

Peak Wildlife Park | Winkhill | ST13 7QR

Proposed Educational Marquee,
Agricultural Shed & Snack Shack



Heritage Statement

Revision A

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ctd
architects

Clerk Bank House
Clerk Bank
LEEK
Staffordshire
ST13 5HE

tel: 01538 373 477
fax: 01538 386 503
info@ctdarchitects.co.uk
www.ctdarchitects.co.uk

RIBA 
Chartered Practice

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**MARQUEE, AGRICULTURAL SHED & RELOCATED SHACK, PEAK
WILDLIFE PARK, WINKHILL, STAFFORDSHIRE**
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1.0 Heritage Statement

History & Background: Peak Wildlife Park is an operating zoo open to the public with a range of animals and innovative visitor experiences. The site has previously operated as Blackbrook Zoological Park, the current owners purchased the zoo in 2015 and have maintained and expanded the park to gain a strong customer base of local families with a bright future as a Staffordshire attraction. The park currently holds a Trip Advisor 'Certificate of Excellence Award' and is listed as one of Staffordshire's top 15 attractions.

The grade II listed barn and associated listed farmhouse were built in the 17th Century as the principle farmhouse and outbuilding for the area of farmland. The farmhouse is currently under the ownership of one of the zoo owners. Records show the building was in use as the farmhouse for 'Blackbrook Farm' from the around 1660.

The listed barn is currently being used as a keeper's food prep area with the park management offices on the first floor. The yard is used as an open picnic area for visitors. The listed farmhouse is no longer in the ownership of the park and is now a private residence owned by one of the zoo owners.

Both of these listed buildings have retained a lot of their original character and architectural merit. Both buildings are built of coursed stone with much of the historic details remaining. The farmhouse retains the stone window details and internal layout. The barn retains the arched internal roof structure and large door lintels externally.

There is little development or expansion of the farm until the early 1990s with the farmhouse and its relationship to the barn remained generally uninterrupted from 1890s to the 1960s (*Figure 01 & 02*) with the two listed building facing each other across the historic 'farmyard'.

The farmhouse was Grade II listed in 1967 with the barn Grade II listed in 1986, presumably to reinforce the 'Group value' of the barn and the farmhouse as a relatively intact example of the agricultural heritage of this area of Staffordshire. Both buildings were listed when the site was still in use as a farm.



Figure 01 | OS 25 Inch Map 1892-1914 (source: National Library of Scotland)



Figure 02 | 1:10,560 OS Map dated 1949-1969 (source: National Library of Scotland)

The wildlife park was opened in 1990 as the Blackbrook Zoological Park. Planning records (Appliance SMD/1989/1637) show the change of use from a farm to a 'farm park including visitor educational facility' and from this time the site has been extensively developed with additional buildings to serve the needs of the expanding zoo pushing the focus of the site to the northeast around the new entrance buildings. However, these additions did not affect the historic structures or the relationship of the listed buildings (Figure 3).

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Listing Entries:

The farmhouse is listed under entry number 1374609 first listed on 03/01/1967 as BLACKBROOK FARMHOUSE

'Farmhouse. C17 with minor late C19 alterations. Coursed dressed and squared stone; strings at ceiling levels; tiled roof; verge parapets with pitched copings on corbelled kneelers; brick end stacks. 2-storey and attic, 3-window front; low chamfered mullioned windows, some mullions (4 in total) now missing, two 5-light windows to right of first floor and 2-, 5-, 5-light windows to ground floor, the 5-light windows in a symmetrical composition with the entrance, placed centrally; renewed lintel and C20 door. Strings continue round to right-hand gable which has a blind 2-light attic window over 2 widely-spaced ranges of 2- and 3-light windows similar to those on the front.'

The barn is listed under entry number 1038063 first listed on 15/12/1986 as BARN APPROXIMATELY 15 METRES EAST OF BLACKBROOK FARMHOUSE.

'Barn. C17 with early C19 alterations. Coursed dressed and squared stone; tiled roof; verge parapets; 2-level plan of hay loft over cow sheds and stable. Deep hay loft door to left of centre with 3 vents to either side over one window to left and 3 doors to right, the centre with heavy lintel and Tudor arch.'

**Proposal
Impact
Summary:**

The application proposes a group of new buildings including educational marquee, agricultural shed and the snack shack previously located within the farmyard. The nearest point of the proposal site is located 120 metres from the listed buildings and farmyard. No connections or alterations are to be made to the barn as part of the proposals.



Figure 03 | Evolution of Blackbrook Farm (Source: Edited Google Maps)

Figure 03 shows the original relationship of the farmhouse and barns around the 'farmyard' (shown in Blue) and the proposed site shown in red.

The topography of the site and location of the surrounding building means that the proposed biomass agricultural building will have no visual impact on the listed buildings and 'farmyard'.

The previous location of the snack shack was within the historic farmyard and following an unsuccessful retrospective planning application (SMD/2017/0351) in 2017 has been subject to an enforcement notice.

The original comments made by Gill Bayliss in June 2017 in response to the previous application, *"The structure severs the visual relationship between the farmhouse and its farm buildings and in no way relates to the siting, design or form of buildings around it."*

These proposals seeks to rectify these comments and open up the farmyard and reinstate the visual relationship between the farmhouse and outhouses.

In conclusion, it is considered that the proposals, being hidden from the main 'farmyard' and located over 100 metres away will have no discernible impact on the setting or the historic structure of the listed buildings and with the removal of the snack shack from the 'farmyard' reinforces the link between the farmhouse and outbuildings previously lost.

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Current Aerial Map Data Google Maps <https://www.google.com/maps>