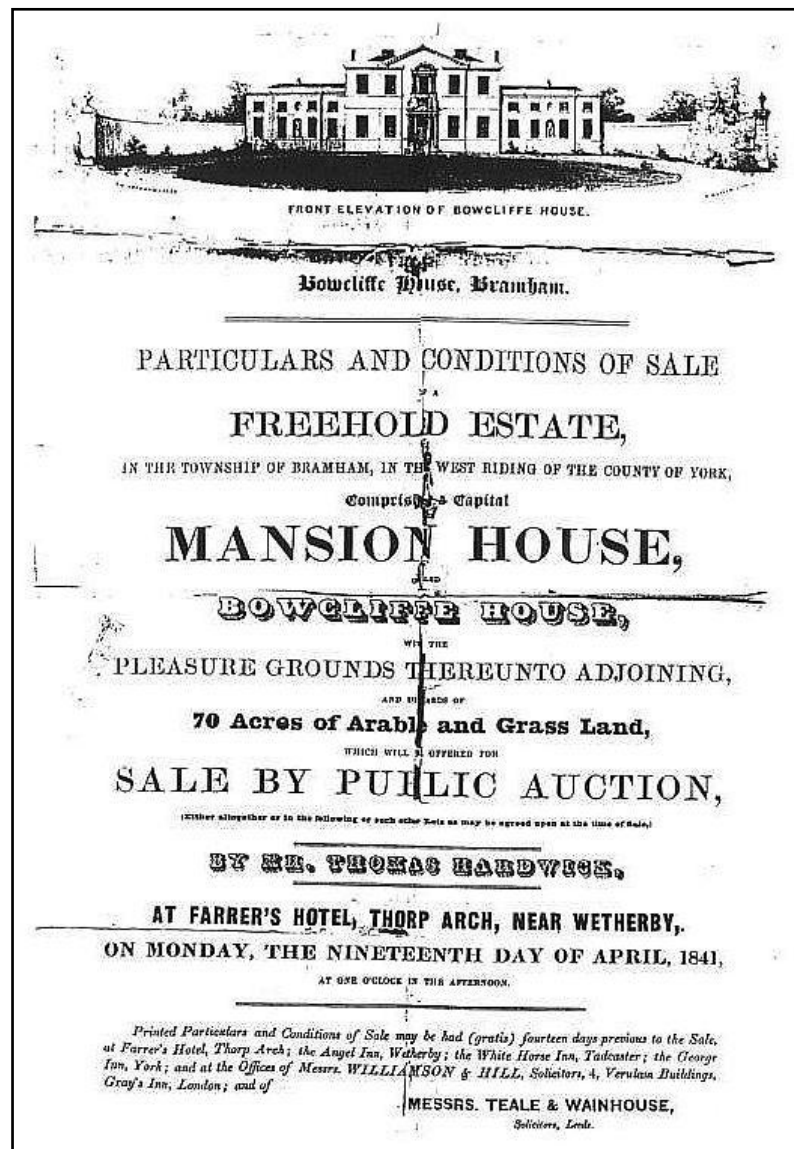
- 4.15 What is apparent is that by 1825 Smyth had completed the Hall, although it is emphasised that at this stage it had a fully symmetrical front. In addition to the construction of the Hall, it is thought that during this time Smyth also completed the initial works to the Gardens and Park laying out the interesting juxtaposition between formal gardens and open park which remains visible to this day.

² December 1642

³ July 1644

⁴ Page 644 - History, directory & Gazetteer, of the County of York - Volume 1 By Edward Baines - 1822

- 4.16 John Smyth died in 1840 and following his death the house initially stood empty until being made available by way of auction once again. The auction was set for the 19th April 1841 and held at the Farrer's Hotel, Thorp Arch, with a poster advertising the Auction survives and provides a great insight into design and significance of the property at that stage.



Taken from <http://www.bramham.org.uk/tpovercent2.htm>

- 4.17 The first factor to note is that the illustration on the poster shows the house as completed, with a fully symmetrical front and associated quadrant containing walls, prior to the additional floor being added to the left hand wing. It is also interesting to note that at this stage the house was being referred to as Bowcliffe House rather

than Hall, although it is still noted to be a '*capital Mansion House*'.

- 4.18 It is also interesting to see that the surrounding park is referred to as 'pleasure grounds' which would illustrate their formal development to a cohesive plan for pleasure, although equally of note is the fact that the estate extends to around 70 acres (28ha), almost double the c40 acres (19ha) occupied by the estate today.

Ownership of Lane Fox Family

- 4.19 The purchaser of Bowcliffe Hall was George Lane Fox⁵ of Bramham Park. Known as 'The Gambler' he was a member of the drinking and gambling set that had gathered around the Prince Regent and thus through his gambling was often short of money. He purchased Bowcliffe Hall (which they renamed Bramham Hall⁶) after the Lane Fox family seat, Bramham Park was burned to the ground⁷, and possibly due to his debts and gambling there was insufficient money available to rebuild at that time.
- 4.20 Following his fathers death in 1848, ownership of Bowcliffe Hall passed to his eldest son, who was also George Lane Fox⁸. He was a great sportsman and known to all and sundry in Yorkshire as 'The Squire', unfortunately any development of his lands was made difficult following his inheritance of around £175,000 of debts from his father's estate and thus again he was not in a position to rebuild Bramham Park.
- 4.21 The Squires eldest son had a vocation in the priesthood and thus on agreement father and son agreed that he should not inherit the estate, thus on The Squires demise the estate passed to another son, confusingly also called George Lane Fox⁹!
- 4.22 George 'The Politician' married the daughter of the 2nd Viscount Halifax in 1903, the combination of her inherited wealth, his determination and the funds released by way of the compulsory purchases of their land in Ireland allowed George to honour a promise he had made to his grandfather and rebuild Bramham Park. During this period George was elected to parliament in 1906¹⁰ and in 1907 he finally achieved his

⁵ 1793-1848

⁶ Taken from <http://www.bramham.org.uk/tpovercent2.htm>

⁷ George was attending the funeral of Lord Rivers when the fire destroyed the house.

⁸ 1810-1896

⁹ 1870-1947

¹⁰ He held several governmental posts including Secretary of State for Mines in 1923, this service being recognised

rebuilding ambitions and the family reoccupied Bramham Park and left Bowcliffe Hall.

Walter Geoffrey Jackson

4.23 Following the departure of the Lane Fox family, Bowcliffe was sold once again passing into the ownership of Walter Geoffrey Jackson in 1908. Jackson was a mining engineer who had previously been employed by the Central Argentine Railway Company on its engineering staff. However by this stage he was a Managing Director¹¹ of Henry Briggs Son & Company who had mining and other industrial interests.

