

Heritage Statement

Part 1 C

Proposed Schedule of Works

of Repair

and Alterations to a

Grade II* Listed Building

Darley Cliffe Hall

Off Upper Sheffield Road (West Side)

S70 4AG

Produced by

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On behalf of the owner Mark Ludlam

Schedule of Completed & Proposed (pending) Works to Darley Cliffe Hall, as assessed and summarised by Peter H. Thornborrow

N.B. The numbers in brackets refer to the numbered paragraphs in Part 1B of the HS for ease of reference. See also Proposed Plans where each number is identified.

CELLAR

1. **Cellar (1.8.1 & 2):** take up stone flags and lay a new damp-proof membrane and under-floor water-heating pipes. Re-lay flags and remove areas of concrete replacing with stone flags to match existing. Status: completed
2. Remove existing plaster covering walls and ceiling. Clean brickwork and point as necessary, and re-render walls with a water-proof render. Status: completed
3. **Wine-cellar (1.8.2):** clean stone shelving and add strip-lights to rear of shelves. Retain roof covering of barrel-vaulted ceiling. Status: completed
4. Add a new timber door to the wine cellar. **Status: pending**
5. **Smaller Cellar area (1.7):** add a new matching timber door to the division wall separating the larger cellar area from the smaller one at the north end with the stone spiral stair. **Status: pending**
6. **Stone-stair (1.8.3):** add a simple wooden frame of 2 or 3 upright timber posts bolted to the stone sides of the stair on each side, with a hand-rail for greater user safety. **Status: pending**
7. **New metal stair (1.8.2 & 4):** The south wall had a steep and flimsy timber stair shown on the drawn plans. Remove this stair and replace with a more robust metal-stair built against the wall. Status: completed
8. **Better Access (1.8.4):** cut-back the floor directly above the upper part of the new stair (at first floor) as necessary to provide greater head-room when accessing the cellar, and install a discrete timber bulk-head covering this, set against the west wall of the existing staircase in the Entrance Hall. **Status: pending**
9. **Cellar Lighting (1.7):** hard-wire and surface mount new lighting units to the cellar ceiling and above all doors. **Status: pending**
10. **Cellar Electrics (1.7):** replace electric meter and fuse-board cupboard and install new top-of-the range consumer unit designed to handle future electrical requirements. Status: completed
11. **Cellar:** copper piping in the NE corner. Replace with a less convoluted and simpler pipe arrangement with a stop-valve (if required) and enclose within a lockable timber box with a door, for greater security and safety. **Status: pending**

GROUND FLOOR

12. **Entrance Hall – the floor (1.9.1):** take-up existing floor and remove old vinyl floor tiles. Install a DPC and concrete floor-bed with heating pipes. **(1.9.2)** Lay new real Fossil marble lime-stone floor tiles above the under-floor heating pipes. Status: completed (floor protected by temporary sheeting).

