HERITAGE STATEMENT

APPLICATION NO: 2014 / 0335
DESCRIPTION: Erection of first floor and second floor side extensions to dwellings
LOCATION: No. 6 and Flat 18, Hall Close, Worsbrough Hall, Worsbrough.

Conservation Area: The buildings in question form part of Conservation Area CA17 Worsbrough. Area CA17 is 3 miles south of Barnsley town centre, but set within a predominantly rural and agricultural landscape. The Conservation Area probably originated as a small farming community and has been closely associated with the 17th Century Worsbrough Hall which is a grade II Listed Building. The Conservation Area contains a large number of listed structures notably the grade I listed St. Mary's Church. Properties range from detached, semi detached and terrace housing; ranging from one to three storeys. All properties within the Conservation Area are constructed from locally quarried sandstone, roofing material tends to be either stone slate, grey slate or Welsh slate. Architecturally, designs tend to be of the rural vernacular with some formalised elements, mixed with more modern developments. A large amount of residential development has taken place over recent years, along with an amount of encroachment of one and two storey housing and a large apartment complex has also been developed at the northern edge of the Conservation Area.

Extension Location: Worsbrough Hall is a 17C building lying to the north of Worsbrough Village and on the edge of the South Yorkshire Green Belt. Over the years various buildings have been added to the estate and the property has been in commercial ownership. These various changes have resulted in the current situation whereby the Hall and its annexed buildings have been converted into a number of dwellings comprising houses and apartments. These together with some relatively recent dwellings comprise a cluster of housing on the edge of the village and adjoining the Green Belt.

Description of Building: The listing for the Hall is as follows:
Worsbrough Village SE30SE 2/113 Worsbrough Hall (including Nos. 4 and 5 11.11.66 Worsbrough Hall) GV II Large house now 3 dwellings. C17 of 2 builds, partially refenestrated. Ashlar sandstone, stone slate roof. U-shaped plan having gabled front wings, 2 short wings to rear of central block. 2 storeys, with attics, part 3 storeys, 1 : 4 : 1 bays. Chamfered plinth, continuous dripmoulds to each floor, 2-storey porch to right of centre has Tudor-arched doorway beneath cross-window and coped gable with apex finial base. Flanking bays have 4-light mullioned windows, single light on far right; taller 1st floor windows are transomed. Wing on left: higher ground-floor dripmould covers transomed 3-light gable window, cross-window to 1st floor, altered attic window opening, shaped kneelers and gable copings, truncated ashlar ridge stack. Wing on right: similar but of 3 storeys with 2-light 2nd-floor window beneath eaves dripmould. Rear: later additions to rear-right corner with projecting stack above having rebuilt shaft. Lateral stack to rear of central block with truncated wing to rear left. Rear gable of left wing has early leaded lights in corniced cross-window. Left return: 5 bays, transomed 3-light windows beneath sashes with glazing bars in

square-faced surrounds. Right return: 6 bays, sashes with glazing bars except to ground-floor bay 3 having doorway and 2nd floor bay 5 having casement. Interior not inspected. Occupied in early C17 by Thomas Edmunds, secretary to Thomas Wentworth, the 1st Earl of Strafford of Wentworth Woodhouse. Colvin (p641) notes that in 1775 John Platt did work on the drawing room of the house for Francis Edmunds. Remained in the family until 1831 (Wright, p15). H. Colvin, A Biographical Dictionary of British Architects 1600-1840, 1978. J. G. Wright, Worsbrough: In Times Past, 1983.

Although this historic building retains many original features worthy of preservation its various uses over the years coupled with a lack of maintenance by various owners have lead to some significant works being required including roof repairs and partial replacement together with repairs and replacement of rainwater goods, the demolition and rebuilding of gable and chimney walls in reclaimed/new coursed stone, the reinstatement of five reclaimed stone mullion windows (now damaged) and one doorway among other things.

Flat 18 (and Flat 8 below) form part of the wing constructed around 1820 in matching style and materials and originally was linked to the Hall. The link was demolished in 1980.

I have attached sketches taken from drawing 02D forming part of this application, which show the existing gap between the buildings and the proposed extension. To illustrate that the proposal returns the range of buildings to a close approximation of the original, I have also attached a photograph showing the original west elevation.

Assessment of significance and explanation of the design concept: Albeit that the Hall and its environs have changed over the years, it retains its imposing position within the street scene of Worsbrough Road. The proposed extension has been carefully designed to read as a part of the continuing development of the Hall. This proposed extension reinstates the original link between the annex (Flats 8 and 18) and the Hall itself, significantly improving the overall appearance of the range of buildings by returning them to a close approximation of the original appearance, the only marked difference being that the ground floor of the proposed extension will consist of an arched through-access between the West and East elevations that will mirror a similar arched access further along the range of buildings.

As detailed on the Architect's drawings submitted with the Application, it will be seen that all proposed works will preserve and enhance the character of the building as a whole.

Impact of the Proposed Extension: The proposed extension will only be visible to the general public on the East elevation, but would not involve any loss or change to the original features. As previously described the extension would, in fact, be reinstating the original character and setting of the building as a whole.