

**PROPOSED ALTERATIONS & UPGRADING
OF
EXISTING COTTAGE
TO FORM
HOTEL ACCOMMODATION
AT WORTLEY HALL, WORTLEY,
SHEFFIELD S35 7DB**

FOR

WORTLEY HALL LTD.

1.00 INSTRUCTIONS

1.01 A.D.W. Shepherd, Dip. Arch., Dip. Cons., R.I.B.A., F.R.S.A., I.H.B.C. of Andrew Shepherd Architect is instructed by the management to seek the statutory consents as required for the upgrading of the deteriorated fabric of a former staff cottage and alterations necessary to create a family guest suite of hotel accommodation.

The building has been reroofed in recent years, but has not been in beneficial use for over 20 years, when the last member of the Hotel's staff moved out.

It must be said that the facilities were very basic.

1.02 The Hotel management has identified the need for them to provide what are effectively holiday apartments, particularly for families with elderly and/or young children, where the constraints of the usual hotel accommodation can be uncomfortable.

1.03 It is, therefore, proposed to create such an apartment.

The difficulties of the differing ground floor levels will be overcome by a platform lift linking the levels, with a ground floor bedroom and bathroom, (though the other bedrooms and a further bathroom will be at the first floor level and so inaccessible to any wheelchair visitor), this accommodation will allow the Hotel to advertise their catering for this particular need.

1.04 The design has been developed in conjunction with the Hall's management.

2.00 STATEMENT OF NEED

2.01 The perceived need for this type of accommodation has generally been set out above.

2.02 The Hotel has returned to profit as a trading entity after the difficult trading conditions of the past years.

It is imperative that the current impressive occupancy levels of apparently 92% are at best maintained, if not improved.

2.03 In recent years, the backlog of expensive maintenance and repair needs of such historic fabric have become ever more apparent. Without the benefit of any grant assistance the Hall management has set in train a rolling programme of reslating of the roofs, and ongoing enhanced maintenance of roofs and the external joinery, with a decorator now employed to repair and maintain the windows!

- 2.04 There are overheads unknown to budget hotel operators, and the Hall management perceives that their "offer" to potential guests must be "niche", rather than "boutique", by offering both the history and atmosphere of the premises, with as full a range of facilities for guests as possible.

That has led to the very full range of social events on offer. (See programme attached at Appendix A).

- 2.05 The provision of a holiday apartment for family, or group, occupation is perceived to be a vital addition to the range of accommodation to be offered.

3.00 STATEMENT OF SIGNIFICANCE

- 3.01 The history of the Hall and its development has been written elsewhere¹ and the story of its last 50 years has also been recorded²³.

The present Hall was built for Edward Wortley-Montagu, the husband of the famous Lady Mary, who was a Whig politician at the time of George I, and who had been the Ambassador to Turkey and inherited Wortley Hall from his father, Sidney Montagu, who was a younger son of the Earl of Sandwich. He had acquired Wortley by marrying the natural daughter of the last of the Wortley Baronets.

It is not known when the Wortley family first came to this area. Alunus de Wortley is recorded as having his residence at Wortley in 1165 and was followed by seven generations of Nicholas de Wortleys. Sir Thomas Wortley who was born in 1440 is known to have lived at "The Manor" at Wortley, which is presumed to be the first Wortley Hall until Wharncliffe Lodge was built in 1510. Sir Richard Wortley rebuilt Wortley Hall in 1586 and following his death in 1603 his widow became the Countess of Devonshire on remarriage. The Countess purchased the estates in 1643 and settled them onto her grandson, Sir Francis Wortley.

He passed the estates to his bastard daughter, Anne Newcomen. Her son Edward, who took the Wortley surname, inherited the Hall in 1727 but was unable to live there, as was his intention, because of the extent of its decay.

The house replaced a multi gabled, presumed Tudor, house of which no traces remain except an illustration by Samuel Buck⁴. The drawing is marked as being the South prospect but no typography is shown to place the building on the current site.

