



Skirsgill Park Historic Environment and Landscape Appraisal Proposed A66 DCO

Report
Prepared by LUC
November 2022





Skirsgill Park Historic Environment and Landscape Appraisal

Proposed A66 DCO

Project Number
12266

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Chapter 1

Introduction

This report considers the existing character and appearance of the Skirsgill historic park and garden, its history and development, the potential effects of the proposed A66 Northern Trans Pennine Project, and opportunities for mitigation to reduce potential effects upon it.

Background

1.1 The purpose of this report is to provide further understanding of the history and character of the Skirsgill estate, to inform opportunities for mitigation. The aim is to provide the client with relevant information to aid agreement with National Highways (NH) as to measures to reduce effects upon the historic house, associated parkland and upon the key views which are an essential part of its character.

Limitations and exclusions

1.2 The work is based upon a on day site visit undertake in October 2022, and a rapid desk-based review of publicly available background information about the estate, and the proposed project. It does not seek to provide a detailed assessment of effects upon the environment in line with industry guidance, as is provided in the accompanying Environmental Impact Assessment for the project. Instead, it provides additional detail in terms of effects and how these could be mitigated at Skirsgill.

Chapter 2

Description of Skirsgill House and Park, Existing Character and Views

Skirsgill House and Park lie on the north bank of the River Eamont, to the south west of Penrith.

2.1 The present-day estate is bound by the M6 motorway to the east, the A66 dual carriageway to the north and the West Coast Mainline railway to the west.

2.2 The house and park are accessed via an entrance off the west-bound carriageway of the A66, with the entrance marked by red sandstone pillars either side of a tarred driveway. On the east side of the gateway lies a small, single-story stone gatehouse, constructed in red sandstone.

2.3 Shortly after the gatehouse, the driveway divides into two. The southern branch is framed by a second set of older red sandstone pillars and a driveway down to the main house. The south-eastern branch leads into a business park, set within the former farm buildings and steading. These buildings, which lie to the north of Skirsgill House, comprise the former stable block, coach house, steadings and other farm buildings such as the dairy, which have been sympathetically converted to house a number of businesses and workshops. This area includes one of the oldest buildings on the estate, comprising a small stone cottage, as well as one of the newest – a replica of a thatched period cottage. The buildings which are contemporary with the house are constructed of the same red sandstone as the house itself, and reflective of its character, though simpler in style. There are also some small modern industrial units, and an area of hardstanding. A large standing stone lies just to the west of the modern industrial units, partly hidden within ornamental shrub planting.

2.4 West of the gatehouse, and beyond a belt of mature woodland where there are some aerial ropeway play facilities, a gate leads into a triangular field bound by a public footpath to the south east, a woodland belt to the north along the boundary with the A66, and a deeper belt

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of mature woodland to the west, abutting the walls of the West Coast Mainline railway, which is elevated above the parkland at this point, enabling crossing of the A66, the footpath and the River Eamont on a stone arched viaduct. The field is slightly domed, lying above both the public footpath, which takes the line of an old trackway, within a hollow, and the level of the woodland belt to the south of the A66.

2.5 The public footpath leaves the estate via a short tunnel under the railway to the west. It runs within a hollow, slightly below the level of the fields, and is bound in part by original wrought iron parkland railings, in part by more recently constructed railings, and in part by wooden post, sheep net and barbed wire fencing.

2.6 To the south of the footpath is a field with a strong parkland character, enclosed by mature woodland of native and exotic species, including a line of large, mature Wellingtonia trees, which overhand the eastern edge of the parkland. The park (now known as **West Park**) is grazed by sheep and appears to be semi-improved in nature. Large individual mature trees further reinforce the parkland character.

2.7 A concrete stepped cascade carries drainage water down to the river, emerging from a culvert at the top of the gorge. It has been decorated with ornamental railings, a stone lintel and a statue, which helps it fit into the historic character of the estate. In the gorge below are further ornamental areas, paths and steps, with seating, a statue and a small grotto. **Views extend westwards beneath the arches of the viaduct, through woodland along the river.**

2.8 The River Eamont forms the southern boundary of the estate, with the gardens sloping gently down to the river, from a broad path and grassed terrace on the south east side of the house. **The vista from the southeast façade of the house and terrace extends southwest to the parkland, within a meander of the river, and to Cross Fell in the far distance beyond.** Though the southeast vista is in the direction of Mayburgh Henge and Standing Stone, with Brougham Park beyond, it is not visible in present day views because of the motorway, though may once have been. Within the lawn to the southeast of the house, covered stone steps drop down to a well, to the southeast of the house. There is also stepped access to the river, near to a clump of woodland that holds a 19th century ram pump that brought water up to the house.

2.9 **The vista, perpendicular to the façade of the house, to the southeast, extends across river to the ‘borrowed’ landscape of river terraces and open grazed fields beyond it.**

2.10 To the north of the house is a lawn and ornamental planting, separated from the parkland beyond by a ha-ha, relatively recently constructed from red sandstone salvaged from a railway bridge. This ha-ha enables the short vista to the northwest, towards woodland, to be experienced from the house and lawn. West of the house is further ornamental planting, mature tree specimens, woodland and shrubs, with urns and sculpture placed to act as focal points, on linear gravel pathways to stone steps, framed by yew archways. A wrought iron pedestrian gateway allows access to the parkland to the west of the house, beyond the woodland.

2.11 To the east of the house is a walled kitchen garden, with a glasshouse, fruit trees, vegetable and ornamental planting which fronts onto the river. There is a further stepped access to the river here. Views from this area extend southwest to grazed fields to the south of the river, with the railway and Yanwath Hall beyond. The open and undeveloped fields, though not part of the estate, are important to its setting and views, giving it a sense of extending out into the open countryside to the south and west of the river, and acting as a borrowed landscape beyond.

2.12 To the southwest and south-east the river lies within a wooded gorge, with a mix of mature native and exotic tree species, and with views available looking west towards open farmland, the railway and Yanwath Hall. These provide a setting to the estate. There is a path along the gorge, which runs south and leads to some recently constructed stone steps and an ornamental wrought iron pedestrian gate into the southernmost and low-lying part of two fields. These fields make up the main area of parkland to the southeast of the house. There is a clear vista from the parkland within the meander, looking back in a north wester direction to the grand house and the mature planting which surrounds it.

2.13 To the far southeast of the estate, the land is captured, island like, within a strong meander of the river, with a stone-built weir to the east side. This weir is associated with a former mill and mill race, which lie beyond the estate boundary to the east, where there is now a modern-day static caravan park/prefabricated buildings. The southern tip of the land adjacent to the river, within the estate, is characterised by mature woodland, again with a mix of native and exotic tree species, and with a further access to the river, where there is a deep pool. There is a pond with standing water within this woodland, which is quite shaded by the trees.

2.14 Skirsgill Park (called **‘The Park’** on historic mapping), to the north of the meander, comprises two large fields of semi-improved grassland, presently grazed by a flock of sheep, and enclosed by parkland railings. Within these fields are several parkland trees. These include a loose remnant line or avenue of mature lime trees within the northernmost field, as well as

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other tree species that have been planted more recently, some exhibiting ash dieback disease. Each tree stands on its own, set within the parkland and serving as a series of focal points. This open parkland with scattered individual trees defines the landscape character of the estate. There are various points within this parkland where the view looking north west towards the house sitting above the river, and the woodland that surrounds it draws the eye. **Similarly the view from the house to the south east, looking towards this parkland, with Cross Fell** in the distance beyond is notable.

2.15 An overhead transmission line runs to the east, within the fields, parallel to the M6. Individual parkland trees have been planted to screen the infrastructure, and it is back clothed against a woodland belt along the eastern boundary of the estate. As such it is a relatively discrete feature.

2.16 To the northeast, alongside the M6, a woodland belt screens the motorway. This belt of trees was planted more recently (presumably at the time that the M6 was built), but is a mature and effective screen to the road beyond. It provides a strong sense of enclosure to the parkland on its northeast side. It comprises a thick belt of deciduous and coniferous species, rising up onto the embankment above the parkland railing, which delineates the edge of the fields.

2.17 At the southeast end of the estate, there is a low lying triangular field to the east of a belt of trees (mainly conifers), and extending up to the M6 to the north east and the river bank to the east. A number of conifers have been planted in this riverside field. The field is separated from the main area of parkland, and accessed via an agricultural gate, and an area of sheep pens. It can also be accessed from land to the east of the motorway via a wide underpass, accessible off Skirsgill Lane. It appears that this field was not part of the original parkland of the estate, given it is not shaded on the historic mapping.

Landscape Management, Condition and Current Use

2.18 The house and parkland are in excellent condition. The estate is maintained to a high standard by regular gardening staff who mow lawns and maintain the planting, and the trees are looked after by a professional tree surgeon. Leaving aside the evident presence of ash dieback within some of the ash trees, the native and ornamental trees all appear to be in good health and are attractive specimens. The grass within the parkland is kept short through grazing, and also appears to be in excellent condition. Walls, fences and boundaries are well maintained. Road and rail noise is apparent given the proximity to major infrastructure, but it is

surprising how little visual impact it has at present, due to the sense of enclosure provided by boundary plantings, giving the estate an intact and relatively secluded character.

2.19 Of note is the way in which historical and more recent alterations have been designed and implemented in order to respect, complement, fit with or enhance the character of the house and parkland. These changes include the conversion of the farm to units for a variety of business uses, accommodation of the overhead power lines, changes to the eastern boundary to accommodate then screen the M6, and to the northern boundary to accommodate and then screen the A66. They also include construction of a tennis court and wooden pavilion, and the replica thatched cottage to the north side of the business park. Given these changes, it is notable how the sympathetic way in which they have been made means that the house and parkland estate remain largely true to their original designed layout and character.