4.24 He moved to Bowcliffe Hall from Heanor in Derbyshire as the company had mining interests in the area and it was company custom for a board member to live in easy reach of the collieries. He served as Managing Director until 1919 at which he relinquished the position to Walter Hargreaves although he remained Chairman until 1924. The precise date he relinquished ownership of Bowcliffe Hall is not clear, although his retirement from the Managing Director role may have released him from his ties to the area.

Robert Blackburn

4.25 Bowcliffe Hall was purchased during 1920 by Robert Blackburn; his purchase being the final time that then house changed hands for residential purposes. Whilst this report does not have room to fully document his achievements a brief overview of the importance of this occupier is outlined below.

4.26 Robert Blackburn was born on 26th March 1885 at Kirkstall in Leeds, his father was Works Manager at Thomas Green & Sons in Leeds¹² and it is likely that this family connection prompted his enthusiasm for engineering. He attended the Leeds Modern School and following this he gained a Degree in Engineering from Leeds University in the early 20th century.

4.27 Following his graduation he joined his father at Thomas Green & Sons, but due to his

by his creation as Lord Bingley in 1933.

¹¹ Appointed 1906 – see www.stowell.org.nz/sources/source45.html

¹² Manufacturers of Steam Rollers and Lawn Mowers

modern ideas a degree of generational clash occurred and he subsequently visited to Europe to consider engineering developments on the continent. During this visit, whilst in France, he became interested in aviation engineering and began developing his first aircraft designs whilst in Paris.

- 4.28 Blackburn returned to Leeds in 1908, at this stage Green's refused to take forward his aircraft designs and as his enthusiasm and passion for aeronautical was so high, even at this early stage he left the company and with some financial assistance from his father set up a small workshop beneath a clothing factory in Benson Street, Leeds. The 1st monoplane was completed in April 1909 and taken by horse drawn cart to the coast at Saltburn, although sadly it was broken without completing a flight by May 1910.
- 4.29 In 1910 Blackburn moved to a bungalow on the coast at Filey, as this location allowed him to build his aircraft and then move them to the adjacent sands by slipway for testing, shortly after which his 2nd monoplane completed a successful flight, this established him as one of the foremost aviation pioneers in the country and by 1911 he had established the 'Blackburn Aeroplane Company'.
- 4.30 In 1912 it would appear that Blackburn was back in Paris as he met his future wife Jessica¹³ whom he married in 1914¹⁴. Jessica was entitled to a large inheritance on her marriage, and it would appear that as Robert had no source of personal finance himself, her inheritance was used to purchase their first home in Leeds, and to establish The Blackburn Aeroplane and Motor Company Ltd as a limited company with a capital of £20,000 made up of £1 shares. Blackburn was one of the Directors, along with a J.E. Jackson¹⁵.
- 4.31 Following the establishment of the company Robert Blackburn started the first scheduled air service in Great Britain on 22nd July 1914 by flying in it with the Lady Mayoress of Leeds on the first of the day's every half hour runs between Leeds and

¹³ Obituary: Jessica Blackburn, Independent Newspaper 22nd May 1995.

¹⁴ The importance of Robert Blackburn by this stage is illustrated by the arrival of a telegram from Winston Churchill then First Lord of the Admiralty, with news of Robert's first government contract to build aircraft during his wedding reception. This in turn led to a cancellation of the honeymoon. - Obituary: Jessica Blackburn, Independent Newspaper 22nd May 1995.

¹⁵ Not clear if he was any relation of W.G. Jackson.

Bradford¹⁶.

4.32 Also in 1914 the company purchased a disused roller skating rink in Roundhay, Leeds and set up a factory constructing aircraft. The price of the factory was £20,000, the purchase price coming half each out of Jessica's inheritance and from Robert's father¹⁷. The factory closed in the 1920's after the closure of the nearby Roundhay aerodrome meant that planes could no longer be flown directly from the factory, however it remained the company's head office for over 30 years. In addition to his aspirations for land based aircraft, Blackburn also aspired to construct seaplanes; therefore a further site at Brough, providing easy access to the River Humber, was opened in 1916.

4.33 The important role that Jessica Blackburn¹⁸ held in the development of the company can be noted from the below extract from her obituary, which also notes the purchase of Bowcliffe Hall:

*'Jessica Blackburn's natural charm and engaging personality proved an invaluable asset to the social side of the Blackburn business. Where her new husband tended to be reticent and awkward in making new acquaintances, Jessica was vivacious and outward-going. Their homes in Leeds, and from 1917 Bowcliffe Hall, in Bramham, near Wetherby (sic), which she purchased, became meeting places for other aircraft pioneers, media proprietors, local financiers, RAF and Fleet Air Arm officials and national politicians, all of whom were to be important sources of support in securing the future of the aircraft business. Amy Johnson, Jim Mollinson, Louis Bleriot, Lord Northcliffe, Lord Trenchard, Stuart Hirst, Sir Sefton Brancker, and Winston Churchill were among members of the social circle which Jess orchestrated and entertained.'*¹⁹

4.34 The above quotation provides further evidence of the great significance of Bowcliffe Hall and its associated grounds in 20th century history, as the list of visitors of political, industrial and technological significance illustrates its position at the forefront of technological enhancement.

4.35 The breaking out of the Great War whilst fortuitous for the company in terms of

¹⁶ Blackburn Aircraft since 1909 - AJ Jackson

¹⁷ Obituary: Jessica Blackburn, Independent Newspaper 22nd May 1995.

¹⁸ Robert and Jessica divorced in 1936 – she died in 1995 aged 101.

¹⁹ Obituary: Jessica Blackburn, Independent Newspaper 22nd May 1995.

production, did lead to a pause in development. However in the post war period, when business slumped throughout the country, and when the manufacturing orders ceased the company's position came somewhat precarious. In this difficult position Robert Blackburn managed to continue to sustain his business through small component manufacture for aircraft, motor vehicles and even trolley buses.

