

Peak Wildlife Park | Winkhill | ST13 7QR

3NO. PROPOSED ANIMAL ENCLOSURES



Heritage Statement

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**3NO. ANIMAL ENCLOSURES, PEAK
WILDLIFE PARK, WINKHILL, STAFFORDSHIRE
HERITAGE STATEMENT**

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1.0 Heritage Statement

Introduction:

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.

History & Background:

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. Privately owned by the same owners as the zoo. 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.

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.

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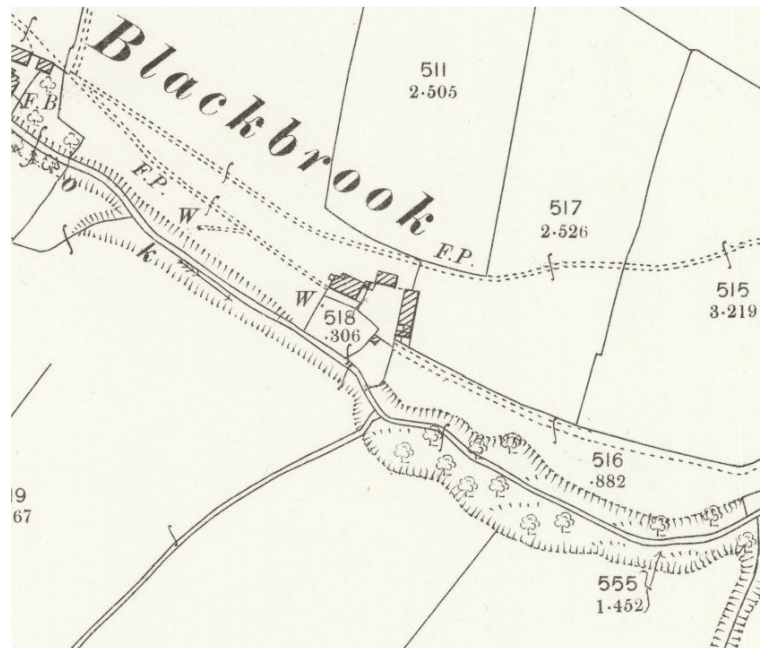


Fig 01 | OS 25 Inch Map 1892-1914 (source: National Library of Scotland)



Fig 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 (Application Reference: 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.

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However, these additions do not damage relationship of the listed buildings across the courtyard and doesn't change the significance of the listed building. (Figure 3).

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.'

**Statement of
Significance**

The farmhouse, barns and farmyard are of historic and architectural significance, they are a good example of a 17th century farm complex. The main structures are largely unaltered with only minor changes and the relationship across the courtyard.

As a consequence of this significant heritage asset value any future development must respect the architectural integrity of the site and the structures.

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**Proposal
Impact
Summary:**

The application proposes a new bear enclosure to the northwest of the zoo site behind the previously approved Marquee/Agricultural Shed buildings (SMD/2021/0241). The nearest point of the proposal site is located 110 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 enclosure & house will have little visual impact on the listed buildings as the significance of the listed buildings focus on the relationship across the farmyard and the application site is over 100m away, aesthetically the enclosure will have little impact than the existing fields with open mesh fencing and animal houses.

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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.

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