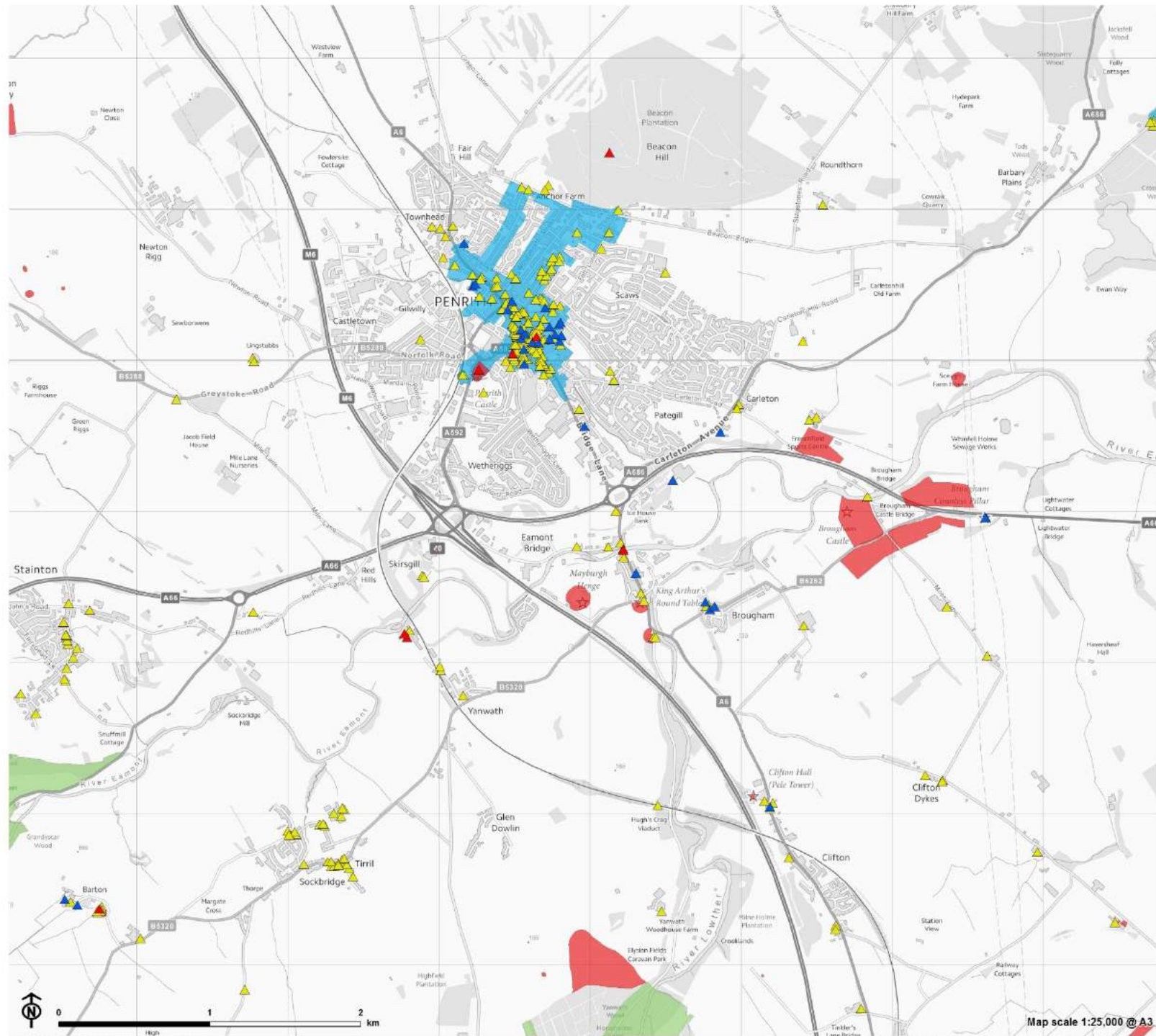
2.20 This gives it a sense of a landscape which continues to evolve but which is respectful of the original features. Changes aside, the majority of the estate reflects its original purpose and remains as a garden and parkland, rather than having been converted to a golf course or alternative recreational use.

2.21 Whilst the estate is in private ownership, it was made accessible to the public during the 2020-2022 Covid-19 pandemic, and is regularly used for charitable events, enabling wider public appreciation of the estate. There is also limited access to the employees of the various businesses accommodated within the former farm building and industrial units.

2.22 The owners have continued to plant new trees each year to replace those which have died, to enhance existing woodlands and to provide new parkland tree specimens for the future. It is understood that they seek to add at least ten new species each year, with the growing mix of natives and exotics within the woodlands enhancing its character as a widely-dispersed and fully recorded arboretum.

2.23 Tree species which are present are listed in **Appendix A**.

Figure 1: Designated heritage assets in the vicinity



- Legend**
- Listed Buildings**
- Grade**
- ▲ I
 - ▲ II*
 - ▲ II
- Registered Park and Garden**
- Scheduled Monument**
- Conservation Area**



Map scale 1:25,000 @ A3



Chapter 3

Outline history and development of Skirsgill Park

This chapter includes copies of information available about history of the property through time, alongside copies of maps and other document which help to provide further understanding of the how the estate has changed through time.

3.1 There have been considerable changes to the estate over time, but they have largely been sympathetically accommodated, allowing the essence of original form and character to prevail. As such further changes should and can also be undertaken sympathetically so the estate remains for the enjoyment of future generations.

3.2 The timeline below outline changes over time.

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Prehistory

- The confluence of the Rivers Eamont and Lowther appears to be a focus for Neolithic ritual and symbolic activity in the vicinity of Skirsgill / Penrith.
 - ‘Triplet’ of henges at Mayburgh, ‘King Arthur’s Round Table’ and Little Round Table (scheduled monuments); Trainford long barrow; Yanwath bowl barrow; Mossthorn long cairns and bowl barrow (all scheduled monuments).
 - Mirroring distribution of ritual and funerary assets in other river valleys in northern England (cf. the Swale-Ure washlands in North Yorkshire; location of Castlerigg stone circle overlooking the confluence of the Greta and the Naddle Beck, east of Keswick)
 - Reinforcing the significance of major river corridors as routes through the landscape for Mesolithic and Neolithic communities.
- Likely Bronze Age standing stone at Skirsgill (NHLE: 1007626). While the asset’s setting has changed substantially, being set within farm buildings and later business park additions, the stone is – as far as is known – in situ and is an important example of a nationally rare monument type. It provides further evidence for the long-lived ritual and symbolic focus of southern Penrith during early prehistory, and potential continuity from the late Neolithic into the Bronze Age.
- Archaeological potential for contemporaneous assets in outside areas of disturbance.

Roman

- No specific evidence within the estate, but in close proximity to ‘Brocavum’ Roman fort and civilian settlement – occupied from the Agricola campaigns (AD78-84) through to the end of the 4th century, therefore spanning a substantial proportion of the history of Roman Britain.
- Proximity to probable east-to-west Roman road

Medieval

- Putative early medieval border between Northumbria and the Kingdom of Strathclyde / Alba (emerging ‘Scotland’) along the River Eamont.
- Westmoreland incorporated within Norman England in c.1092, with the seizure of Carlisle by William Rufus (1056-1100). Construction of Brougham Castle from 1214.
- c. 1400, lands at Skirsgill acquired by the Whelpdale family.

Modern

- 1600-1650: Jacobean mansion house built: comprising a hall, six bedrooms, outhouses, stabling and two gardens.
 - Skirsgill one of a series of estate centres to the south of Penrith, developing based on agricultural incomes and rents, and the value of river crossings on their land. Growth financing augmentation of country houses and expansion of economic interests.
- 1787: The estates of Andrew Whelpdale (deceased) sold on the order of the high Court of Chancery. Skirsgill purchased by Hugh Parkin.
- 1795: Jacobean house demolished, and a neoclassical replacement constructed for Parkin.
 - Hugh Parkin (1753-1838) came from an influential Appleby family, and married into the MacDowell and Deane families by which he secured estates in west Cumbria, close to Whitehaven - then the principal port in the region trading with America. Parkin was educated at Appleby School, then considered to be one of the best in northern England, along with the sons of other local gentry and Augustine Washington - father of George Washington, the first President of the United States. (The Washingtons hailed from Westmoreland County, Virginia - named after the historical county in which Appleby is located.)
- 1799: stable block built, landscape gardens and statuary added.
- 1838: Death of Hugh Parkin (buried in St. Andrews Church, Dacre).
- 1841: sale of the estate to Lancelot and Wilkinson Dent, oriental traders.

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- Dent & Co. was one of the most successful British colonial merchant firms active in China during the 19th century. Founded by Sir Francis Baring (of the eponymous banking dynasty), joined by other former employees of the East India Company, with Thomas Dent joining in 1823 and assuming control and giving the firm his name in 1824.
- House enlarged and aggrandized by G.J. Mair, a pupil of Decimus Burton.
- 1839: First Opium War.
 - Dent & Co. were deeply involved in the opium trade, and Lin Zexu's warrant for Lancelot Dent's arrest and to force the company to forfeit its store of opium is widely regarded as a key event in precipitating hostilities between the British Empire and the East India Company as its proxy, and Qing Dynasty China.
 - Following the Treaty of Nanking, Dents was one of the first western merchants to open offices in Shanghai.
- 1845: Construction of the Lancaster and Carlisle Railway (now the West Coast Main Line), bounding the estate on its west side. Western drive closed shortly thereafter.
- 1866: Estate put up for sale, and sold in 1872. The Dent brothers and Jardine, Matheson & Co. were involved in the establishment and financing of the Hong Kong and Shanghai Banking Corporation (now HSBC).

However, the collapse of Overend, Gurney & Co. – a London wholesale discount bank – sent tremors through the Victorian financial establishment, causing a run on a number of institutions and bringing about the demise of Dents. The lack of capital forced the sale of Skirsgill, which was purchased by the Gandy family from Kendal.
- 1923: Frances Orme Gandy dies, and the estate is sold in the following year to James Whiteside Leeming from Lancaster. He bought the mansion, its grounds and home farm of c.80 acres. The remainder of the estate was sold and subsequently developed.
- 1967-71: Construction of the M6 motorway and A66 dual carriageway, bounding the estate on the east and north sides respectively. Eastern access closed, and approximately 14 acres of the park taken to facilitate road works.
 - Careful negotiations between the Leeming family and the Department for Transport helped to ensure that the roads schemes were delivered in a manner that conserved the character and integrity of the estate.
- 1976-2022:
 - Stable block and outbuildings re-roofed and converted for commercial use. Two neighbouring farms purchased and similarly converted.
 - Outworks: extensive drainage of grounds, flights of stone steps, ha-ha and other sensitive additions/ornamental features added to the designed landscape.
 - 1979: New ornamental plantings along the eastern boundary, adjacent to the M6
 - 1986: house listed at grade II.
 - 1992: New plantings on the southern boundary and Yanwath
 - 1998: New plantings along the northern boundary (A66)
 - All intended to provide visual screening and noise attenuation from adjacent roads, and to increase the resilience of the estate to visual intrusion from future development.
 - Arboretum of c.400 tree varieties established within the designed landscape.
 - Remodelled east end of house, removing redundant wing and creating reduced, but better accommodation and rationalising floor levels.

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Summary

3.3 Much of the 18th and 19th century development and character of the estate remains intact and with a high degree of authenticity, despite the changes wrought by the introduction of the motorway and trunk road, and the addition of ancillary buildings to the business park.

3.4 The management of the designed landscape during the later 20th and 21st centuries has been one of sensitive enhancement, reinforcement of existing features, and considerable increase in the botanical interest of the tree collection.