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13. **Division wall between entrance hall and Stair Hall (1.9.3):** Install a new glass door and door-frame constructed from 'safety glass'. Status: completed
14. **The Fireplace in the Entrance Hall (1.7 para. 1):** remove the existing gas-fire set in a reproduction grate and replace with a new multi-fuel 'wood-burner' stove. ML informs me that the Stove is DEFRA exempt which can burn wood and coal. This is intended to be used as a secondary heat source in cold winter weather. Status: completed
15. **The Entrance Hall wall panelling, decoration and staircase (1.13. 1 & 2):** this secondary stair almost certainly was created in c.1990 by a previous owner when the house was subdivided and lost access to the original 'back-stairs' located in the adjacent Tudor House that was previously part of the Hall, providing service rooms. It is presumed that this formed part of a LBC application recorded as having been submitted in 1986. Unfortunately the documentation for this application has been archived by BMBC planning, and has not been found. Due consideration for altering the existing stair and its hooded opening has been undertaken (see **1.13.2**) but has been rejected. Reason: the existing wall-panelling, stair, archway and plaster ceiling decoration are thought to all date from c.1990, and as such form part of a comprehensive scheme of decoration and alteration that now forms part of the historic development of the house. No alteration other than a change in the colour of the wall-painting from a Wedgwood-blue-and-white scheme (see **1.12**) to a neutral light-grey colour is proposed, designed to tone better with the new marble floor. However, it could be argued that painting and interior decoration of panelled rooms does not require LBC. Status: completed. For greater clarification LBC consent may be required for the alterations made to this room, as described, in c.1990.
16. **Bulk-head to north side of stair wall:** to facilitate greater head-room in the newly installed cellar metal stair it will be necessary to constructed a small low projection much like a cupboard above it. This will copy one that exists directly above it in the Master Bedroom that was created for the same reason for the modification made to the former Servants' Stair. This will be constructed of timber and be painted to match the surrounding paintwork so will hardly be discernible. **Status: pending.**
17. **The floor of the southern Ground Floor Rooms (1.10):** remove the existing floor and timber joists due to woodworm infestation, retain timbers in front garden for inspection. Install a DPC on a concrete bed laid to Building Regs approval with a covering of a new engineered oak floor (laid in large sheets) cut with a herring-bone pattern unifying both front rooms. Status: completed
18. **The NW room the Dining Room (1.10):** remove the inner fire-grate. Status: completed N.B. The listing does not mention a grate, but does mention those at the first floor. Proposal: re-line the existing chimney flue and then fill the fireplace opening with a newly reconditioned original Regency period cast-iron fire-grate of similar size and appearance to that taken out. **Status: pending**
19. **The N wall of the Dining Room:** one of the wall-panels is hinged on one side, but has been painted up and will not operate. Restore to full working order and redecorate as necessary. **Status: pending**
20. **The NE room the Drawing Room (1.10):** remove reproduction basket-grate gas-fire and replace with a reclaimed and restored original early-19th century cast-iron fire-

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grate. N.B. The listing does not mention a grate in this room, but does mention those at the first floor which have been retained within this present scheme of refurbishment. **Status: pending**

21. **The Principal Stair Hall (1.14):** the staircase had previously been stripped of paint and stained brown by previous owners. Re-paint staircase the colour to match the surrounding neutral (off-white) wall colour, except for the hand-rail; this shall be stripped of stain / varnish, sanded down and polished and left its natural timber colour. Status: completed. Proposal: the steps to be stained black to either-side of a central carpet runner 90cm wide. **Status Pending**
22. **The Principal Stair Hall, the windows (1.14):** Proposal: install secondary glazing panels on the inside-face of the sash windows as produced by Storm windows (see no. 28 below for further details). **Status: pending**
23. **The Column in the Principal Stair Hall (1.14.1):** this is a giant Doric column set within the angle of the stair on its return from the first half-landing. It supports a section of floor suspended over the stair well, thought to have been inserted in the recent past c.1990 (?) possibly without consent. Status: completed. **Proposal:** seek LBC to regularise the permissions.
24. **The Ground-floor Toilet (1.15.2):** historically this room may have been a stool-closet in the late 17th century; though its lack of a substantial wall to the hall may suggest that it was originally open to it designed to heat the stair hall, with perhaps a folding-screen in front of a close-stool, if one existed. This has the remains of a corner fireplace that has been totally removed in the past and boarded over with modern plaster-board that has been carried around the walls. These have been boxed-out and carried over an earlier narrow window that was blocked when inspected in 2017. Prior to its purchase in 2018 it provided toilet facilities with a wash-hand basin that given the assessment was a suitable use for the room. These facilities have been retained, but up-graded to be DDA compliant; the window re-discovered, but yet to be refurbished / the window embrasure side walls re-plastered. Proposal: the window re-instated to light the room. Panel the room in Walnut panelling which was often copied in the late-17th century (see 1.11). **Status: pending**
25. **The First-floor, general:** the inappropriate late-20th century narrow floor-boarding (typically available from DIY warehouses, such as B&Q etc.) has been taken up and totally replaced with better quality wider and thicker timber floor-boards. These have been sawn from reclaimed pine / deal beams so as not to look 'new' in order to achieve the look of original Georgian flooring, and to provide a sound floor covering over the newly installed electric rewiring and other communication cables. This may require LBC? Status: completed
26. **Hallway at the top of the Principal Stairs (1.16.1):** the door to **Bedroom 3** has been replaced in the past with a part-glazed door. This is part of a matched pair of doorways that significantly retain their original bolection-moulded surrounds. As this upsets the original symmetry of the two it is proposed that it shall be removed (to be relocated, see para. 29 below) and an bespoke copy of the 6-panelled door to Bedroom 2 be commissioned (from a competent firm of carpenters) to replace it. **Status: pending N.B.** It is the intention to install an appropriate period-style wall-