- 4.36 In 1919 the ambition and foresight of Blackburn was further revealed by the setting up of the North Sea Aerial Navigation Company²⁰. This was set up to run commercial freight and passenger services using former bomber aircraft directly purchased from the Government following the cessation of hostilities.
- 4.37 The 1st commercial flight undertaken by the company carried freight from Gosport to Leeds on 10th May 1919 and by September 1919 regular passenger flights were available from Leeds to Hounslow for a return fare of £30. In addition flights to Europe were trialled including a Leeds to Amsterdam service, whilst not successful this foray into commercial air transport further emphasises and illustrates the imagination and innovation of Robert Blackburn.
- 4.38 The development of Blackburn aircraft continued throughout 20th century with Robert Blackburn at the forefront of the company's development. However by 1950 at the age of 65 he moved into semi-retirement, although continuing as chair of the company, leaving Bowcliffe Hall and moving to Devon. He was made an Honorary Fellow of the Royal Aeronautical Society on the 31st March 1950 and finally died in Devon whilst fishing on the 10th September 1955.

The Post Blackburn Years

- 4.39 Following Blackburn's death the house was sold in May 1956 to the Hargreaves fuel company for occupation as offices. This commercial use continues today although ownership changed once again with the Estate passing into the ownership of the Bayford Group in 1988.

Bowcliffe Hall

²⁰ Later the North Sea Aerial and General Transport Company Ltd.

Historic Interest

- 4.40 The building forms part of a wider historic site which has evolved over time as outlined above. This interest relates to the social history associated with the sites occupation, along with the evolution of the architecture to meet the needs of occupiers over time.

Architectural Interest

- 4.41 The initial construction of Bowcliffe Hall commenced in 1805, being completed at some stage between that date and 1825. The building was further altered later in the 19th century with the addition of a second floor to the eastern wing of the property. Whilst the date for this is not clear, the survival of an illustration from 1841 illustrates the building in its original form and thus can be considered evidence to confirm that the extension occurred after this date.
- 4.42 The building is constructed of ashlar limestone, under a shallow pitched slate roof, finished with ashlar stone ridge stacks. The plan form is comparatively robust being a rectangular double pile arrangement, albeit with later alterations, finished at either end with projecting quadrant walls.
- 4.43 The building originally extended over 2 storeys, although the wing to the east has been subsequently lifted to 3 storeys by way of a later 19th century addition. The building is finished in a comparatively simple although pleasing interpretation of the classical style, displaying considered detail and proportionality as associated with the style.
- 4.44 The principal frontage is to the north and extends 15 bays in width. The centre projection is of 5 bays and is completed to a symmetrical design. To the ground floor is a robust Tuscan porch, filled with a panelled door with fanlight above, flanking this are 4 12 pane sash windows.
- 4.45 Above this is a tripartite window with Ionic detailing topped with a semicircular pediment breaking through the modillion cornice on the substantial triangular pediment above. Further interest and elevation articulation is provided by way of delicately imposed detailing including cill bands to both floors and an apron with blind

balustrade to the bottom of the upper window.

- 4.46 The wings are set back from the centre and are both of 5 bays, with in each case the 3 central bays projecting forward of their neighbours. The central bay of these projections contains recesses, with a statue to ground floor and an oculus above. In both cases the ground floor openings are finished with four 12 pane sash windows, whilst the first is finished with four 6 pane windows. Both wings are then topped with a moulded cornice and a small parapet.
- 4.47 As noted above, the east wing has been lifted a further storey, this upper storey again being 5 bays with matching 12 pane sash windows and matching cornice detail. Whilst carefully completed, this extension upsets the rhythm of the fenestration a little on this wing, as due to the disparity in window size moving up the elevation, it now fails to adhere strictly to classical rules of proportionality and progression.
- 4.48 The west wing remains as built, the central parapet being topped by an urn above its projection.
- 4.49 To either side of the wings are enclosing quadrant walls which present enclosure to the principal elevation and direct the eye to the principal features. These quadrant walls are of ashlar stone and are finished with small doorways helping to frame and emphasise the architecture of the principal frontage.
- 4.50 The side and rear elevations of the property whilst displaying similar character and detailing have a simpler interpretation of heritage design with less intricate detailing.
- 4.51 The rear elevation which is two storeys in height and extends over eight bays has a simple yet pleasing character. The two bays to each end of the elevation project providing some interest and articulation whilst the rhythm of fenestration has a consistent rhythm though the elevation.
- 4.52 However this is upset a little by a range of differing window glazing arrangements. It is also the case that in certain cases modern uPVC and metal windows have been installed; these will be replaced with more appropriate windows as part of the rehabilitation proposals hereby proposed.

4.53 Internally works are proposed to the eastern service wing of the building, located to the rear of the screening quadrant wall. These spaces whilst displaying evidence of alterations retain a simple hierarchical plan form which would support their historic use as service spaces.

Group Value/Setting

4.54 Bowcliffe Hall forms the centre piece of a wider estate, providing the focus for its significance and contributing greatly to its aesthetic and architectural hierarchy.

4.55 The Hall enjoys a close spatial relationship with its former subsidiary buildings including the former coach house and stables which are situated to the east. Whilst now screened to a degree by landscaping this historic group relationship remains apparent with the viewer being able to interpret the functions and arrangements of the buildings even as their use and occupation has changed over time.

4.56 In addition the Chapel to the west, whilst now shrouded in trees, enjoys a close social and historical relationship to the Hall. Such buildings provided private space for contemplation and spiritual thought by the occupiers of the Hall and thus both buildings relate to one another as part of the wider social history of the site.

4.57 The Hall also makes best use of its topography and setting to emphasise its position within the landscape and architectural hierarchy of its surroundings. The siting of the Hall on the natural promontory enhances its scale and architecture making it prominent and providing a subconscious illustration of the subservience of the surroundings, no doubt the effect that its original designer was seeking to achieve.

4.58 The wider setting of the Hall is also influenced by the proliferation of woodland, especially to its north and west. This woodland helps to provide privacy and a degree of tranquillity to the Hall and its immediate garden curtilage, whilst also allowing glimpses of the Hall and its immediate setting from distances.

4.59 This strengthens the perceived significance and makes the viewer aware from distance that the Hall is a property of some importance and scale, although ensuring that it becomes neither overbearing nor visually hard within its surrounding landscape.

- 4.60 It is also relevant when considering the relationship between the woodland surroundings and the setting of the Hall to re-emphasise, as outlined above, that the Hall makes best use of the topography sitting at the high point of the site to ensure that it remains obviously the centre piece of the wider landscape, albeit this scale and significance only being appreciated by way of glimpsed views.
- 4.61 However there are a number of areas where later additions and alterations have diminished the quality of the setting. The proliferation of car parking, especially to the north east of the Hall has come to dominate this aspect when entering the estate.
- 4.62 Whilst the layout, landscaping form and structure would have given glimpses of grandeur and provided excitement and suspense to visitors before they finally arrived at the Hall, now sadly the approach is dominated by parking with the first glimpse of the architectural centrepiece being over and above a range of parked vehicles and hardstanding.