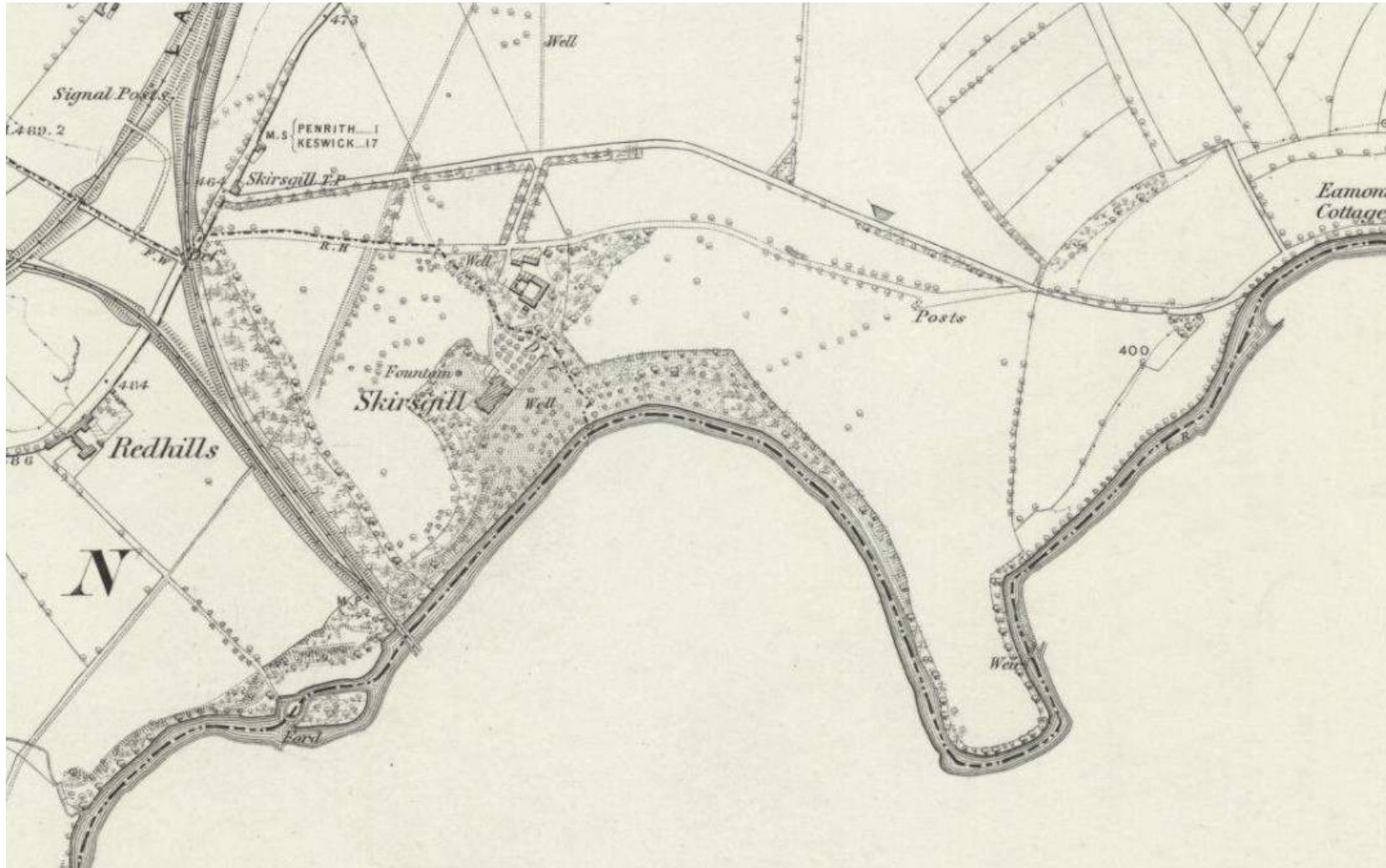
3.5 The designed landscape, although smaller and of somewhat humbler origins than Brougham Park and Carletonhall Park, is significantly better preserved than either. It therefore assumes a greater degree of significance regionally, as the best-preserved example of the landed estates that lined the Eamont Valley south of Penrith.

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Figure 3.1: Extract of the 1st edition of the Ordnance Survey six-inch map (Cumberland, Sheet LVIII (Surveyed 1860, Published 1867))



Note the presence of east-west drive, and associated planting.

Well to south of main house, and fountain and formal lawns clearly depicted, along with possible orchard northeast of main house.

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Figure 3.2: Extract of the 2nd edition of the Ordnance Survey 25-inch map (Cumberland, Sheet LVIII.8 (Revised 1898, Published 1900)



East-west drive removed, although avenue planting remains.

Well and fountain not depicted, and putative orchard to northeast of house replaced by ornamental planting. Orchard now depicted in western area of walled garden and slightly beyond.

Cruciform rides in woodland at southern end of meander in the Eamont in place (still partially extant, on site inspection).

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Figure 3.3: Map of Skirsgill Estate, 1848



East-west drive not yet established – although potentially in progress as 'stub' of track on that alignment north of Rose Cottage / Smithy.

No orchard-style planting east of the house.

Figure 3.4: Detail of estate core, from estate map of 1848



Chapter 4

Description of the historic environment resource

This section of the report outlines the heritage assets that lie within the estate, their character and significance

Built heritage

Skirsgill

4.1 Skirsgill is a fine example of a late 18th century neoclassical country house. The architect of the initial phase of development is not recorded, but it is an accomplished piece of design. Elegant proportions, and bow-fronted flanking bays to the principal elevation either side of the entrance give the house a distinctive bearing, sitting atop a chamfered plinth with details echoing the rooftop balustrades to the two-storey wings. The Ionic colonnade to the rear (north) elevation and pedimented central bay above has a more conventional Classical style, complemented by the formal lawn and vistas across the parkland.

4.2 While the house has been altered, as is frequently the case, the level of preservation of a range of features is impressive and speaks both to the attention to detail in previous works and a sparing approach to change. This has resulted in an uncommon level of intactness of the plinth, balustrades and ancillary features such as the coal bunkers and service passages remaining extant.

4.3 The origins of the house in the 18th century mercantile class are interesting, demonstrating the wealth and influence accumulating outside the traditional landed classes.

4.4 Further research and analysis of the building fabric would be required to definitively assign elements of the structure to specific phases and the work of particular architects – but this is not necessary at this stage.

4.5 As will be expanded upon below, Skirsgill House is set within a relatively extensive designed landscape that forms much of the setting of the listed building. Policy woodland forms the backdrop for views from the north façade of the house. Similarly, this sense of enclosure is a feature of views from within the park, with the house appearing framed and backclothed by its plantings. Designed views from the principal elevation and the south stretch across the parkland, and these longer views – to Yanwath to the south, and to Cross Fell, around 22km to the east – are apparent on estate plans, the first edition of the Ordnance Survey 6-inch and 25-inch maps, and remain extant having been maintained through subsequent phases of planting.

4.6 This sense of splendid isolation – despite the proximity of the M6 and A66 – is a strong part of the house and estate character.

Ancillary structures to Skirsgill House

Terrace wall, gate posts and steps

4.7 The walls enclosing the terrace to the south, principal, front of Skirsgill, along with its associated steps and gate posts, are listed in their own right at grade II. With the house, they have considerable group value, retaining the character of the monumental plinth on which the house sits – and facilitating extensive views across the parkland and ‘borrowed’ interest created by the multiple meanders of the River Eamont within the prospect.

Gate lodge

4.8 A small, probably 19th century gate lodge, depicted on the first edition of the Ordnance Survey 25-inch map. Originally to an approximate L-plan with bays to entrance (west) and south fronts. Coursed, squared blonde sandstone rubble with round-headed windows and plain string course. Hipped slate roof and central chimney. Extensively altered, with outshot extensions on east (flat roofed, grey-rendered) and south (parallel to original bay; natural red sandstone in coursed, squared rubble finish, with lower level hipped slate roof), and painted wooden porch to entrance.

Chapter 4

Description of the historic environment resource

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4.9 The lodge is in good condition and, although the rendered extension in particular has adversely affected its character and integrity, it is clearly in active use and is well maintained as a home within a well-tended garden.

4.10 Although at some distance from the main house, it could be argued that the lodge is curtilage listed – although the delineation of private and public space has changed somewhat with the creation of the Business Park and new gates to Skirsgill House.

Skirsgill Home Farm

4.11 The Home Farm consists of a fine 19th century courtyard farmstead, which has subsequently been converted to business use. This has resulted in changes to openings and fenestration on the south-east front and to the courtyard, as well as the introduction of internal divisions, fixtures and fittings. However, the character of the buildings and the clear distinction between the more formal ashlar pedimented façade facing into the main part of the park, and the coursed rubblework with ashlar dressings of the inner courtyard remains readily legible. Key features including cart shed and loft doorways remain intact, although reused and glazed.

4.12 Subsidiary extensions to the courtyard, potentially a dairy and animal housing, have also been repurposed. The hierarchy between the farm buildings remains clear and their origins unmistakable. Twentieth century ancillary buildings forming an outer courtyard are similarly in commercial use.

4.13 A standalone carriage house has likewise been converted, with the characteristic doorways glazed and subdivided. The upper wrought iron hinges set into the stonework remain on all doorways. It is abutted to the rear by the farm smithy, identifiable by its extant firebrick flue and large sliding door to its north side.

4.14 Like the lodge, the home farm complex is curtilage listed, although again its conversion in the past to commercial use and clear delineation of business park and estate potentially counteract this.

Conversion of the farm core to business use

4.15 As indicated above, the home farm complex was converted to business uses in the 1970s. The core area, comprising the courtyard farmstead, Rose Cottage, the carriage house and smithy have been incorporated within an attractive and knowingly whimsical ‘cottage garden’-style landscape scheme, comprising granite sett pathways and decorative paved areas,

raised stone and timber planters, and hanging baskets, along with a reproduction 'finger-post' sign and fibreglass Border collie. The K6 telephone box appears to be part of the scheme.

Rose Cottage

4.16 Rose Cottage is an interesting anomaly within an otherwise relatively tightly dated and formal 19th century farm. It appears to be a single storey four bay c.18th century vernacular cottage, with rendered stonework and slate roof. Its highly rustic outshot porch to the main entrance on the south façade is unlikely to be original.

4.17 The cottage is in good condition, and the satellite TV dish and modern uPVC rainwater goods are its only incongruous features.

K6 telephone kiosk

4.18 A somewhat incongruous, but charming, feature of the historic core of the business park is a GPO/British Telecom K6 telephone kiosk. It is not depicted on any series of OS mapping, and is therefore assumed to be both non-functional and an introduced feature for aesthetic reasons.

Glasshouse

4.19 While a glasshouse is depicted on its current site from the 1st edition of the OS map, and a building is shown on the footprint on the estate map of 1848 – although not definitively a glasshouse – the current iteration appears to be at least in part recent. It is a plate glass monopitch glasshouse, backed by potting shed with a heated wall to promote fruit growth. Square section tubular steel construction of the glass canopy was noted on interior inspection. However, the stonework, including the heated wall, appear to be historic and in excellent condition. The glasshouse is a key feature of the walled kitchen and ornamental garden, set adjacent to ornamental paths, beds and shrub planting.

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Gardens and designed landscape

Formal and kitchen garden

4.20 The formal and kitchen gardens appear to be an extant feature dating from the later 18th or early 19th century, depicted on the estate map of 1848 and the first edition OS 25-inch map. It is therefore a key element of the design of the landscape, and has been augmented through careful enhancement of the path network and planting selections. The extant glasshouse remains in active use.

4.21 The kitchen garden component is also in active use, and has been augmented by espaliered apple trees against the garden wall and extensive plantings of tree and shrub varieties. The garden features designed views back to the house, and out across the River Eamont, establishing a strong setting relationship.

4.22 The built features of the garden, principally the glasshouse, boundary walls and path network are in excellent condition and ongoing active maintenance is evident.

Parkland

Evidence of historic design

4.23 Evidence for the historic design of the parkland can be drawn from the estate map of 1848, which clearly depicts the extant relationship between the house, its terrace and lawns with individual trees running down to the River Eamont, with the kitchen and ornamental gardens and glasshouse to the east. To the rear (north) of the house, the circular lawn surrounded by ornamental plantings remains largely intact, although the circumferential paths have been lost over time, along with the central fountain. The views from the main façade, framed by planting, to Yanwath and to Cross Fell, appear to have been a feature of the design from the outset.

4.24 From the estate plan, it is evident that a range of tree species and types were a feature of the park from early in its development, and this diversity has been maintained and augmented through time.

4.25 With the exception of the formal/kitchen gardens and the immediate environs of the house, the parkland has a naturalistic design without strong alignments of planting or other landscape features. The boundary planting depicted on the estate plan has been augmented

and strengthened through time, buffering the parkland from the influence of, first, the railway and then the trunk road and motorway developments. The relationship between the house and the home farm remains broadly as originally conceived, with dense planting affording visual and functional separation between domestic and working areas.

Ornamental features

4.26 The ornamental features of the designed landscape are concentrated around the main house, in the form of the terrace on which the house sits, the formal lawn to the rear (northeast) and sculpture with designed views set within the plantings to the southwest of the house. The circular lawn and fountain depicted on the estate plan are absent on the first edition of the OS map, suggesting that this may have been a relatively short-lived feature.