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paper in Bedroom 3 above the panelled dado rail - as discussed in par. 1.16.1; this is unlikely to require LBC. **Status: pending**

27. **Bedroom 2 (1.16):** the door (of uncertain detail) to the left of the fireplace has been removed. This lead to an existing en-suite (dates from before 1991 based on photo evidence of the external soil and other pipes). Proposal: replace with another bespoke 6-panelled door. The en-suite may not have any LBC, being part of the alterations made between 1986- 1990; this is now requested. **Status: pending**
28. **Bedroom 2 (1.16):** it is proposed to remove the shorter of the wall panels to open the sole surviving 17th century original leaded-light cross-mullioned window in the north wall, only visible externally. To protect the fragile glass and to reduce any perceived heat-loss it is also proposed to cover this window with a custom-made DG demountable secondary-glazed single glass panel with low reflective glass, as available from *Storm Windows* (or similar company); they claim to be experienced in working with listed buildings, and have produced a secondary glazing system that is virtually undetectable when installed largely approved by the conservation world (see web-site: www.stormwindows.co.uk). **Status: pending**
29. **Bedroom 2, Proposal:** to mitigate against the various historic and recent alterations made to the building the owner offers to remove the external soil-pipes on the north courtyard side that greatly disfigure the building, and to contain them internally boxed-in the NE corner of the refurbished ground-floor toilet. **Status: pending**
30. **External fall-pipe, Proposal:** replace the existing plastic fall-pipe with a new cast-iron pipe and hopper head, either of square or round section (at the discretion of the Conservation Officer). **Status : pending**
31. **Bedroom 1 (1.16.2):** similarly an en-suite shower-room has recently been installed in a former dressing room, which currently lacks a door. Permission for this en-suite is required. Proposal: the part-glazed etched door from Bedroom 3 is proposed to be installed to this en-suite room, with a plain semi-circular over-light set within the arched door opening above it. **Status: pending**
32. **Bedroom 1 (1.16.2):** a timber bulk-head has been installed (of uncertain date, but probably c.1990) against the SW wall angle, close to the secondary servant's door to the room. This permits greater head-room above the back-stair. To be painted the same colour as the wall to make it blend in. Status: completed
33. **Secondary Hallway at the top of the former back-stairs (1.16.3):** driven by the requirements of Building Control a fully glazed glass wall and door has been inserted enclose the top of the stairs from the main entrance hall, to act as a fire-screen. Being constructed from clear-toughened safety glass this permits the hallway to benefit from the light from the mullioned window in the south wall. Status: completed
34. **Secondary Hallway at the top of the former back-stairs (1.16.3):** the door from the doorway to the attic floor has been removed due to the difficulty experienced trying to ascend and exit this twisting stair for reasons of personal safety. It is the intention to re-use this door in the roof garret (as discussed in the application for roof repairs already submitted). Door removed Status: completed.