The local Mason Architect George Platt of Rotherham is understood to have first been engaged to consider the rebuilding of the Hall by Edward Wortley-Montagu, but died in 1743. It is suggested⁵ that George Platt's widow, who continued the business with her son John, recommended James Leoni, the Venetian Architect of some repute, whose main claim to fame today is his first publishing of a first complete and illustrated edition in English of Andrea Palladio's Four books of Architecture. His design for the South front of the house still exists and is inscribed on its back "Rough Draught of the Upright of Wortley by Sig. Leoni April 1743".

The executive Architect and builder seems to have been John Platt⁶ and John Platt seems to have been employed more or less continuously at the house from 1749 to 1789⁷. In 1757–59, John Platt built the East wing of the house, probably to the design of Matthew Brettingham, but the house was still unfinished when Montagu died in 1761. It seems to have not been completed by the time in the 1780s when Platt was commissioned to design and build the West wing and offices for Lady Bute, Montagu's daughter. Her grandson James Archibald Stuart Wortley, (later 1st Lord Wharncliffe)

¹ R. Hewlings: *Wortley Hall* Archaeological Journal Volume 137, 1980 pp 397 - 400

² Wortley Hall Ltd: *Wortley Hall: The Workers' Stately Home* Self-published 1990s?

³ Wortley Hall Ltd: *Wortley Hall: Labour's Stately Home* True North Books Ltd., 2003

⁴ Ivan Hall (Introduction): *Samuel Buck's Yorkshire Sketch Book* Wakefield Historical Publications 1979 page 99

⁵ Hewlings: *Ibid*

⁶ J. D. Potts: *Platt of Rotherham, Mason, Architects: 1700 – 1810* J.W. Northend Ltd., Sheffield 1959

⁷ H. Colvin: *A Biographical Dictionary of British Architects 1600 – 1840* (3rd Edition Yale University Press Newhaven and London 1995)

came to live at Wortley around 1800, and it was he who caused the carving of the coats of arms on the pediment of the Leoni frontage.

He also commissioned works designed and constructed by Peter Atkinson either working for, or with, John Carr of York⁸ including the design and construction of the stable block and attached accommodation.

The house then rested relatively unchanged until works of alteration were commissioned from William Burn, the famed Scots country house Architect, and Hugh Stanuss.

- 3.02 The grounds were always one of the glories of Wortley Hall, and their existence is attributed to Lady Caroline Creighton, who was the wife of James Archibald Stuart Wortley. The early 19th Century Park was said to be laid out by the head gardener, Joseph Harrison, during the mid 19th Century. He was an early pioneer of gardening and landscaping periodicals publications.

The gardens were stated during a visit by an anonymous reporter in 1877 to include vines, melons, pineapples, peaches and flowers such as azaleas and camellias⁹. The grounds include a fishing lake and an ice house.

- 3.03 The house was reportedly occupied during the Second World War after requisition by the American Air Force and then acquired from the Wharcliffe family in 1959, having leased it in 1959 by the Labour's Recreational Educational Trust, the latter having leased the building around 1951.

- 3.04 After 1951, when fundraising had allowed them to take the lease on the Hall, volunteers worked hard to achieve the repair and necessary conversion of parts of the Hall to provide residential accommodation at a cost of £10,000. Building Surveyors had intimated that the necessary repairs (if carried out by commercial Contractors) would have cost in the order of £40,000 to £50,000. Amongst the works carried out were the repair of the Fire Brigades Room (former Office), whose panelling and marble columns had been affected by water penetration, and also the decorative work to the walls and ceilings in the Dining Room (Foundry Room) (former Billiard Room)¹⁰

Around 1961 parts of the offices range to the North West side of the Hall were converted to a Ballroom with stage, together with Lavatories and Kitchens and this is operated as a separate Club to the main body of the Hall.)¹¹

Since 1989 the Management of the Hall, now incorporated as Wortley Hall Ltd. operates the Hotel, and has been involved in a continuous programme of upgrading of the facilities. In the main, this has involved the provision of en suite Bathrooms to individual Bedrooms, so reducing the number of Bedrooms, but fitting them out to the standard required for the visitors and conference guests of today.