Summary of Significance

- 4.63 The site has history and significance possibly stretching back to Roman times, with its strategic position and close proximity to York meaning that these lands would have played in role in the development of the history of the nation.
- 4.64 The Hall remains as a fine and comparatively unaltered example of an early 19th century mansion house, displaying simple interpretation of classical architecture and set in semi-formal grounds. This setting retains its style and significance albeit sadly eroded due to parking and modern infrastructure.
- 4.65 The Hall has also been the residence of a number of different parties who have made a significant contribution to history in a number of different manners. This occupation provides linkages to the rise and fall of the cotton industry, the habits and misfortunes of the 19th century gentry, the proliferation and expansion of the coal industry and finally the 20th century phenomenon of air travel.
- 4.66 Therefore the Halls significance goes over and above architectural history. Instead its real significance is arguably the exploits and achievements of the drivers of the

industrial revolution through the 19th century and then the modern age of technology and travel into the 20th century who occupied the property and its grounds.

Chapel in garden approx. 50 m west of Bowcliffe Hall

Historic Interest

- 4.67 The date of the chapel is unclear, with the listing description suggesting dates of either 15th century, or perhaps 19th century using materials from an earlier structure. Taking into account the buildings detail and form it is most likely that the 19th century construction date is correct.
- 4.68 As outlined above within the assessment of the sites history, the land was formerly part of a wider range of land gifted to the Nostell Priory. It is likely that they constructed a monastery within their land as part of this occupation and this chapel would appear to contain elements of an earlier building, possibly this previous cell/monastery.

Architectural Interest

- 4.69 The initial impression when considering the significance of this building is its incredibly small scale, its dimensions being around 5mx3m. It is constructed on coursed limestone under a stone slate roof.
- 4.70 The building is finished in a comparatively simple style, the detailing being mainly perpendicular in its form, with cusped lights and tracery to windows and comparatively heavy moulded head moulds to openings.

Group Value/Setting

- 4.71 As outlined when considering the Hall above, there is a social relationship between the buildings and the occupation of the house and the extent to which such a private chapel has met the needs of its occupiers. Whilst the visual relationship between the two is limited, the scale of the Hall and its small neighbour does help to illustrate

their relationship with the chapel subservient (although significant) to its neighbour.

- 4.72 The building is sited in a striking location at the immediate edge of the escarpment, the land dropping away significantly to the west (this land being in different ownership). This serves to increase its impact and ensure that it remains a feature within the landscape. When approached from the east, its setting is dominated somewhat by the bench feature to its south which draws the eye, the chapel being screened by vegetation until the last moment surprising the visitor if they are unaware of its presence in this location
- 4.73 The secluded setting, created by the landscaping, goes some way towards enhancing its significance as it surprises the viewer through its intricate detail and delicate scale appearing unexpectedly in a sylvan and calm environment.

Summary of Significance

- 4.74 The chapel provides a link back to the religious history of the site and surrounding lands.
- 4.75 The contrast between its simplicity and scale and the scale and classical rigidity of the Hall is of interest, the contrasting styles supporting the suggestion that the materials came from another source, as it would otherwise be expected that a contemporary structure would be constructed in a corresponding style.
- 4.76 The relationship between Hall and chapel remains strong, albeit with limited visual relationship. It provides a link back to an earlier era when the owners of such substantial properties would construct their own facility to seek spiritual relief in privacy.

5.0 Assessment of Significance – Non Designated Asset

Introduction

- 5.1 As outlined above, whilst not benefiting from any form of statutory designation the gardens and park surrounding Bowcliffe Hall are a pleasing historical feature which provide a great deal of the setting and significance to the designated assets. They provide the interface between the assets and add significance to the wider landscape, and in their own right are of some significance.
- 5.2 Therefore as much of the works proposed are sited within these grounds and away from the designated assets, this section of the report will consider the significance of the landscape, in order to provide an assessment which will in turn allow the impact of the proposals to be considered. A substantial amount of research and analysis of the gardens and park have been previously been undertaken by Alistair W Baldwin Associates, therefore this section will take their comprehensive work and consider it from a heritage perspective.
- 5.3 As outlined above whilst once totalling in excess of 70 acres the estate is now reduced to around 40 acres. The structure of the surrounding landscape provides strong features which allow the estates boundaries to be readily identified. Along its eastern boundary the A1 provides a hard impenetrable corridor which limits its engagement, whilst to the north, south and west it is bordered by the open fields and wooded slopes of the Bramham Park estate.

Assessment

- 5.4 When considering the sites ability to engage with the wider landscape it is important to remember that much of the woodland surrounding, and presently forming a buffer, has been subject to in excess of 150 years growth since the lands were first laid out. As built it is therefore likely that the Hall would have enjoyed views over the village of Bramham and into the wider landscape, with long vistas and panoramic views, factors which would have no doubt guided Mr Robinson when he chose the

site for his property.

- 5.5 Unfortunately overtime this setting has been eroded by growth of surrounding and peripheral landscaping; along with the substantial planting to the east which no doubt has been a requirement due to the disruption caused by the A1.
- 5.6 When preparing their landscaping Masterplan proposals for the site, Alistair W Baldwin Associates have used the clear details as held in the 1893 Ordnance Survey sheet as a guide to the landscape as originally completed and thus as a position against which to assess the present position. This provides an intriguing overview of the gardens and park at that stage, during the last years of the ownership of the Lane Fox family. Taking note of their extensive research, the paragraphs below are adapted from their report as they provide an overview of the parks historic features and significance.

Historical Identification of Features (1893)

- 5.7 It is apparent from an initial assessment that the landscape was arranged to present not only a beautiful setting to the Hall, but also a dramatic arrival experience. The sweeping approach from the Great North Road in the east, presented panoramic views of the Park on both sides of the drive whilst screening and managing the visitors perception of the Hall, arriving at an oblique angle and thus presenting a dramatic looming perspective of the North façade.
- 5.8 From the north, a second sweeping drive, this time from a lodge (now Bowcliffe Cottages), again avoids the straight form and instead emerges from woodland to arrive, again at an oblique angle, in front of the Hall. Both arrival sequences were obviously carefully composed and laid out, to lend grace and drama to a visit to Bowcliffe – using clever design to control the visitor's appreciation and visual experience.
- 5.9 The stable blocks and coach house are both located as nearby as to be convenient, whilst using trees to ensure that direct visual associations are limited unless directly sought. This clever treatment allows the Hall to dominate the landscape and retain its position at the head of the architectural hierarchy, this being the case especially when the arrangement is viewed from the Park.