4.27 A ha-ha, constructed from recycled stonework from a former railway bridge (offsite) was added in the 2000s to separate the formal lawns from the parkland to the northwest without the visual intrusion of a fence line. This sensitive and subtle addition has strengthened the visual relationship between the formal lawns and the surrounding parkland and facilitates a view across the northern section of park to a centrally-placed specimen tree.

4.28 The walled kitchen and ornamental gardens, laid out with ornamental shrubs, hedged flower beds and designed views orientated towards the house. The path layout mirrors that depicted on the estate plan of 1848, and the first edition OS map, with the ornamental beds between the paths potentially added later.

4.29 As depicted on the estate map, steps down to the River Eamont remain a feature of the landscape, highlighting the importance of the relationship with the river – both visually and in terms of practical use and access.

4.30 Additional features have augmented the landscape in recent decades, including new stone facings and railings to the engineered concrete drainage cascade, connecting drains for the existing A66 to the River Eamont. Replacement ‘estate-style’ railings, with attendant kissing-gates, encloses much of the parkland, providing a clear identity. While fabricated from recycled scaffolding poles, these contribute to a strong, unified character. There are few extant examples of historic estate railings surviving, but where these exist they are of simple design.

Chapter 4

Description of the historic environment resource

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Historic plantings

4.31 There are a number of veteran trees throughout the grounds, both within the core of the landscape and distributed as parkland trees in more open areas. These include substantial specimen beeches adjacent to the house, yews to the south of the terrace, mature Wellingtonias, and other exotic specimens – forming the basis of the arboretum that has been expanded upon in recent decades.

Recent plantings

4.32 The present owner has undertaken extensive planting of specimen trees, with around 400 varieties represented in the collection. The planting has focused in the arboretum area to the south of the house, and in the eastern section of the walled garden, but is otherwise well distributed.

Archaeology

Known archaeological assets

Standing stone (1007626)

4.33 The standing stone, a scheduled monument, is an impressive – if somewhat isolated – monolith of supposed late Neolithic / Bronze Age date. It has lost much of its historical setting, and is now tucked within a small flowerbed adjacent to an industrial unit and a carpark. It is heavily obscured by vegetation and could easily be overlooked.

Archaeological potential

4.34 The scheduled area associated with the standing stone extends some distance into the carpark, in reflection of the likelihood of further archaeological remains associated with the asset. While the area adjacent to the stone has been developed, and tarmacked over, there potentially has not been extensive earth-moving or changes in level – meaning that the potential for additional remains is high.

4.35 The potential for garden archaeology is likely to be relatively low, as the majority of built features and path network remain in place. There may be some potential for evidence of the

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circular path feature and foundations of the fountain/water feature in the formal lawns to the rear of the house.

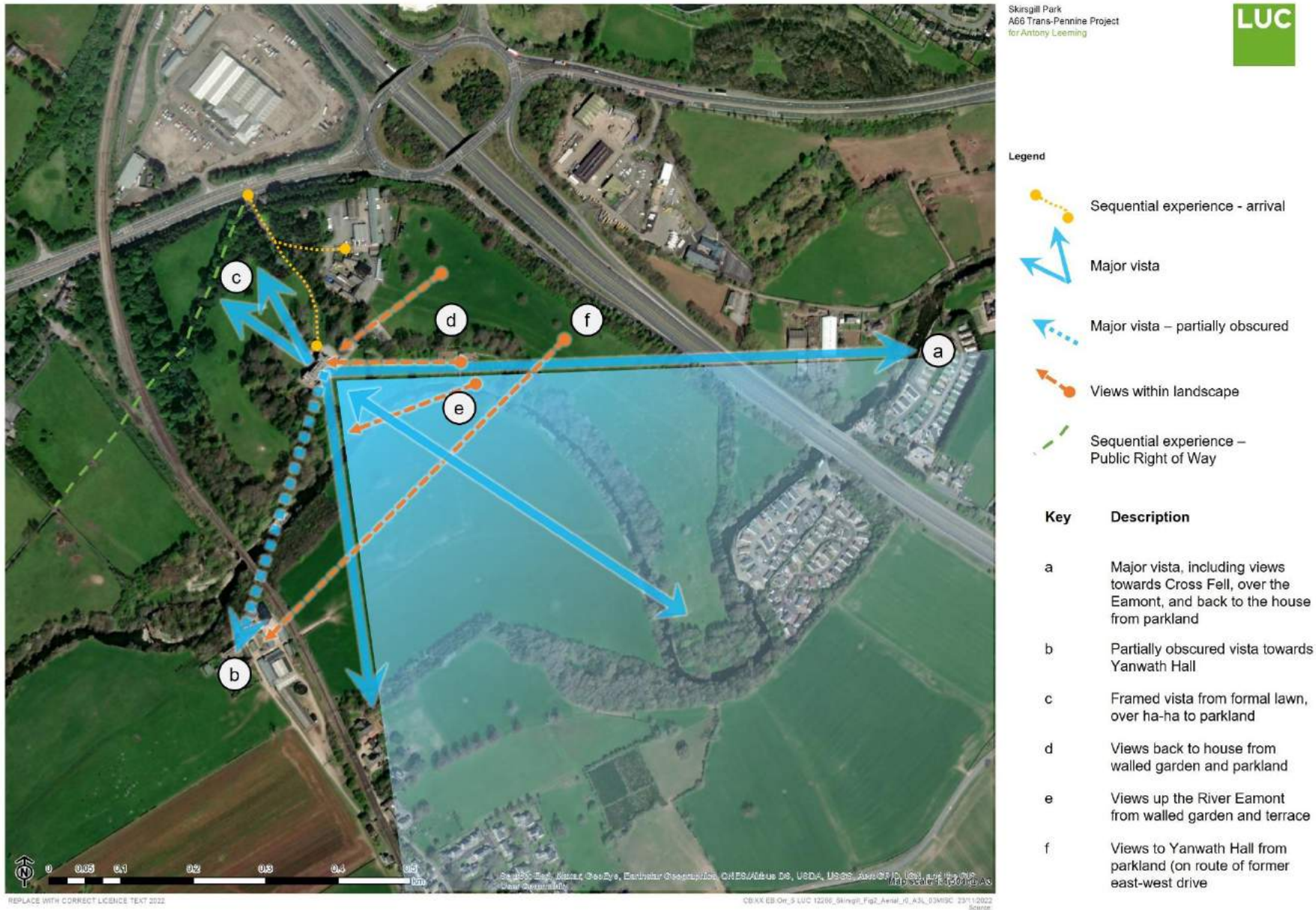
4.36 The remainder of the parkland is considered to have moderate archaeological potential as, although it would appear that some of the parkland has been subject to ploughing in relatively recent times, the proximity of the site to numerous Neolithic and Bronze Age assets in the Eamont Valley counsel caution.

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Figure 4.1: Diagrammatic representation of key relationships of the house and park



Chapter 5

Landscape Character and Views



Skirsgill House and Park lie on the north bank of the River Eamont, to the south west of Penrith.

- 5.1** As described in detail in Chapter 2, the estate has a strong traditional parkland character, with individual trees set in a grazed landscape of semi-improved grassland. Local to the house and within the walled garden, the character is more gardenesque, with mowed lawns, ornamental shrubs and a kitchen garden.
- 5.2** The woodlands and tree belts, with their grand mature specimens, both native and exotic, provide a sense of enclosure, and tranquillity. Despite the apparent road noise, there are almost no views out to the major infrastructure of the A66 and M6, and only glimpsed views out to the area of prefabricated housing to the south-east, beyond the Weir and Mill Race. This makes the parkland feel intact, despite the changes that have occurred around the boundaries.
- 5.3** The wide range of species, particularly closer to the house, and with the Wellingtonias bordering the West Park, give some areas the character of an arboretum. The mature tree specimens frame and punctuate the parkland, and the individual trees, mature and grand in scale where they remain from the original plantings, provide focal points. These include the lime trees in The Park, beeches around the house and Wellingtonias to the west of the house, as well as many other grand specimen trees within the woodland belts and down along the River Eamont and the gorge it is contained within.
- 5.4** The whole estate feels cared for and is in excellent condition as a result.
- 5.5** Beyond this estate, and associated with the River Eamont, it is clear from mapping that a series of other parklands are characteristic. These include Carletonhall Park and Hall, Brougham Park and Hall, and predating these Brougham Castle and Brocavum Roman fort, as well as the much older Mayburgh Henge and Standing Stone. To the west is Yanwath Hall

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and Tower. Whilst severed from Skirsgill Park by the M6, and the A6, and also affected by the A66, and the railway, the pattern of historic estates and earlier monuments and fortifications along the river appears to be long established, bringing a rich historic character to the landscape to the south of Penrith. Whilst Skirsgill was established as a private estate, independent of these other assets, its contribution to the greater whole of the historic landscape along the river valley should also be recognised.

5.6 The **Cumbria Landscape Character Guidance and Toolkit** (prepared for Cumbria County Council and partners in March 2011) maps and describes the character of different landscape types across the county and provides guidance to help maintain their distinctiveness. Although a strategic document and therefore light on detail, it advises developers on page 88¹ to “*Conserve parkland and sensitive development around the Penrith area in keeping with local character.*” It classifies the landscape character type to the south of Penrith as Type 6, Intermediate Farmland.



¹ chrome-extension://efaidnbmnnnibpcajpcgiclfindmkaj/https://cumbria.gov.uk/elibrary/Content/Internet/538/755/2789/40651141128.PDF accessed 03.11.2022.

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View for eastern parkland, looking west-northwest to Stable Block (1799)

Views and Vistas

5.7 Key views and vistas are noted in Chapter 2. A selection are illustrated below, and depicted in Figure 4.1: above.

Approach to the house and business park from access off the A66, looking south. Any alteration to the gateway for access should be reinstated



Driveway to the house, looking south



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Business park in former coach house, sympathetically repurposed and restored



Cottage and former farm buildings in business park



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The vista from the south east façade of the house and terrace (shown below) extends south west to the parkland (The Park), open land within a meander of the river, and to Cross Fell in the far distance beyond.



The open vista south east from the house to the land within the meander should be retained, rather than blocked through woodland planting, which could also block more distant views as it grows



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The vista, perpendicular to the façade of the house, to the south and south east, extends across river to the ‘borrowed’ undeveloped rural landscape of river terraces and open grazed fields and woodland beyond it. The borrowed landscape beyond the river should remain undeveloped in order to retain the character of the setting to the estate



Woodland with arboretum character to west of house. Any new planting should seek to reinforce this character.



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Modern drain now modified and incorporated as an ornamental cascade to the south west of the house. Alterations to this cascade and to the now well established woodland either side of it should be avoided.



Railing at top of cascade² – create an ornamental character to a utilitarian drain. Weathering, and moss, has helped integrate this feature, but disturbance would undo this and should be avoided.



² Purchased from Ballantine Castings of Bo'ness – a major iron foundry and longstanding producer of decorative castings since the 1820s. Catalogue Ref. RP008. (https://ballantinecastings.co.uk/wp-content/uploads/2017/03/ecg1127-BC-Catalogue_Section-3-Exterior-Cast-Iron-Railings-etc_WEB-v1.3.pdf)

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The ha ha to the north west of the house enables the short vista looking to the north west, towards woodland, to be experienced from the house and lawn. The A66 beyond is completely screened from view by the intact woodland belts. Removal of woodland could open up views and should be avoided.



Triangular field to north west of house, with railway hidden from view on the western boundary (ahead), and A66 hidden from view on the northern boundary (right). Removal of parts of the tree belts would open up views of road infrastructure and should be avoided.