The Kitchen facilities have also been substantially upgraded, and parts of the principal Function Rooms upgraded and redecorated and refurnished so as to create improved conference and visitor facilities.

- 3.05 **General Description:**

The Hall is of irregular plan, but in essence comprises three "rings" of development around open Courtyards. The previous section describes the history of the development of the Hall. It is mostly two storeys with a concealed Attic storey to the Southernmost ranges. There is a Cellar under a part of the building.

The seven bay South front has a five bay wing set back with five bays on the left and a single linking bay. The East front has a rhythm of 1:1:3:3 bays with a service wing to the right hand side of two storeys. The South front rhythm is 1:1:3:1:1 with the outer bays flanked with twin ionic pilasters in

⁸ B. Wragg (Ed.) G. Worsley: *The Life and Works of John Carr of York Oblong*, York 2000

⁹ C. Higham: *A Guide to Wortley Hall Gardens* Wortley Hall Ltd. 2004

¹⁰ Alison Inglis: *Sir Edward Poynter and the Earl of Wharcliffe's Billiard Room* Apollo Magazine, October 1986

¹¹ Roderick Brown (Ed): *The Architectural Outsiders (Richard Hewlings: James Leoni c. 1686 – 1746: An Anglicised Venetian)* Waterstone, London 1985 (pp21–44).

a central three bay pediment forward of the main line. There is a cill band linking the windows. Generally, there are architraves to windows.

The Library wing has five bays and is linked to the main body of the Hall.

Generally, the Hall is constructed of Coal Measures sandstone laid with very fine ashlar blocks and joints. The windows of the South range are of stained oak at ground floor level and painted elsewhere. The roofs are of Broughton Moor Cumbrian Slate laid to diminishing courses of random widths. There is a plethora of chimneys.

The building has been scarred with various openings and plant (particularly within the Courtyards) which have allowed for its operation as a Hotel and Conference Centre.

4.00 DESIGN & ACCESS

4.01 The principal aim of the proposal is to bring back into beneficial use former staff residential accommodation. This has been abandoned for 20 years or so.

However, because of the generally tolerant nature of traditional construction, the basic building fabric remains sound. The building has been reroofed.

4.02 The proposals generally accept the constraints of the existing fabric and use the spaces as existing. Insulation will be provided as possible to upgrade the fabric. Generally, all internal finishes and services will be renewed. The decayed condition of the existing fabric can be seen on photographs 1 - 9 attached.

4.03 New stone paved level access to the rear of the building will be provided.

Two of the three different existing ground floor levels will be linked with a platform lift. There can be no disabled access to the first floor. A bedroom and bathroom will be created on the ground floor.

5.00 PLANNING CONTEXT

5.01 The Hall is a designated heritage asset at Grade II*. The Stable blocks, of which the Cottage forms a part, are separately designated at Grade II. A copy of the listing description is attached describing the special interest of the building.

5.02 Government planning policy is set out in the National Planning Policy Framework (NPPF) issued in March 2012. It principally offers guidance to Local Planning Authorities and their communities as to how they might most beneficially develop and then publish their own Local and then Neighbourhood plans to reflect the needs and priorities of their locality.

5.03 The document directs that there should be a presumption to approve any applications that offer sustainable development - the so-called "golden thread" expected to run through the contents of Local Plans and the subsequent decision making of applications.

5.04 Section 12 - paragraphs 126-141 - sets out the policies in respect of "Conserving and Enhancing the Historic Environment".

It suggests that the following criteria should be considered in determining any applications for change:

- the desirability of sustaining and enhancing the significance of heritage assets and retaining them in a viable use consistent with their significance;
- the wider social, cultural, economic and environmental benefits that the conservation of the historic environment can offer;
- the desirability of any new development/intervention making a positive contribution to the local character and distinctiveness;

- the opportunities to offer positive contributions to the local character and place;
- the positive benefits to any local community's sustainability that the conservation of heritage assets can offer, including economic viability and public benefit.