- 5.10 On the south side of the Hall, the division between Gardens and Park is clearly visible as it is today. However, as is the case today (tennis court, rose arbour and summer house), the open expanse of the Park, in 1893, was interrupted by a rectangular structure or surface treatment of some form, possibly an earlier iteration of the tennis court.
- 5.11 To the west of the Hall the Chapel can be clearly identified. One interesting feature is that a distinct path can be seen leading west from the chapel, through the woods beyond the current Bowcliffe boundary, possibly suggesting a wider use by those living or staying at Wellhill Farm or Bramham Biggin.

The Present Position

- 5.12 Unfortunately over time many of the features identified above have been eroded or totally lost. Many of the fundamental components of the 1893 landscape have disappeared, in particular those that characterised the various arrival experiences. The estate has evolved during the 20th century as both its use and function have changed, therefore whilst it can be seen that the structure of the historic landscape remains retaining many of the trees of age and associated structural landscaping features, this character had been diminished.
- 5.13 The radical widening of the Great North Road to form the A1 has hugely compromised the eastern boundary making an engagement in this direction difficult. The approach from the A1 was once grand and exciting, but sadly now has now been lost, and indeed the current entry point from the north is more memorable as a rudimentary crossing over the A1 with the visitor almost unexpectedly stumbling into the site rather than a transition from the wider environment into the managed and structured setting of a listed building.
- 5.14 In addition the siting of the car parking causes detriment to the setting of the buildings along with the wider landscape. Whilst it is clear that the Bowcliffe estate provides an attractive landscape setting for commercial office activity, there is no doubt that car parking has also come to dominate the central and eastern areas of the estate, providing the focal point at entry, providing overbearing areas of hardstanding and disrupting the setting of and vistas to the Hall's principal elevation.

- 5.15 The immediate gardens to the hall retain a calming and structured character, with features remaining apparent. Unfortunately what would appear to have been a water feature running to the immediate south of this area is now overgrown, whilst some structures such as tennis courts and a golf bunker has impacted upon the character of this more formal area.
- 5.16 Further to the south into the more open park the now disused cricket pitch has become a recognised feature within the landscape. It acts as transition between the wooded areas to the north and the open farmland to the south. The present poor condition of the pavilion is unfortunate as it remains present in the landscape providing an interpretation point illustrating more clearly the lands previous use. However if the pavilion is allowed to deteriorate further it will be lost from the landscape therefore making it virtually impossible to interpret the function of this part of the Estate. Conversely, if restored, it would illustrate the importance of this element of the sites wider evolution.
- 5.17 To the west the woodland remains, with the topography remaining an important visual feature. This area of woodland has been identified as a site for potential archaeology and is listed by English Nature as an 'Ancient Woodland' although the Historic Environment Record (ref: 7043) notes:
- 'The woodland has been listed by English Nature as a possible site of 'Ancient Woodland', but there is no conclusive evidence to justify this hypothesis²¹.*
- 5.18 The diminishing social and horticultural role of the landscape, which has understandably occurred over time as a consequence of the conversion of the estate from a residential pleasure garden to a commercial asset, has resulted in the loss of a number of detailed planting displays and collections (including the glasshouses at the eastern end of the Hall), and the over-growth of numerous trees and shrubs. This has diminished the character of the area, being especially apparent as many of the structural planting reaches the end of its lifespan.
- 5.19 However it is also important to note that sufficient elements of the landscapes form and structure remain today to drive a sensitive restoration and reinterpretation of the landscape setting to the Hall and this rehabilitation can only be completed as part of

²¹ HER Record 7043 – Biggin Wood/Bowcliffe Wood –accessed via WYAAS June 2011

the ongoing commercial use of the property. While a return to the sinuous wooded arrival experience from the east would be impossible, there are however a number of opportunities which have the collective potential to greatly enhance the stature of the Hall and its relationship to its grounds along with the relationship to the wider landscape.

Summary of Significance

- 5.20 Taking into account the features of the landscape and the wider assessment as completed by Alistair W Baldwin Associates it is noted that the landscape at Bowcliffe Hall can be considered historically significant for a number of differing reasons.
- 5.21 The landscape remains as a key component of the setting of the listed buildings on the site. As outlined elsewhere within this report these buildings retain much of their spatial, historical and social relationships and thus the landscape helps to retain and protect this important identified relationship.
- 5.22 Without the surrounding landscaping it would prove more difficult for the viewer to understand the hierarchy of the estate and the functions and importance of the building therein. This landscaping allows an interpretation to be maintained, and opportunities for enhancement will allow this significance to be strengthened.
- 5.23 The landscape also retains a large number of trees of great age which form part of its wider structure and form. These include specimens of Holm Oak, and other species which make an important contribution to both the immediate and wider landscape. Such substantive trees are a key element within any historic landscape as their scale and prominence provide focal points within the wider arrangement drawing the eye away from the immediate surroundings and thus enhancing the scale and significance of managed vistas and panoramas.
- 5.24 Whilst research has failed to identify the designer of the landscape, it is clear that it has a very apparent and considered structure which displays the thoughts and interpretations of its designer. Therefore it represents a well mannered reflection of late 19th and early 20th century garden design which is still apparent having a structure that can be interpreted and enhanced in such a manner which makes restoration possible.

- 5.25 The site has spatial, historical and social relationships to the neighbouring Bramham Park. These historical links and the significance of the families who occupied the sites forms a key part of the development of the wider social structure and the landscape surrounding the properties helps to link them together and integrate their significance into the community.
- 5.26 The landscape setting to the Hall is therefore of significance, but as a result of the lack of management and maintenance of the grounds, the proper up keep of the buildings within it and the unsympathetic modern infrastructure the relationship between the grounds and the Hall has been diminished.
- 5.27 However the grounds have a clear character and form in heritage terms, with their structural form apparent, there is therefore a clear and evidenced need to restore this relationship in order for future generations to properly understand and interpret the link between the grounds and the Hall.