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Views from the walled kitchen garden (shown below), riverside path and The Park, look south west to grazed fields to the south of the river, with the railway and Yanwath Hall beyond. The open and undeveloped fields beyond the river to the south and west, though not part of the estate, are important to its setting and views. There is a sense of the estate extending out into the open countryside to the south and west of the river, acting as a borrowed landscape beyond.

Kitchen and ornamental garden, looking north west towards the house



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To the south west and south east, the river lies within a wooded gorge, with a mix of mature native and exotic tree species, and with views available looking west towards open farmland, the railway and Yanwath Hall in the distance. This borrowed landscape, though not part of the estate, provides an open and rural outlook and setting beyond the river.



There is a clear vista from the parkland within the meander, looking back in a north western direction across the river to the grand house and the mature planting which surrounds it. Land within the meander should remain open so as to retain these views



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There are various points within the parkland of West Park where the view looking north-west towards the house sitting above the river, and the woodland that surrounds it draw the eye



Mature lime trees form focal points in the parkland, and help obscure the overhead lines along the north-east boundary, and completely screen the M6 from view. This north-eastern tree boundary should be retained intact, so as to maintain screening. Vehicles should not track within root zones below tree canopies, as this could result in damage to the trees and their root systems. Sheep pen in foreground.



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Mature tree boundary and Wellintonias in West Park, to the west of the house. The trees overhand the fence line and their root plates will extend to approximately the extent of the canopy. Disturbance in this zone should be completely avoided.



West Park and traditional wrought iron kissing gate and railings to the west of the house. Drainage works are proposed in this field but would damage the trees if located anywhere near the extent of their canopy, which broadly equates to the root plate. Any required changes to fencing and gates should replicate traditional styles.



Chapter 6

Outline Statement of Heritage Significance

Heritage significance

Context

6.1 Skirsgill, as a listed building, benefits from statutory protection of both its fabric and – importantly in this case – its setting. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the 1990 Act'), as amended, requires that, in considering applications for planning permission that affect the setting of a listed building, decision-makers are required to have '*special regard to the desirability of preserving...its setting.*' In this context, 'preserving' has been confirmed in case law as to do no harm. The requirement to have 'special regard', and the attendant provisions of national policy (discussed below), create a 'tilted balance' for decision-makers where the conservation of assets must be afforded great weight. Any harm must therefore be outweighed by significant public benefits.

6.2 The A66 Northern Trans-Pennine Project, as an application for a development consent order (DCO) under Section 37 of the Planning Act 2008, the 1990 Act and its provisions are engaged.

6.3 'Heritage significance' is, for the purposes of national planning policy and the National Policy Statement for National Networks – the relevant policy for Nationally Significant Infrastructure Projects (NSIP) - the sum of the heritage interest that a heritage asset holds. Significance derives not only from the asset's physical presence, but also from its setting.³

³ The setting of a heritage asset is the surroundings in which it is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of setting may make a positive or negative

contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Chapter 6

Outline Statement of Heritage Significance

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Approach and format

6.4 The heritage significance of the assemblage of assets is set out below, using the approach specified in Historic England's 'Conservation Principles' publication⁴ – the established professional guidance for assessing heritage significance in England.

Evidential value

6.5 Evidential value derives from the potential of a place to yield evidence about past human activity.

6.6 The late Neolithic/Bronze Age standing stone is a nationally rare survival, and – with the putative associated archaeological remains within the wider scheduled area – has the potential to provide information on the activities, processes and ancillary structures associated with the erection of such monuments. Given the concentration of nationally important monuments of this broad period within the Eamont Valley, there may be further evidence for ritual and funerary activity.

6.7 The estate provides good evidence of a late 18th century country house within its largely intact designed landscape, with a fine assemblage of farm buildings that, while converted to commercial use, are in excellent condition and retain much of their historic character. The location of the Jacobean precursor to Skirsgill is unclear, but the site has potential to provide evidence on both the form and nature of the house, its location and relationship to its successor.

6.8 Further interest is added by the extant well structure located between the house and the river. It is a very well-preserved structure, and is likely to be a comparatively rare survival in such a prominent location adjacent to a polite house. While the capstone of the extant structure is 1823, there are records of a drowning in the well during the 17th century, and historically the well was part of a wider tradition of veneration of 'Holy Wells' of likely pre-Christian origin. Similarly, other features with potential to reveal additional information on the design and use of the estate are extant - including a potentially early example of a ram pump,⁵ located adjacent to the river, and a series of structures, potentially bases for statuary, are located on the lawns.

Historical value

Illustrative value

6.9 The estate provides a good illustration of the development of provincial Georgian architecture, as a fine example of the style applied by an unknown – but presumably local – architect. Similarly, the home farm complex illustrates the economic heart of the estate, and the relationship between the working and domestic elements of the designed landscape.

6.10 The designed landscape illustrates a naturalistic 19th century estate landscape that has persisted comparatively unchanged in its main elements since its creation. While areas of the estate have been lost to development over time – the railway, the M6 and the A66 – it is the most intact and best-preserved example in the area.

Associative value

6.11 Hugh Parkin, the proprietor for whom the Georgian house was built, was an influential figure in 18th century Cumbria, and was responsible for the transformation of the estate – along with other landholdings across the county.

6.12 The association of the estate and its augmentation by Lancelot and William Dent, using the proceeds of their Oriental enterprises – including the lucrative opium trade – helps to place the 19th century development of the estate within the wider context of the generation of significant wealth from the activities of Empire. As key figures in the history and development of Hong Kong, the initiation of the Opium Wars and the foundation of one of the world's most significant financial institutions, the Dents are a key part of the estate's wider importance. This also demonstrates the reach and influence of – by modern standards – partially ill-gotten wealth derived from Empire, but also the vulnerability of its owners to global financial markets, even in the 19th century.

Aesthetic value

6.13 The composition of the house and grounds has considerable aesthetic value, reflecting the harmonious 19th century composition, managed and augmented by successive owners.

⁴ Historic England (2008) *Conservation principles, policies and guidance for the sustainable management of the historic environment*. London: Historic England.

⁵ Dating to before 1880. Manufactured by Blakes Bros. of Accrington, but no record of the order in accounts dating from 1880 onward.

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Views of and from the house across the designed landscape and out to features in the wider area, connect the estate intimately with its setting – from the parkland and policy woodlands, to the River Eamont, and out to the fells, placing the estate in an unmistakably Cumbrian context.

6.14 The house and home farm complex have considerable architectural merit and, while not (as far as is known) the work of a major architect, they are finely-wrought examples of their type and period. Conversion of the home farm, and sequential additions of more recent farm and business park buildings, have done little to compromise their character or legibility.

Communal value

6.15 There has been a public right of way across the northern parkland of Skirsgill since at least the 18th century, and it is depicted on estate plans and successive iterations of the OS map. This suggests that people have perhaps enjoyed a greater level of access to the estate than would otherwise be the case. Similarly, a significant number of people are employed by, work with and are customers of the business park set within the grounds and utilising a number of historic buildings. They will therefore have positive associations with both the farm complex and the wider grounds.

6.16 During the Covid-19 Pandemic, wider access to the parkland was afforded by the Leeming family, to enable local people to have easier access to the countryside and outdoor recreation while travel was not possible. This is likely to have both raised the profile of the estate as a potential location for outdoor recreation, and a destination worth visiting if on longer distance walks (e.g. along the Eamont).

What does this mean in planning terms?

6.17 For the purposes of planning, the following are key considerations:

- Skirsgill is a listed building, and its setting benefits from statutory protection. The whole of the parkland can reasonably be considered to represent part of the setting of the asset, and therefore its conservation must be afforded 'great weight' in the planning process.
- The park is a non-designated heritage asset of at least regional importance in its own right, with its role in the significance of the house reinforcing and augmenting this.
- There is a need for applicants for planning permission affecting designated heritage assets to provide an assessment proportionate to its significance in support, to allow

decision-makers to discharge their duties under the 1900 Act (having 'special regard' to its conservation) and national policy (affording 'great weight' to the conservation of the asset).

- Any harm to a designated asset needs clear and convincing justification, and requires significant public benefits to outweigh that harm.



Chapter 7

Interaction with A66 Northern Trans-Pennine project

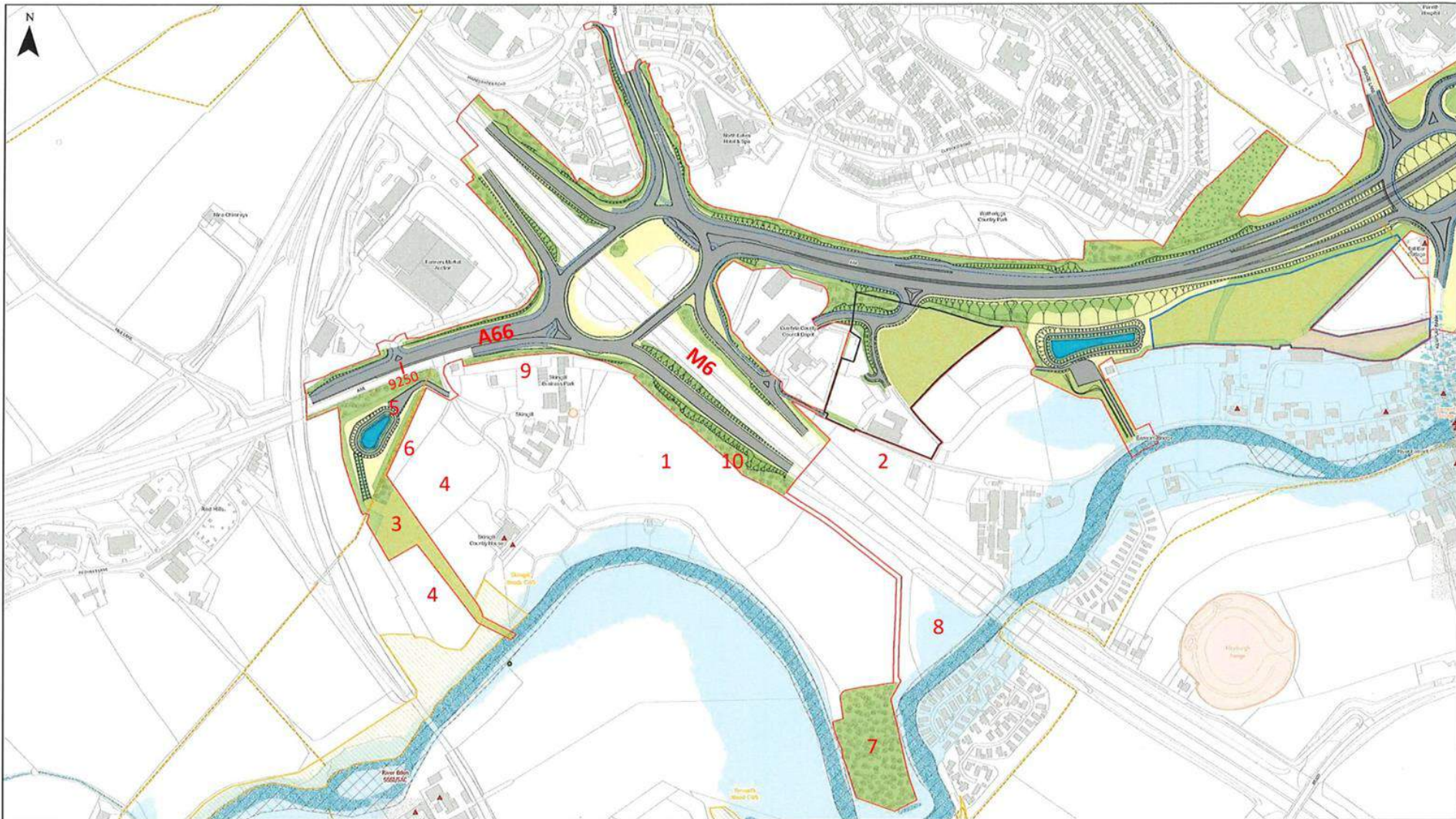
The proposed A66 Northern Trans-Pennine Project presently requires multiple areas of land within the estate to be acquired through compulsory purchase. This is largely for mitigation rather than for the scheme itself and minor alterations would considerably reduce effects upon Skirsgill.