5.05 In the determining of applications Local Planning Authorities are required to consider the following:

- the adequate description by the Applicant of the significance of the heritage asset and how that might be affected by the proposed change;
- the Local Planning Authority's assessment of that significance and how it might be affected;
- substantial harm to designated assets should be wholly exceptional;
- various weightings of viable use, the public benefit of the proposal leading to the optimum viable use of the asset.

5.06 Amplification of the NPPF guidance is set out in the online Planning Practice Guidance available on the Government's Planning Portal. Advice on the "Conserving and enhancing the historical environment" was issued in 2013, and is updated as required.

At the time of writing the current version is 18a) dated 10th April 2014.

It reminds all concerned of the primacy of the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5.07 The core principles are set out at paragraph 17.10:

- the change proposed should be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
- it should pro-actively drive and support sustainable economic development to deliver the accommodation in the places where the country needs them; and
- it should conserve heritage assets in a manner appropriate to their (heritage) significance so that they can be enjoyed for their contributions to the quality of life of this and future generations.

5.08 Further advice on the assessment of heritage significance and the managing of change to significant places is set out in English Heritage's publication "Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment" (2008).

This sets out the following nationally accepted Conservation Principles:

- the historic environment is a shared resource;
- everyone should be able to participate in sustaining the historic environment;
- understanding the significance of places is vital;
- significant places should be managed to sustain their values;
- decisions about change must be reasonable, transparent and consistent, and
- documenting and learning from decisions is essential.

5.09 Within the section of the publication "English Heritage Conservation Policies and Guidance" various degrees of intervention are identified.



It is suggested that the works proposed with this application are a mixture of "Periodic Renewal", "Repair", and "New Work and Alteration".

5.10 Barnsley Metropolitan Borough Council's planning policy documentation is currently in flux/development as most Local Planning Authorities!

It is believed that the anticipated Local Plan is currently out for consultation since October 2015. This will develop the policies as set out in the Core Strategy document revised to July 2015, and the Unitary Development Plan similarly revised to August 2015.

These will attempt to set out the Barnsley Local Development Framework to 2026.

5.11 There are no relevant Supplementary Guidance Documents published, though there is a "Good Practice Guide on Planning for Tourism" which is obviously relevant to any Hotel development as is proposed by this application.

5.12 Amongst the retained purposes and policies of the Unitary Development Plan are the following:

- the three purposes of the U.D.P. are to create a framework for decisions about development, conservation, the use of land and the management of traffic;
- to create incentives for sustainable development; and
- to balance the varied conflicting views of different interest groups.

5.13 Policy BE2 Listed Buildings within the Built Environment section is retained. This states:

- the Council will have special regard to the desirability of securing the retention, repair, maintenance and continued use of buildings of special architectural or historic interest. Development which will adversely affect the special architectural or historic interest character of listed buildings will not be permitted...."

- 5.14 **Conclusions:** It is suggested that the proposals of this application fully meet that requirement, being the most relevant and important!

The return to beneficial use by proper repair and the upgrading of facilities to create accommodation fit for purpose in the 21st Century must surely meet all the stated goals of sustainability, viability and conservation.

6.00 CONCLUSIONS

- 6.01 The proposals would bring back into beneficial use designated heritage asset, so preserving and enhancing it.
- 6.02 The proposals would provide the Hotel with a type of accommodation for which there is known to be a significant need.
- 6.03 The loss of historic fabric would be minimised.
- 6.04 The minor external alterations would be detailed as the existing surrounding buildings in accordance with the local vernacular.
- 6.05 No harm would be caused to the heritage asset.