6.0 Proposals

- 6.1 As outlined elsewhere within this Assessment there are various elements of works proposed. These form part of a wider aspiration to ensure the sustainable occupation and management of the historic site in the medium and longer term. These works have been considered and designed in such a manner to enhance the setting and fabric of the identified heritage assets.
- 6.2 Therefore planning permission and listed building consent is being sought for the following works, these are outlined below and will be assessed in more detail in the following chapter detailing their scope and potential for impact on the identified heritage assets.
- 6.3 It is proposed to refurbish the existing canteen and associated servicing rooms within Bowcliffe Hall to provide a new dining room (The Pilots Mess), along with the creation of new office space to the ground and upper floor adjacent to this space.
- 6.4 The existing storage area to the rear of the easternmost quadrant wall is to be altered to create a new area of office space; this will include a small extension and alterations to its walls and fenestration.
- 6.5 Reinstatement of the historic glasshouse (possibly previously an orangery) previously located to the eastern elevation of the building. This frame associated with this structure was removed during the latter part of the 20th century and stored on site. The proposal seeks to rehabilitate and reinstate this historic feature.
- 6.6 Introduction of walls, piers and gates at the entrance to the site, this is proposed in response to a key finding of the analysis of the heritage assets relating to the loss of the sites historic entrances and thus the significance of the sites approaches when considered in the wider landscape hierarchy. The replacement entrance features will help to reinstate the significance of the site in its wider context.
- 6.7 Construction of an additional space to the south of the Hall, within the woodland area, screened to a large extent from the Hall itself. This new facility to be called the Blackburn Wing will celebrate and take a design theme from the achievements and

history of Robert Blackburn the former occupier of the Hall; it will provide further opportunity to enhance the quality of facilities at the site, in turn helping to secure its sustainable and viable management and occupation.

- 6.8 Rehabilitation of the existing Cricket Pavilion to secure its long term presence within the site by the provision of further viable office space.
- 6.9 Rehabilitations and extensions to Rose Mount following the scale and designs previously approved to bring this vacant property back into use and again assist in sustaining the long term future of both the property but also the wider estate.
- 6.10 Wider works to the landscape of the estate to restore the grounds significance and their historic features as identified through historical research to a layout inspired and informed by their late 19th century form, thus enhancing the environment of the wider historic estate, including its designated and non designated heritage assets.
- 6.11 The re-siting and rationalisation of the parking in the vicinity of the Hall to locations less obtrusive to its heritage significance and character in order to restore the Halls presence and significance within its immediate and wider setting.

7.0 Assessment of Impacts

- 7.1 Taking into account the significance of the designated and non-designated heritage assets as identified and discussed above, this section of the report will now consider the impacts of the proposals on that significance.
- 7.2 In each case the details of the proposal will be outlined following which its potential impacts will be discussed. Finally in each case a conclusion of the likely impacts of the works will be provided.

Creation of Pilots Mess and Office Spaces (east wing)

- 7.3 This space is presently in use as a canteen area, with associated servicing facilities housed in adjacent spaces. An initial inspection suggests that late 20th century refurbishments have been undertaken in association with this use.
- 7.4 The scale of this space would suggest that the historic plan was altered at some stage in the 20th century to facilitate its use as a canteen facility, this interpretation being supported following a recent visit by Robert Blackburn's daughters who confirmed its use as a canteen for the domestic staff. Therefore the proposed refurbishment merely continues this use.
- 7.5 It would appear when assessing the historic plan form of the Hall and its associated buildings that these rooms would likely have historically been associated with servicing and management, perhaps as kitchen and associated preparation rooms, their lower ceiling heights also confirming their subservient role in the wider hierarchy of spaces.
- 7.6 They open to the north onto an enclosed courtyard, screened from the principal elevation of the property via the use of quadrant walls, which would further support the assertion of a service function for the spaces.
- 7.7 The proposals seek to complete a sensitive refurbishment and rationalisation of the presently under utilised spaces, creating a pilots mess and lounge area, along with

associated kitchen. Adjacent to this area a further office will be created at ground floor with a mezzanine office above, utilising access from an existing stair.

- 7.8 The proposals take a historic theme from the previous ownership of the Hall by Robert Blackburn and celebrate this history by way of the creation of the 'mess'. This forms part of a wider aspiration to celebrate the achievements of the aviation pioneer Robert Blackburn and his close relationship to Bowcliffe Hall.
- 7.9 There are minor internal alterations associated with these works, however where alterations to openings are proposed, these will be completed in such a manner which allows the location of openings to be read following the works, whilst the arrangement and thus hierarchy of spaces remains intact. The works will also facilitate the restoration of an existing fireplace, again allowing the viewer to gain a better understanding of the spaces significance and their historic uses.
- 7.10 The proposal will enhance the character of this area improving both finishes and general aesthetic, with a well considered refurbishment replacing the presently comparatively plain and utilitarian late 20th century character of the canteen area, which presently contrasts jarringly with the more well mannered interiors found elsewhere.
- 7.11 To the east of this a space will be refurbished to provide a small office area, this incorporates an existing staircase and the insertion of a new mezzanine level to provide sustainable and usable spaces.
- 7.12 The works to facilitate these spaces is minor, externally being limited to the closing of an existing door and its replacement with a glazed screen, above which a presently blocked window will also be reinstated, these works being specified and designed to ensure that the elevation remains legible with the screen doorway being suitable for reinstatement at a later date.
- 7.13 A major improvement will also be achieved by way of the removal of a substantial and unsightly flue presently attached to the northern elevation of this building. This will be removed and the glazed opening through which it has been crudely inserted will therefore be rehabilitated with its proportionality reinstated.

- 7.14 Internally the new mezzanine level floor has been deliberately designed to be stepped back from the existing window to the north elevation. This will ensure that the integrity of this opening will be maintained, whilst also ensuring that natural light is achieved to all elements of the office space.
- 7.15 It is noted that the area whereby alterations are proposed has been subject to change during the lifespan of the building and the works hereby proposed form a further part of its evolution and development.
- 7.16 They have deliberately been designed to respect its historic plan form and to ensure that where alterations are proposed these still allow the form of the building to remain both legible and coherent. The internal alterations proposed are minor in form and where alteration is proposed this will be undertaken in such a manner to allow the changes to remain legible and honest.
- 7.17 It is therefore considered that the proposed alterations will rehabilitate the interior and enhance the external appearance of the elements of the fabric affected. They have been designed and specified to prevent detriment and thus the works have a **positive** effect on the identified significance of the heritage asset.

Alteration and Extension of Storage Area to form Office Space (east quadrant wall)

- 7.18 It is proposed to extend the existing storage area and incorporate a roof to the structure to create a small office suite within the refurbished and created space. Historically the function of this space was as an external larder, with its siting within the enclosed service courtyard supporting this servicing and storage use, associated with the management of the house.
- 7.19 The proposed works seek to extend the building to the east incorporating openings to match those existing, along with a minor uplift to the southern elevation wall and incorporation of a flat roof to create a self-contained and usable space. The works have deliberately been designed to take a scale and design theme from the existing form, whilst remaining behind the quadrant wall and thus minimising any impacts upon the character or aesthetic of the adjacent Hall.