Scheme Overview and Reason for Recommendations

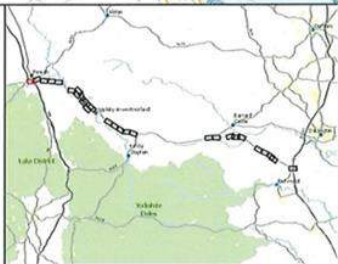
7.1 Upgrading of the junction between the M6 and the A66 requires alteration of the slip road off the M6 and westbound carriageway of the A66, affecting the north easter and north – north west boundaries of the estate, as indicated on the plans below. It is recognised that the essential physical works for the road itself will have effects that are unavoidable.

7.2 However, mitigation is also proposed, in the form of native woodland for biodiversity net gain requirements, a Sustainable urban Drainage System (SuDS) in the form of a settlement and soakaway pond, and drains to the River Eamont. These are indicated on the plans below, with each Area being given a number. Areas 1-10 of the estate would be affected by the proposals. The current form of these proposals would sever the estate, damage and affect the integrity of parkland, mature tree specimen parkland trees, and mature woodland belts, both around the boundary of the designed landscape and within it. It is considered that some relatively minor alterations to the mitigation proposals could considerably reduce effects upon the estate, reducing severance and long term impacts, and ensuring the historic designed landscape remains more intact for future generations. These are detailed in **Chapter 8**.

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Interaction with A66 Northern Trans-Pennine project



- Legend on separate sheet
1. East Park
 2. Grassfield E. of M6
 3. Required for drain
 4. West Park
 5. Princes Field
 6. Shelterbelt of trees
 7. Proposed planting at far end of East Park
 8. Grassfield by river
 9. Shelterbelt of trees for business park
 10. East Park shelterbelt



national highways **A66 NTP** Integrated Project Team

C01	First Issue	CESL	LHAN	KWHA	PCAR	DBEA
		18/03/22	18/03/22	18/03/22	24/03/22	24/03/22
Revision	Created	Checked	Reviewed	Approved	Authorised	

Scale @ A1: 1:2,500 | Project Ref No HE565627 | Stage: Stage 3
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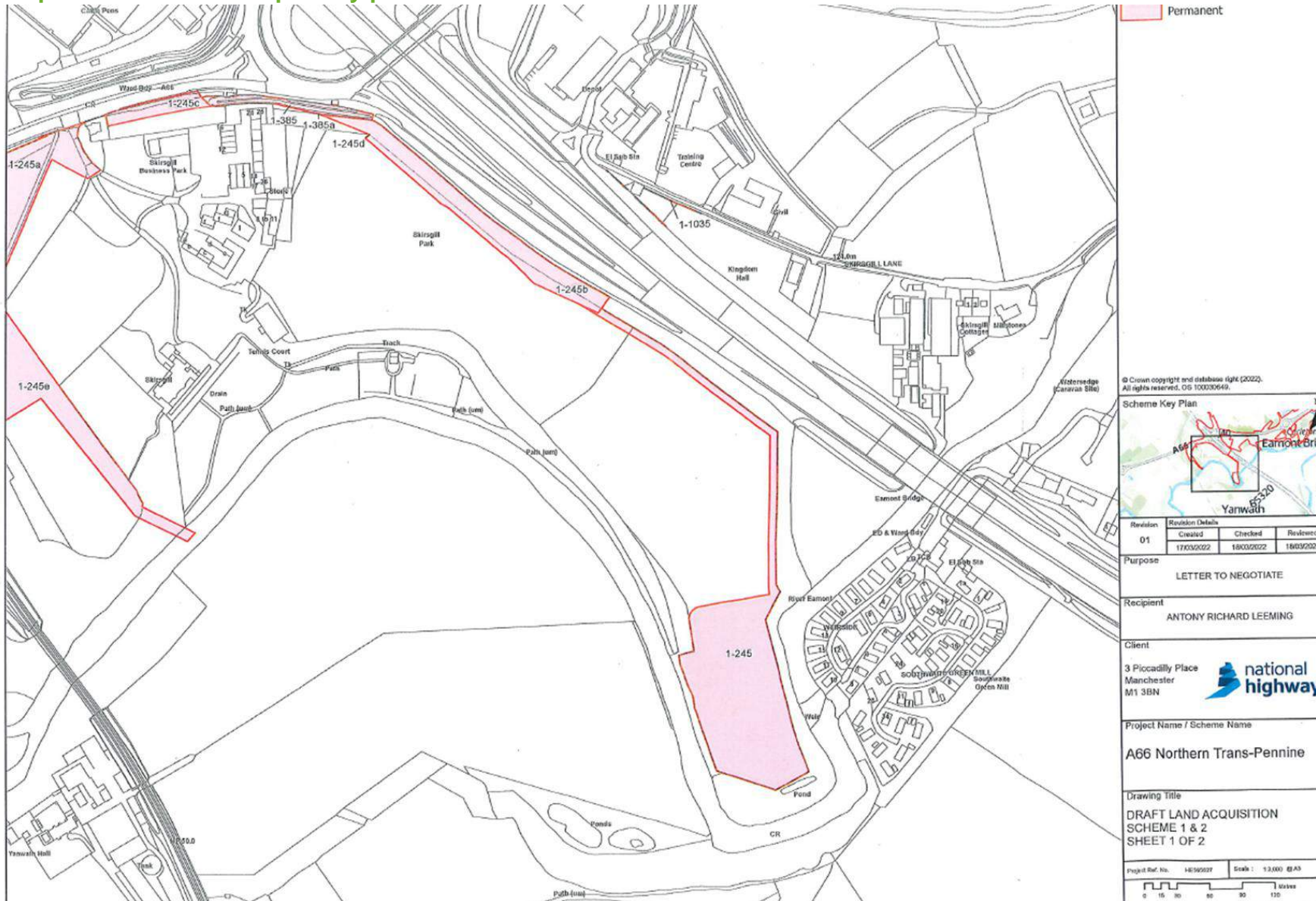
Project Name A66 Northern Trans-Pennine Project			
Map Title Map Book Plans			
M6 Junction 40 to Kemplay Bank			
Sheet 1 of 2			
Map Number HE565627	Project S00	Originator - AMY	Volume GEN
Location	Type - MP	Role - ZZ	Number 500075
Suitability A3	Suitability Description APPROVED FOR STAGE COMPLETE		Revision C01

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Interaction with A66 Northern Trans-Pennine project

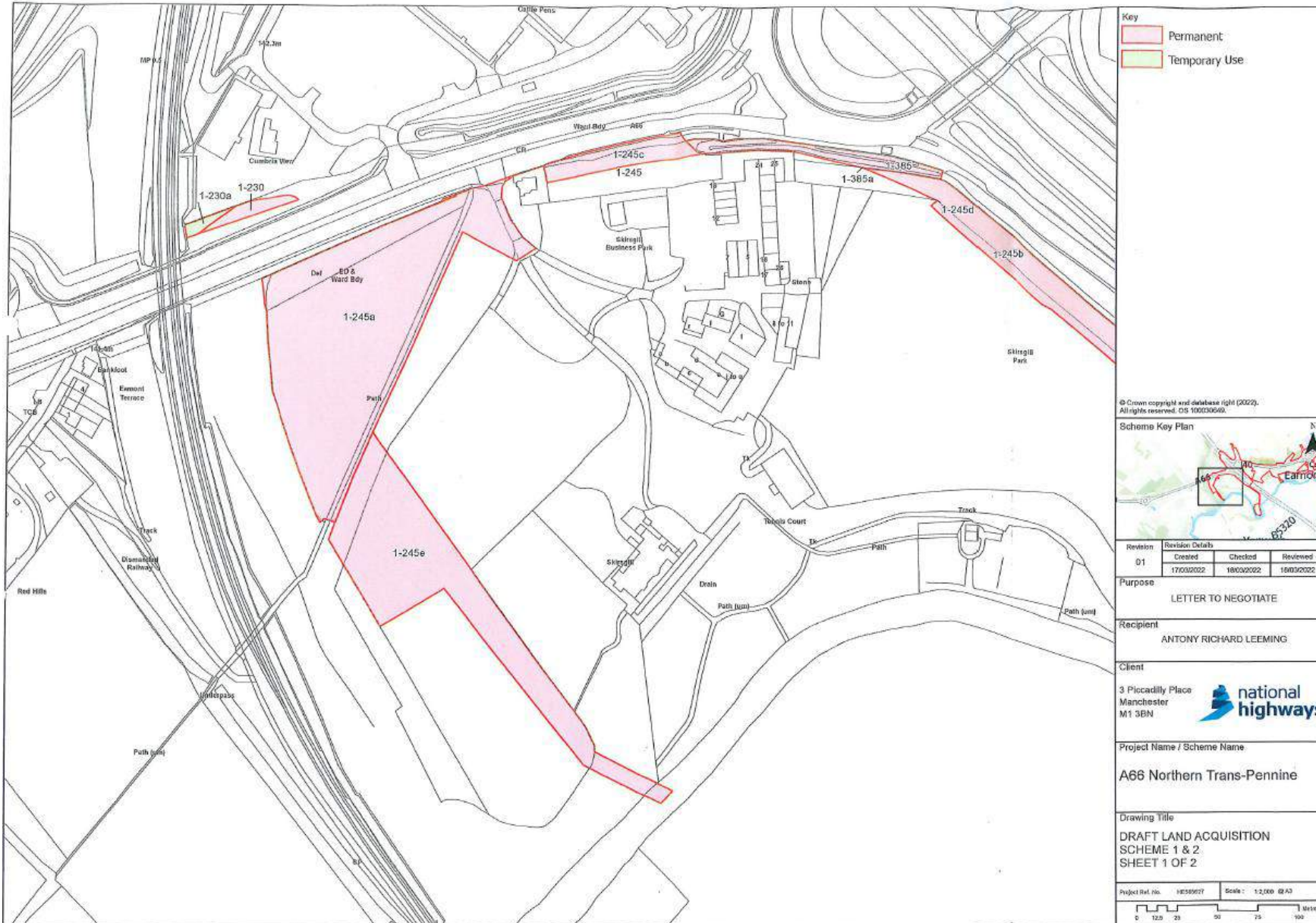
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Proposed areas for compulsory purchase



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November 2022



Key

- Permanent
- Temporary Use

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Scheme Key Plan

Revision	Revision Details		
01	Created	Checked	Reviewed
	17/03/2022	18/03/2022	18/03/2022

Purpose
LETTER TO NEGOTIATE

Recipient
ANTONY RICHARD LEEMING

Client
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Project Name / Scheme Name
A66 Northern Trans-Pennine

Drawing Title
DRAFT LAND ACQUISITION
SCHEME 1 & 2
SHEET 1 OF 2

Project Ref. No. HES59527 Scale: 1:2,000 @ A3

Chapter 7

Interaction with A66 Northern Trans-Pennine project

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Potential implications of the scheme

7.3 In summary, the scheme:

- Proposes native woodland within an area of historic parkland (Area 7), resulting in the loss of historical integrity, alteration to landscape character, effects upon biodiversity through a change to the habitat, and effects upon long views across the estate, both to the house from the parkland, and of the parkland from the house;
- Proposes an access route to reach Area 7, via Area 10, which is too close to boundary woodland alongside the M6 and Area 8, and would threaten their health and integrity, as well as damage the parkland character and the setting of the listed building;
- Proposes a highly engineered water body with an area of the historic parkland to the north west, changing its character, resulting in considerable loss of mature trees within the tree belt along the northern boundary of the estate, opening up views of the A66, adversely affecting the route and woodland along a historic trackway and public right of way (Areas 5 and 6);
- Proposes drainage works through an area of parkland and mature parkland trees, too close to a mature tree belt including grand Wellingtonia trees, thus risking their health and integrity (Area 3, adjacent to Area 4), as well as potentially changing the setting of the listed building and affecting the significance of the park;
- Proposes a connection to the River Eamont down a steep wooded bank, which could result in a change in character and alterations to the 'cascade' feature which is now an integral part of the park (Area 3, southern end);
- Proposes removal of a tree belt alongside the M6 to the north-east (Area 10), which would open up views from the estate to the M6, and increase noise levels. New trees and woodland would take a considerable length of time to reach maturity (25-30 years at a minimum);
- Proposes removal of the edge of further woodland along the north-east side of the estate, north of the business park, again opening up views to the M6 which are currently screened by mature planting.