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ADWS/TAM
16th March 2016



Photograph 1



Photograph 2



Photograph 3



Photograph 4



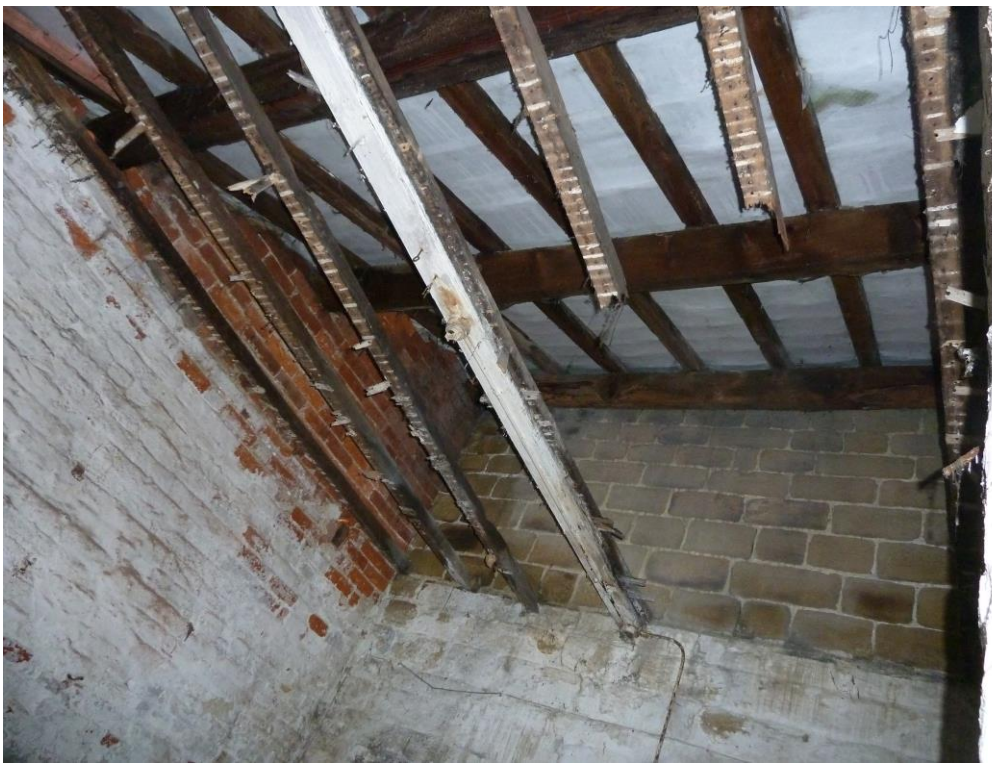
Photograph 5



Photograph 6



Photograph 7



Photograph 8



Photograph 9



Historic England

OUTBUILDING TO REAR LEFT OF STABLE BLOCK TO WORTLEY HALL INCLUDING GARDEN COTTAGE

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: OUTBUILDING TO REAR LEFT OF STABLE BLOCK TO WORTLEY HALL INCLUDING GARDEN COTTAGE

List entry Number: 1286492

Location

OUTBUILDING TO REAR LEFT OF STABLE BLOCK TO WORTLEY HALL INCLUDING GARDEN COTTAGE, WORTLEY PARK

The building may lie within the boundary of more than one authority.

County:

District: Barnsley

District Type: Metropolitan Authority

Parish: Wortley

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 04-Dec-1986

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 334014

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

WORTLEY WORTLEY PARK SK39NW 4/138 Outbuilding to rear left of Stable-block to Wortley Hall including Garden Cottage GV II Stable-block ancillary building with hayloft and cottage. Early C19. For the Wortley Hall estate. Coursed, dressed sandstone, stone slate roof. 2 storeys, 4 bays, lean-to outshuts to rear and right return. Garden Cottage on right: C20 part-glazed door with plain overlight in raised ashlar surround, flanking 16-pane sashes with projecting sills and lintels tooled as voussoirs; paired 4-pane sashes over. Original doorway to bay 1 has overlight within the door, 16-pane sash on left; widened horizontal-sliding garage door on right. Circular pitching holes above to bays 1 and 2. Hipped roof with ashlar ridge stack and corniced end stack on right. 1st floor retains traces of later glazed canopy now removed. Included for group value.