- 7.20 It is therefore considered that due to their siting within the self contained courtyard, in an area where the form and scale of the buildings is variable the impacts of the proposal are very limited. It is therefore considered that the proposed alterations will have a **neutral** effect on the identified significance of the heritage asset.

Reinstatement of Historic Glasshouse

- 7.21 It is apparent that a glasshouse was previously attached to the eastern elevation wall of the service courtyard, this siting being evidenced by much of the flashings remaining visible within the face of the wall. However it would appear that the glasshouse was removed during the 20th century, probably having fallen out of use, possibly removed for safety reasons.
- 7.22 However the metal frame remains in storage upon the site and the proposal is to reinstate the glasshouse on a like for like basis, using the rehabilitated fabric to reinstate the historic feature.
- 7.23 The works will include an extensive rehabilitation of the metal frame to correct any identified defects following which it will be painted to ensure longevity. Following reinstatement it will be glazed and managed as an additional undercover external space for the use of occupiers of the estate.
- 7.24 It is considered that through the reinstatement of this previously removed historic feature, an interesting element of the wider interest of the estate will be revealed allowing the viewer to better understand the significance of the Bowcliffe Hall Estate.
- 7.25 It is exciting that the glasshouse frame has survived and by returning it to its original location, in a rehabilitated form this will ensure the protection of this historical feature. Therefore taking into account the significance of the feature and the proposal to reinstate it within its original context it is considered that the proposed alterations will have a **positive** effect on the identified significance of the heritage asset.

Introduction of Gates, Piers and Curtain Walls at Entrance

- 7.26 As outlined elsewhere within the assessment (and associated landscape assessments) much of the significance and grandeur of the Bowcliffe Estate has been lost due to alterations in its access provision and orientation, associated with the extensive works undertaken to the A1 during the 20th century.
- 7.27 This element of the proposal seeks to improve this position by the reinstatement of a defined entrance to the estate, illustrating to the visitor that they are entering a site of some historical and architectural significance.
- 7.28 The design has been chosen to take a design theme from that found elsewhere in the estate, with the use of rusticated stonework to the piers of the flanking walls linking back to a similar pier found within the walled courtyard. This simple interpretation of an existing architectural feature will help to achieve cohesion between the newly installed gates and the wider architecture.
- 7.29 The gates themselves have been designed to have a 19th century decorative theme that is deliberately contemporary to the building, being also deliberately grand in detail to reflect the significance of the estate.
- 7.30 It is therefore considered that the introduction of a gated entrance to replace the present nondescript and almost apologetic entrance to the estate will help the site regain its significance within the wider landscape hierarchy.
- 7.31 The loss of a grand entrance is regrettable, whilst substantial roadworks have meant that the historic entrances and their orientation have been lost. Therefore this element of the proposal will rehabilitate the estates standing within the wider context and thus will have a **positive** effect on the identified significance of the heritage asset.

Construction of the Blackburn Wing

- 7.32 This element of the wider scheme seeks consent for the construction of a new building sited within the woodland to the south of the Hall, this will facilitate the creation of further space to help sustain and enhance the long term management and protection of the historic estate.

- 7.33 A key objective of the Client when developing the concept for this building was to celebrate the link between Robert Blackburn (aviation pioneer) and the historic link between his occupation of Bowcliffe Hall and the works that he undertook in the early 20th century to revolutionise the concept of air transport.
- 7.34 Therefore the building is intended to celebrate his achievements and thus the design has been developed to take account of early 20th century aviation themes, forms and technology. The finalised design is unashamedly contemporary using simple and sensitive materials within its construction. Designed to resemble a simple early aeroplane wing using struts and ribs, the design also incorporates wires, a further link back to the light almost fragile form that characterised the early designs of Blackburn.
- 7.35 An exciting aesthetic result of the design solution as outlined above is that it has facilitated the creation of a lights and low profile structure that respects and takes account of the surrounding topography, its almost organic form sitting comfortably within the woodland setting. The use of timber within the construction will further aid this sustainable and sympathetic design allowing the structure to blend within the treescape being visible but neither dominant nor overbearing.
- 7.36 This design characteristic therefore minimises the impact that the proposed building has on both Bowcliffe Hall but also the wider landscape of the Estate. The building will be visible to a degree and this is important in assisting its wider integration into its setting, however due to its siting, design and materials, as outlined above, it will be subservient to the surrounding historic landscape.
- 7.37 Care has also been taken to ensure its impacts on the woodland are limited, its design ensures minimum interruption of the ground whilst its design ensures that any impact on the woodland is minimised respecting and taking account of surrounding trees and other natural features. It will encourage visitors to appreciate and further integrate with the woodland and note its historic importance, gaining a better appreciation of its relationship to both the Hall but also the wider landscape.
- 7.38 It is therefore concluded that any visual links between the Hall and Blackburn Wing will be minor and maintain the historical significance of the heritage asset. The Wing is subservient and makes use of the topography to minimise any impacts, this

topography also ensuring that it has no impact upon the setting of the listed Chapel.

- 7.39 It is therefore considered that at worst the Blackburn Wing would have a **neutral** effect on the identified significance of the heritage asset. It could be argued however that the Blackburn Wing would have a **positive** effect forming an exciting element of the wider historic development and occupation of the Hall and being an illustration of the estates use and occupation in the 21st century whilst respecting and commemorating an illustrious previous occupier.

Rehabilitation of the Cricket Pavilion

- 7.40 The cricket pavilion forms an interesting (albeit 20th century) element of the wider history of the estate. It is highly visible from the A1 and thus is often the only visual illustration that the passing traveller gains of the significance of this historic site.

- 7.41 The pavilion has an interesting provenance which adds to its significance being described thus:

'the only cricket pavilion in the country which began life as a troop dormitory in Pocklington and given the chance it might be as splendid as Lords'²²

- 7.42 However it is now vacant and in disrepair with no potential for further occupation for cricket purposes. There is therefore a danger that this important structure and component of the wider landscape could be lost to future generations.

- 7.43 The proposals seek to undertake a sympathetic rehabilitation to the existing structure in order to ensure that it meets modern standards of accommodation whilst also retaining its features and overall simple pleasing character.