- Proposes alterations around the estate entrance off the A66, which could result in the loss of mature trees, lawn, and is in close proximity to the red sandstone pillars of the gateway into the house, altering the character of the arrival experience.
- Changes are likely to constitute less than substantial harm to a designated heritage asset, by way of setting change. The level of harm could readily be reduced – although not entirely avoided – through the more sensitive approach to integrating the SuDS and drainage infrastructure proposed herein.



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Interaction with A66 Northern Trans-Pennine project

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Chapter 8

Opportunities for scheme improvement and mitigation

The advice below focusses upon areas in which the proposals could be altered to reduce effects upon the historic parkland and associated woodland and trees.

Potential measures for avoidance, offsetting and mitigation

Area 7 Proposed Native Woodland Planting

8.1 It is strongly advised that **Area 8** should be used for mitigation woodland instead of **Area 7**. This land is already separated from the parkland and planting here would not alter the parkland character to the same degree. Area 8 can be accessed via the underpass beneath the M6. This would avoid the need for a strip of land alongside the woodland belt, where tracking with vehicles would damage the roots of trees and threaten the health and integrity of the nature boundary trees that presently screen the M6. The long access track that is proposed abutting the trees, and which at one point drops steeply off a river terrace (too steeply to be routed that way) could then be completely avoided, with access being taken off Skirskill Lane instead. Additional land between the M6 and Skirskill Lane, east of the motorway, could also be planted, providing further mitigation.

8.2 It is not appropriate to plant mitigation woodland within the intact parkland, where there are parkland tree specimens associated with this estate. This would be out of character and would adversely alter long views from the house, and from the parkland back towards the house – and thus the setting of the listed building. It would not respect the historic character of the parkland as it runs down to the river in this location. As well as being valued for its historic character, the semi-improved grassland and specimen trees of The Park are of landscape and

ecological value. Planting the area with native woodland would remove this grassland character and habitat.

Area 5 Proposed Pond

8.3 In terms of the SuDS pond in **Area 5**, it would be desirable for this to be designed as a more natural looking pond, without use of concrete paving, utilitarian fencing and signage etc, given it will not be publicly accessible. Disguising the pond as an ornamental lake could then enhance the character of the estate. It may be better to create a larger hollow, with a softer and more gently graded edge, rather than a feature which is smaller and steeper sided, given this will not only look better, but would make it safer and negate the need for any fencing. It is important that the area should also accommodate tree and shrub planting to repair and enhance the woodland belt on the northern edge of the field, given its importance in screening the A66.

8.4 If a drain to the river is proposed, is the settlement and storage pond actually needed in Area 5 or could there be an opportunity to use a buried tank instead – then allowing it to outflow via a piped drain, after settlement? Discussions with the landowner would be welcomed in order to reduce the necessary land take here, and in particular to avoid the loss of mature tree belts and specimen parkland trees. In particular, the land take should be drawn back from the attractive hollow way of the lane which takes the public footpath, and from the rooting zones of the mature belt of trees along it. Works should not extend any closer to trees than the extent of their canopy, as their health and integrity would otherwise be threatened. The belt of trees within Area 6, forms the backdrop to a key vista across the ha ha from the rear of the house, looking north west. The proposals need to be altered to ensure that this woodland belt is not damaged in any way, and that the characterful historic route of the footpath (which is shown on historic maps and has persisted through history) remains intact.

Areas 5, 3 and 4 Proposed Drain to River Eamont

8.5 With regard to the drain (the channel in Area 5, and strips of land through mature woodland in Area 3, and alongside mature Wellingtonia trees in Area 4), the works as currently proposed would result in damage to the parkland, route of the public right of way, mature woodland belt and riverside. Much of this could be avoided or reduced through a more carefully thought out scheme. It is assumed that these would be temporary works and would be reinstated post installation, leaving a piped drain beneath. If a surface drain is proposed then a

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piped drain would be preferable in order not to sever the parkland. Exceptionally high standards of reinstatement would be required given the importance and condition of the historic parkland.

8.6 It is understood that the drain could instead tie into the pipework of the existing drain which leads to the ornamental cascade, therefore removing the need for any impact to the north east side of Area 4. Work within the strip of land alongside the woodland, beneath the mature Wellingtonia trees would be highly damaging and would risk loss or damage to the health of this woodland belt. It is strongly advised that any work here should be moved away from the trees, so that the open parkland which flows through this area can be reinstated above it.

8.7 The route should be agreed with the land owner and a professional arboriculturist on site, and pegged out and fenced it out so it avoids all tree rooting zones. This would be essential in order to limit damage, improve the opportunity for successful restoration post construction, and to maintain the intact nature of the historic parkland in this location. Further fragmentation of the original designed landscape should be avoided.

Estate as a Whole – Boundary Railings

8.8 The boundary railings, whilst a more recent addition to the estate, replacing the wrought iron railings that have been damaged over time by falling trees, should be considered as part of the works. They should be carefully removed where necessary for temporary access and then replaced, ensuring they tie in with and match those which are existing. The red line boundary near Area 10 on the plan seems to suggest a breach in the estate fencing would be created simply to plant woodland at Area 7. This could be avoided if the planting was instead undertaken within Area 8.

Summary of Mitigation Opportunities

8.9 As such, there is opportunity to improve considerably upon the proposals: to move the woodland from Area 7 to Area 8; to improve upon the design of the pond so that it could fit into the estate and better respect its character – as a small ornamental lake, without fencing etc; to reroute and underground the drain through areas 5, 3 and 4 and to take it well away from the public footpath and woodland belts; and to ensure railings and boundaries are reinstated to their present good condition wherever temporary alterations are required. Given the historic character of the estate, as long-established parkland, in excellent condition, it is essential that the works are modified to respect this, and to reduce the potential for long term adverse effects and fragmentation.

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8.10 It is evident that the parkland, woodland and trees are intact and in good condition and that more care should be taken to protect them. The present proposals do not seem to take note of the parkland specimens – with the access routes and drain for example passing too close to trees, which would risk their health and the integrity of the woodland.

Advice of the Cumbria Landscape Character Guidance and Toolkit

8.11 The Cumbria Landscape Character Guidance and Toolkit advises developers to “*Conserve parkland and sensitive development around the Penrith area in keeping with local character.*” Given Skirsgill is part of a sequence of historic estates along the River Eamont, this adds weight to the need for a sympathetic approach to project development and mitigation in this area. There is some continuity of historic character and landscape character here albeit now severed by the motorway, that enhances the value of the river corridor and its associated historic sites and riverside grand houses. To further erode part of this corridor, especially when there are clear opportunities to improve upon the proposals, would unnecessarily further erode the whole.



Appendix A

Planting and species list

SKIRSGILL ARBORETUM 2017

Angiosperms

Acer	campestre	'Carnival'
-	-	'Fastigiata'
-	X conspicuum	'Silver Cardinal'
-	cappadocicum	
-	ginnala	
-	griseum	
-	heldreichii	
-	hersii	
-	japonicum	'Vitifolium'
-	negundo	'Variegatum'
-	palmatum	'Atropurpureum'
-	-	'Chitoseyama'
-	-	'Osakazuki'
-	-	'Sango Kaku'
-	-	'Seiryu'
-	platanoides	
-	-	'Crimson Sentry'
-	-	'Drummondii'
-	-	'Globosum'
-	-	'Princeton Gold'
-	-	'Schwedleri'
-	pseudoplatanus	
-	-	'Brilliantissimum'
-	-	'Corstorphinense'
-	-	'Esk Sunset'
-	-	'Leopoldii'
-	-	'Luteovirens'
-	-	'Purpureum'
-	-	'Simon'Louis Frères'
-	-	'Worlei'
-	rubrum	
-	saccharum	
-	saccharinum	
Aesculus	x carnea	
-	flava	
-	hippocastaneum	
Alnus	cordata	
-	glutinosa	
-	-	'Imperialis'
-	incana	
-	-	'Aurea'
-	rubra	
Amelanchier	canadensis	
-	alnifolia	'Obelisk'
Argyrocytisus	battandieri	

Azalea augustinii
 - X arborescens
 - 'calendulaceum'
 - cumberlandense (bakeri)
 - " 'Glendoick Garnet'
 - 'Jock Brydon'
 - 'June Fire'
 Berberis 'Etna'
 - 'Orange Rocket'
 Betula alba 'Golden Cloud'
 - costata
 - ermanii
 - jacquemontii
 - lenta
 - maximowicziana
 - lutea
 - nigra
 - papyrifera
 - pendula
 - - 'Dalecarlica'
 - - 'Purpurea'
 - pubescens
 - utilis
 Buxus sempervirens
 - - 'Suffruticosa'
 Camellia sinensis var sinensis (Tea)
 Camellia X williamsii 'Anticipation'
 'Donation'
 - - 'Dr King'
 - - 'Jury's Yellow'
 Carpinus betulus
 - caroliniana
 Carya ovata
 Castanea sativa
 - mollis
 Catalpa X erubescens
 - speciosa
 Ceanothus impressus 'Joan Mirov'
 Cercidophyllum japonicum
 - - 'Rotfuchs'
 Chimonanthus fragrans
 Clethra alnifolia 'Anne Bidwell'
 Cornus alba
 - - 'Sibirica'
 - - 'Westonbirt'
 - controversa 'Variegata'
 - kousa 'Chinensis'
 - mas
 - 'Norman Haddon'