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35. **Bathroom 1 accessed from the Secondary Hallway (1.16.3):** this previously served as a shared bathroom for Bedroom's 1 and 3. The creation of a new en-suite for Bedroom 1 permits this to become the bathroom for Bedroom 3, but also to provide a secondary WC for visitors to the house accessed from the ground floor via the stair leading out of the main entrance hall. It appears that this bathroom was used as the main house-bathroom in the late-20th century; it was probably installed as part of the 1986 conversion to two properties. Brian Elliott in his book 'Aspects of Barnsley 2' (published in 1994) shows on page 138 a photo of c.1991 of the west front of the house that clearly shows an external angled soil-pipe leading from this bathroom; unfortunately the pipe cut through the ashlar plat-band to the great visual and structural damage to the listed building. Status: for greater clarification this alteration requires LBC. **Proposal:** as part of the proposed mitigation measures the present owner is willing to completely remove this external piping, and make-good the damage to the stonework, installing the pipe internally - it will be taken down inside of the cupboard on the south wall of the Drawing Room as shown on the submitted plans. **Status: pending**
36. **The Attic Storey (1.17):** this is also described in para. 3.8 of Part 1A. A central corridor subdivides the building into four roughly similarly sized square areas. The first area is occupied by the access stair and the top-floor landing with an internal corridor leading to the access stair to the roof-flat. A doorway in the north wall leads to the central corridor that runs front-to-back with three doors leading to separate bedrooms. **Proposal:** to install a new rope hand-rail from the first to second floor to be fixed to the outer wall of the building for greater user safety, and similarly another hand-rail to the roof turret. **Status: pending**
37. **The Attic Storey, Bathroom 2:** a general bathroom to serve Bedrooms 5 and 6 was partly installed by the previous owners, probably without LBC consent. **Proposal:** complete the fit out with new fittings and wall cladding. Status: part completed / pending.
38. **The Attic Storey, Bathroom 2:** this room is currently without a window. Install a new Conservation roof-light. **Status: pending**
39. **The Attic Storey, Bedroom 5 (1.17.1):** **Proposal:** remove the existing roof-light and replace with a new Conservation roof light, as a mitigation measure. **Status: pending**
40. **The Attic Storey: Bedroom 4:** **Proposal:** similarly remove the existing roof-light and replace it with a new Conservation roof light as a mitigation measure. **Status: pending**
41. **The Attic Storey: Bedroom 4: (1.17.2):** the west side of the room is subdivided by an internal wall with a door. **Proposal:** install an en-suite-bathroom in this area. Status: part completed / pending.
42. **The Attic Storey, Bedroom 6:** the only proposal for change is the removal of the existing roof-light and replacing it with a new Conservation roof light as a mitigation measure. **Status: pending**
43. **The Attic Storey, Central corridor east side:** remove existing roof-light and replace with a new conservation roof-light.

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44. Additions built onto the side of the listed building (1.18) – the present single-storey

Kitchen: Proposal: the present kitchen lay-out with tired kitchen units (perhaps some 20 years old) to be replaced by an entirely new up-graded kitchen.

Consideration maybe given to reinstating the former 'inglenook' in the original north gable-end - for an AGA, or range cooker. The floor-plate within the kitchen is very limited and not really large enough to provide dining facilities – a table and chairs for guests – as it currently is half-occupied as a corridor forming a link to the main house. This means that any guests would have to take breakfast in the main dining room which is not very convenient when more informal dining is the norm during the day.

45. **New Proposal:** the solution appears to be the creation of a new Breakfast Room in a new extension positioned in the available outdoor space (the former yard cum-dog-enclosure) immediately to the west, easily accessed by simply taking the relatively 'modern' window out on the west side and removing the stonework underneath to form an open doorway. This will be discussed with the Conservation Officer and his consultees (HE) at a site meeting prior to a formal submission to help formulate proposals.

Peter H.Thornborrow 12th September 2019