- 7.44 External works are limited to the replacement of rotten timber boarding where applicable to maintain the integrity of the timber elevations, along with the removal of a decrepit shed containing a WC to the south west elevation. Sympathetic rooflights in keeping with the scale and detail of the structure will be installed which again will facilitate the sustainable use of the spaces within the pavilion whilst

²² The Pavilion Book of Pavilions - Jonathan Rice

ensuring that impacts upon the character of the structure are minimised.

7.45 As noted elsewhere the pavilion makes a strong contribution to the character and appearance of the estate forming a key part of its later 20th century use and occupation. It would therefore be unfortunate and damaging to the history and aesthetic of the estate should the building be lost.

7.46 Therefore the undertaking of a sympathetic rehabilitation of the structure will facilitate its sustainable long term presence and occupation, contributing to the wider sustainable management of the estate. The proposed works have been sympathetically specified in order to ensure that they respect the buildings character and built form, in turn ensuring that any impacts on the wider estate aesthetic are minimal and sensitive.

7.47 The proposed works will return the pavilion to sustainable use and facilitate its protection and occupation. The works respect its character and form and will not cause damage or detriment to the wider estate. Therefore this element of the proposal will have a **positive** effect on the identified significance of the heritage asset.

Rehabilitation of and Extensions to Rose Mount

7.48 Rose Mount consists of a later 19th century property to the extreme south of the existing estate. Situated immediately adjacent to the A1 it has lost much of its setting through the widening of this road, a factor that possibly led to its present derelict and boarded up condition.

7.49 The proposal takes account of a previously approved planning application to rehabilitate and extend the property to provide a suite of offices to retain the building and to assist in further sustaining the estate.

7.50 The proposals retain the proportionality and simple classical form of the principal elevation, the use of blank elevation treatments to the side extensions further emphasising the simple character of the building, and remaining subservient to the elevations centre.

- 7.51 The extensions to the rear whilst substantial facilitate the replacement of the existing poorly designed and executed flat roof extension, and allow the creation of additional space and enclosed curtilage areas.
- 7.52 The proposed works will return the 19th century building to sustainable use and facilitate its occupation. The works respect its character and form and will not cause damage or detriment to the wider estate. Therefore this element of the proposal will have a **positive** effect on the identified significance of the heritage asset.

Landscape Improvements and Rehabilitation of Historic Landscape Features

- 7.53 The background to and historic relevance of these works is discussed in detail within the Bowcliffe Hall Estate Masterplan which forms part of this wider application, this details the research that has been undertaken into the historical development and design of the managed estate landscape.
- 7.54 These works will reinstate many features which would historically complement the architecture of the building, forming a combined architectural piece. This will therefore enhance the historic setting of the buildings, once more emphasising their relationships to their surroundings.
- 7.55 Therefore the works will return the estate landscape to a character and form that respects and enhances its 19th century origins. The works proposed will enhance its character and form and therefore this element of the proposal will have a **positive** effect on the identified significance of the heritage asset.

Re-siting and Rationalisation of Parking Provision

- 7.56 It is noted throughout this assessment that much of the character and significance of both the Hall's setting, along with the wider significance and value of the landscape is damaged by the extensive car parking required in relation to its present occupation. This parking is located around the principal elevation of the Hall which greets the visitor on arrival causing detriment to the character and significance of the heritage asset.

- 7.57 Therefore the proposal for rationalisation of the parking provision and altering its siting take account of the heritage assets will enhance the setting of the assets and facilitate their return to the pinnacle of the spatial hierarchy of the wider estate.
- 7.58 The revised siting arrangements move the parking from the principal elevation and make clever use of the landscape and topography to instead screen and visually isolate the parking from the identified important vistas and aesthetic environment.
- 7.59 Therefore the works will substantially enhance the siting and aesthetic of the heritage assets, removing a later 20th century detrimental feature and instead returning the significance and importance of the architecture of the estate. The works proposed will enhance this character and form and therefore this element of the proposal will have a **positive** effect on the identified significance of the heritage asset.

8.0 Conclusions

- 8.1 It is apparent that the Bowcliffe Hall site is historically significant for a number of differing reasons. These include the architectural significance of its designated heritage assets and the wider aesthetic and historic significance of the non-designated surrounding estate.
- 8.2 The site also holds great significance for its social history, in particular via its close links to Robert Blackburn and his role within the field of early aviation technology.
- 8.3 The works proposed form part of the client's aspiration to enhance and sustain the estate, recognising its historical importance and ensuring that its present use can be sustained into the future. As noted within PPS5 (Policy HE7.4), heritage assets can make a positive contribution to the establishment of economic viability and these works seek to maintain the successful management of the estate for future generations.
- 8.4 The works proposed to Bowcliffe Hall itself incorporating internal and external alterations and reinstatement of the Glasshouse are comparatively minor, being carefully designed and specified to prevent detriment. They seek to retain and protect the historic plan form, removing later detrimental features and facilitating rehabilitation of spaces. They are therefore considered to be in accordance with Policies requirements of PPS5 along with Policies N16 & N17 of the Leeds Unitary Development Plan 2001 and Leeds Unitary Development Plan Review 2006
- 8.5 The installation of the gates and piers to the entrance are once again designed to be sympathetic to the surrounding architecture and instead enhance its significance. They reinstate the importance of the wider architectural piece and reinstate its importance.
- 8.6 The creation of the Blackburn Wing is a celebration of the sites history and of its former occupier. It is designed simply and sympathetically making use of the landscape to prevent any detriment to the designated and non-designated heritage assets. Instead it could be argued that it will make a positive contribution to the character and local distinctiveness. It is therefore considered that the development is in accordance with Policies HE7.5 and HE10.1 of PPS5.

- 8.7 The works to the Pavilion and Rose Mount again seek to enhance the historic landscape whilst also facilitating the long term viable and sustainable use of the buildings, meeting the requirements of Policy HE7.4. They will make a positive contribution to the character and local distinctiveness and are therefore considered to be in accordance with Policies HE7.5 and HE10.1 of PPS5.
- 8.8 The wider works to the landscape and parking will preserve and enhance the setting of the heritage asset, removing identified detrimental features and reinstating historic significance identified through careful research and analysis. This enhancement of setting is considered to fully meet the requirements of Policy HE10.1 and HE10.2 of PPS5.
- 8.9 It is concluded that these proposals represent an opportunity to both rehabilitate the historic landscape of Bowcliffe Hall, but also facilitate its long term protection and management. They are based upon a detailed analysis of the historic environment and have been designed to respect the significance identified and enhance the significance of the estate for future generations.



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