Corylus	avellana	
-	columna	
Cotoneaster	lacteus	
Cotinus	coggia	'Purpureus'
-	-	'Golden Spirit'
Crataegus	monogyna	
-	oxyacantha	
-	X lavalleyi	
-	persimilis	'Prunifolia Splendens'
Daphne	X burkwoodii	'Somerset'
Daphne	bholua	'Jacqueline Postill'
Davidia	involucrata	
Decaisnea	fargesii	
Deutzia	scabra	'Plena'
Embothrium	lanceolatum	
Enkianthus	campanulatus	'Ruby Glow'
Eleagnus	X ebbingei	'Limelight'
-	pungens	'Maculata'
-		'Quicksilver'
Eriobotrya	japonica	
Escallonia		'Donard Seedling'
Eucalyptus	subcrenulata	
Eucryphia	lucida	'Ballerina'
-	-	'Pink Clouds'
Eucryphia	X nymansensis	
Euonymus	fortunei	'Darts Blanket'
-	-	'Coloratus'
-	hamiltonianus	'Sieboldianus'
-	japonicus	
-	sachalinensis/planipes	
Exochorda	giraldii var wilsonii	
Exochorda	X macranthera	'The Bride'
Exochorda	korolkowii	
-	serratifolia	'Snow White'
Fagus	silvatica	
-	-	'Dawyck Gold'
-	-	'Dawyck Purple'
-	-	'Heterophylla'
-	-	'Rivers Purple'
-	-	'Rohanii'
-	-	'Zlatia'
Ficus	carica	
Fraxinus	excelsior	
-	-	'Pendula'
-	oxycarpa	'Raywood'
Fremontodendron		'California Glory'
Genista	aetnensis	
Hamamelis	X intermedia	'Diane'
Hibiscus	syriacus	'Oiseau Pieu'
-	-	'Red Heart'

Hippophae	rhamnoides	
Hydrangea	arborescens	'Invincibelle'
Ilex x altaclarensis		'Golden King'
Ilex x meservae		'Blue Angel'
Ilex	aquifolium	
-	"-	'Handsworth New Silver'
-	-	'J.C. Van Tol'
-	-	'Pendula'
-	-	'Pyramidalis'
-	crenata	
Juglans	ailantifolia	'Brock'
-	-	'Campbell CWI'
-	nigra	
-	regia	
Kalmia	latifolia	
Kolkwitzia	amabilis	'Maradco'
-	-	'Pink cloud'
Laburnum	anagyroides	
-	watereri	'Vossii'
Ligustrum	lucidum	
-	ovalifolium	
-	vulgare	
Lindera	obtusiloba	
Liriodendron	tulipifera	
Liquidamber	styraciflua	'Worplesdon'
Magnolia	denudata	
-	grandiflora	
-	loebneri	'Leonard Messel'
-	kobus	
-	sargentiana	'Robusta'
-	soulangeana	'Alba Superba'
-	sprengeri diva	'Burncoose'
-	stellata	'Rosea'
-	tripetala	
-	-	'Wada's Memory'
Malus	baccata 'Mandshurica' ? X robusta	
	domestica	Bramley's Seedling
-	-	Crimson Bramley
	-	James Grieve
	-	?Warner's King (early cooker)
	-	Oullin's Gage
	hupehensis	
	X moerlandsii	'Profusion'
	X purpurea	'Royalty'
	tschonoskii	
Mespilus	germanica	
Morus	alba	
-	nigra	

Neillia thibetica
 Nothofagus antarctica
 - obliqua
 - procera
 Osmanthus X burkwoodii
 - "delavayi
 Oxydendron arboreum
 Parrotia persica
 Philadelphus coronaria 'Aureus'
 Photinia X fraseri 'Red Robin'
 Photinia villosa
 Phyllostachys aurea
 Physocarpus opulifolius 'Dart's Gold'
 - - 'Diablo'
 - - 'Lady in Red'
 Pieris floribunda
 - japonica 'Mountain Fire'
 Pittosporum tenuifolium 'Elizabeth'
 Populus alba
 - - 'Balsam Spire'
 - - 'Raket'
 - x candicans 'Aurora'
 - canescens
 - x euramericana 'Regenerata'
 Populus lasiocarpa
 - nigra 'Italiaca'
 - - 'Betulifolia'
 - - 'Lombardy Gold'
 - robusta
 - serotina 'Aurea'
 - tremula
 - x trichocarpa 'TT32'
 Potentilla fruticosa 'Red Ace'
 Yellow
 Prunus X 'Accolade'
 Prunus avium
 - - 'Fiore Pleno'
 - cerasifera
 - - 'Mirabelle Gypsy'
 - - 'Nigra'
 Prunus domestica 'Czar'
 - - 'Goldfinch'
 - - 'Greengage'
 - - 'Stella'
 - - 'Victoria'
 - 'Kursar'
 - laurocerasus
 - - 'Otto Luykens'
 - lusitanica
 - padus

- - 'Colorata'
- persica ? 'Royal George'
- sargentii
- serrulata 'Amananogawa'
- - 'Kanzan'
- - 'Kikushidare-Zakura'
- - 'Shimidsu-Shogetsu'
- - 'Shirofugen'
- - 'Shirotae'
- - 'Tai Haku'
- spinosa
- - 'Purpurea'
- subhirtella 'Autumnalis Rosea'
- Pterocarya fraxinifolia
- rehderiana
- rohifolia
- Pyracantha 'Golden Charmer'
- Pyrus salicifolia 'Pendula'
- Pyrus communis
- - 'Bon Chretien'
- - 'Conference'
- Quercus borealis/rubra
- canariensis
- castaneifolia
- cerris
- coccinea 'Splendens'
- dentata 'Karl Ferris Miller'
- ellipsoidalis
- faginea
- frainetto
- ilex
- x lucombeana
- palustris
- petraea
- robur
- suber
- x turneri 'Pseudoturneri'
- Rhododendron auriculatum
- auriculatum X hemsleyanum
- X 'Cunningham's White'
- X 'Graziela'
- X 'Lee's dark purple'
- X loderi 'King George'
- - 'Pink Diamond'
- X 'Marcel Maynard'
- X Markeeta's prize
- X 'Molten Gold'
- X Nobleanum RBG
- X - 'Alba'
- X 'Pink Pearl'

	-	X 'Sappho'
	-	X 'September Song'
	-	X 'Taurus'
	-	X 'T.H. Lowinsky'
Salix	alba	'Argentea'
-	-	'Britzensis'
-	-	'Caerulea'
-	babylonica	
-	caprea	
-	x chrysocoma / vitellina pendula	
-	daphnoides	
-	fragilis	
-	pentandra	
-	viminalis	
Sambucus nigra		'Pulverulenta'
-	racemosa	'plumosa aurea'
Sarcococca confusa		
Sophora japonica		
Sorbus	aria	decaisneana/latifolia (r/b berries)
-	-	'Lutescens'
-	-	'Majestica'
-	aucuparia	'Joseph Roy'
-	cashmeriana	
-	'Embley'	
-	hupehensis	
-	sargentiana	
-	terminalis	
Spiraea nipponica		'Snowmound'
Tamarix gallica		
Tilia	americana	
-	cordata	
-	euchlora	
-	x europaea	
-	mongolica	
-	oliveri	
-	petiolaris	
-	platyphyllos	
-	tomentosa	
Ulmus	glabra	
-	-	'Lutescens'
-	-	'Wredei'
-	procera	
Viburnum	X bodnantense	
-	X burkwoodii	
-	opulus	
-	plicatum	'Mariesii'
-	tinus	'Eve Price'
Vitis vinifera		'Black Hamburgh'
-	-	'Beauty of Castle Hill' ex dono Tufon?
Weigela	carnaval /courtalor	

- florida 'Variegata'
Zelkova carpinifolia
Zenobia pulverulenta
- - 'Blue Sky'

SKIRSGILL ARBORETUM 2017

Gymnosperms

Abies	alba	
-	amabilis	
-	balsamea	
-	bornmuelleriana	
-	cephalonica	
-	concolor	
-	delavayi	
-	firma	
-	forrestii var smithii	
-	fraseri	
-	grandis	
-	holophylla	
-	homolepis	
-	koreana	
-	lasiocarpa	
-	magnifica	
-	nephrolepis	
-	nordmanniana	
-	pindrow	
-	procera	
-	sachalinensis	
-	sibirica	
-	squamata	
-	veitchii	
Calocedrus	decurrrens	
Cedrus	atlantica	'Glauca'
-	deodara	
-	libani	
Chamaecyparis	lawsoniana	
-	-	'Kilmacurragh'
-	-	'Lanei'
-	-	'Lutea'
-	-	'Pembury Blue'
-	-	'Silver Queen'
-	-	'Skirsgill cv'
-	-	'Wissellii'
-	nootkanensis	
-	-	'Pendula'
Chamaecyparis	obtusa	'Crippsii'
Cryptomeria	fortunei	
Cryptomeria	japonica	'Elegans'
-	-	'Elegans Compacta'
Cunninghamia	lanceolata	
Cupressocyparis	x leylandii	'Castlewellan'
-	-	'Haggerston Grey'

-	-	'Leighton Green'
-	-	'Naylor's Blue'
-	-	'Robinson's Gold'
Cupressus	arizonica	'Blue Ice'
-	glabra	'Pyramidalis'
-	macrocarpa	'Gold crest'
Fitzroya	cupressoides	
Ginkgo	biloba	'Autumn Gold'
Juniperus	chinensis	
-	communis	'Hibernica'
-	drupacea	
-	'Pyramidalis'	
-	squamata	'Meyeri'
-	virginiana	'Skyrocket'
-	-	'Blue Arrow'
Larix	decidua	
-	X eurolepis	
-	kaempferi / leptolepis	
Metasequoia	glyptostroboides	
-	-	'Goldrush'
Picea	abies	
-	-	'Rydal'
-	asperata	
-	bicolor	
-	brachytyla	
-	brewerana	
-	engelmanni	
-	glauca	
-	-	'Albertiana'
-	jezoensis	
-	kyomai	
-	likiangensis	
-	mariana	
-	obovata	'Caerulea'
-	omorika	
-	orientalis	
-	pungens	'Fat Albert'
-	rubens	
-	schrenkiana	
-	smithiana	
-	sitchensis	
-	wilsonii	
Pinus	aristata	
-	bungeana	
-	cembra	
-	contorta	
-	coulteri	
-	densiflora	
-	jeffreyi	
-	koraiensis	

- leucodermis
 - muricata
 - nigra
 - nigra var austriaca / nigra
 - var maritima
 - patula
 - peuce
 - pinaster
 - ponderosa
 - silvestris
 - 'Argentea'
 - 'Caledonica'
 - strobis
 - tabulaeformis
 - uncinata
 - wallichiana
 - yunnanensis
- Podocarpus nivalis
- Pseudotsuga menziesii
- Sciadopitys verticillata
- Sequoiadendron giganteum
- Sequoia sempervirens
- Taxodium distichum
- Taxus baccata
 - 'Dovastoniana'
 - 'Fastigiata'
 - 'Standishii'
- Thuja occidentalis
 - 'Rheingold'
 - 'Smaragd'
 - plicata
 - 'Atrovirens'
 - 'Zebrina'
- Thujopsis dolobrata
- Tsuga canadensis
 - heterophylla
- Wollemia nobilis

SKIRSGILL ARBORETUM 2017

Pteridophyta

AFF	Athyrium	filix-femina	
BS	Blechnum	spicant	
BT	-	tabulare	
DKA	Dicksonia	antarctica	
DAC	Dryopteris	affinis	'Cristata'
DA	-	atrata	
DAS	-	austriaca	
DD	-	dilatata	
DF	-	filix-mas	
DLP	-	-	'Lyn-Polydactylon'
DS	-	sieboldii	
DT	-	tokyonensis	
DW	-	wallichiana	
D?	-	unidentified	
MS	Matteucia	struthopteris	
OS	Onoclea	sensibilis	
OR	Osmunda	regalis	
ORP	-	-	'Purpurascens'
PA	Polystichum	aculeatum	
PM	-	munitum	
PP	-	polyblepharum	
PS	-	setiferum	
PSP	-	-	'Plumo-divisilio'
TK	Thelypteris	kunthii	