Listing NGR: SK3111499482

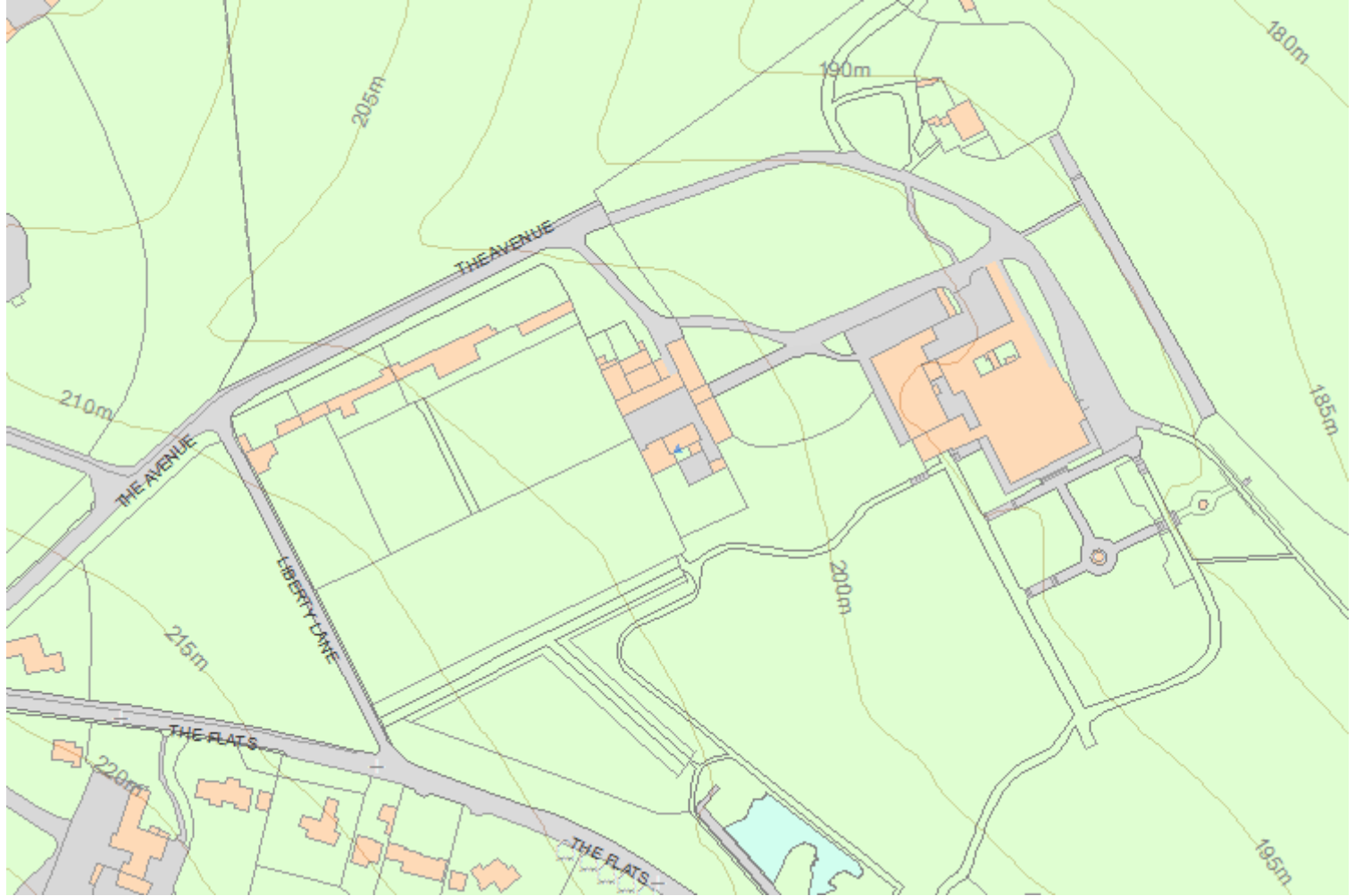
Selected Sources

Other

Register of Parks and Gardens of Special Historic Interest in England, Part 37 South Yorkshire,

National Grid Reference: SK 31114 99482

Map



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The above map is for quick reference purposes only and may not be to scale.
For a copy of the full scale map, please see the attached PDF - [1286492 .pdf](http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/260988/HLE_A4L_Grade|HLE_A3L_Grade.pdf)
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End of official listing