ARCHITECTS

DESIGN AND ACCESS STATEMENT
July 2020

Job No 5177

SIDE EXTENSION AND ALTERATIONS

DARLEY CLIFFE HALL, WORSBOROUGH

To be read in conjunction with drawings.

Pearce Bottomley LLP
Roman Ridge
Main Street
Aberford
Leeds
LS25 3AW

T. 0113 281 2000
pbp@pbarchitects.co.uk
www.pbarchitects.co.uk

RIBA
Chartered Practice

Report Control

	Author	Role	Date
Prepared	**Josh Sykes**	Architect	10/07/2020
Reviewed	**Tom Robbins**	Partner/Architect	
Approved			

Report History

Revision	Date	Status	Author	Comment
/	10/07/2020	Planning	JS	Draft
A	11/08/2020	Planning	JS	Issued for Planning Application
B	15/10/2020	Planning	JS	Revised at request of BMBC

DISCLAIMER

Pearce Bottomley LLP has used reasonable skill and care in completing this work and preparing this report, within the terms of its brief and contract and taking account of the resources devoted to it by agreement with the client. We disclaim any responsibility to the client and others in respect of any matters outside the stated scope. This report is confidential to the client and we accept no responsibility to third parties to whom this report, or any part thereof, is made known. The opinions and interpretations presented in this report represent our reasonable technical interpretation of the data made available to us. Pearce Bottomley LLP accepts no responsibility for data provided by other bodies and no legal liability arising from the use by other persons of data or opinions contained in this report.

Except for the provision of professional services on a fee basis, Pearce Bottomley LLP does not have a commercial arrangement with any other person or company involved in the interests that are the subject of this report.

COPYRIGHT © Pearce Bottomley LLP

The material presented in this report is confidential. This report has been prepared for the exclusive use of the client and shall not be distributed or made available to any other company or person without the knowledge and written consent of the client or Pearce Bottomley LLP.

Contents

1. Introduction 4

Introduction 4

Planning Background 4

2. Application Site 4

3. Use 6

4. Amount 7

5. Layout 8

6. Access 9

7. Scale 10

8. Landscaping 11

9. Appearance 12

10. Conclusion 15

1. Introduction

Introduction

1.1. This statement has been prepared in support of an application for Planning Permission and Listed Building Consent, in regards to the proposed side extension and associated alterations to Darley Cliffe Hall, Worsborough.

1.2. Pearce Bottomley Architects have prepared this statement, incorporating the input of the applicant, architectural historian and project archeologist within the Heritage Statement also submitted with this application. Pearce Bottomley Architects are a chartered practice with a specialism in heritage and conservation work.

Planning Background

1.3. The Applicant, Mr Ludlam purchased the house in 2017 and is currently carrying out various repairs, improvements, and alterations to the property with the guidance of Historic England, BMBC Conservation team and his professional team.

1.4. Previous Listed Building Consent applications to the council by Mr Ludlam for roof repairs to the property (references 2019/0720 and 2019/0725), and for a courtyard extension and internal alterations to the kitchen (references 2019/1569 and 2019/1550) have been approved and the dialogue with the conservation team has continued throughout the implementation of this work.

2. Application Site

2.1. Darley Cliffe Hall, Kingwell Road, Worsbrough, Barnsley S70 4AG is located just off the A61 Sheffield Road in this outlying suburb of Barnsley. The house is surrounded by a range of buildings, formerly associated with the Hall, and sits on a high wooded bluff above the road. The dense deciduous woodland means that the Hall is unseen from the road. It only becomes visible as you enter the courtyard of buildings immediately surrounding the hall.

2.2. Darley Cliffe Hall is not located within the Worsborough Conservation Area.

2.3. The proposals addressed in this report are located in the courtyard to the north of the house. This service yard sits alongside the north return of the main building,

enclosed on the east by the kitchen off-shoot and on the north by a high garden wall behind which are a range of lean-to service rooms.

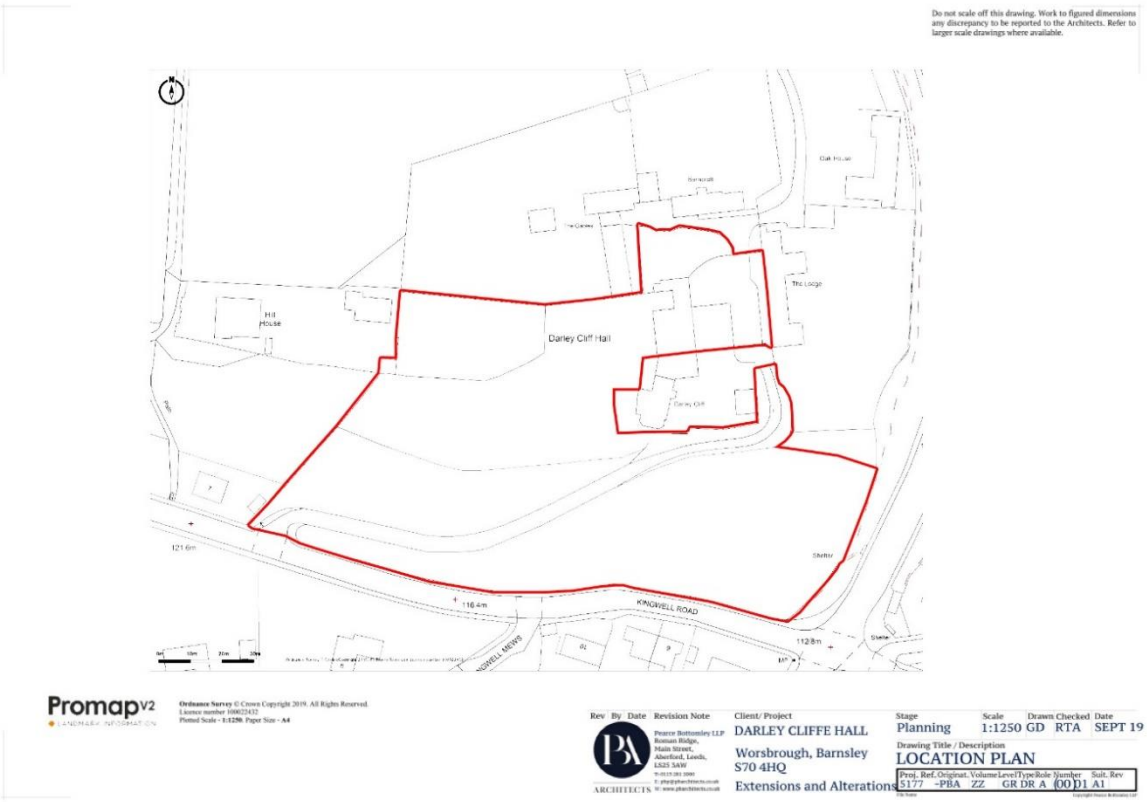


Figure 1 | Site Location Plan

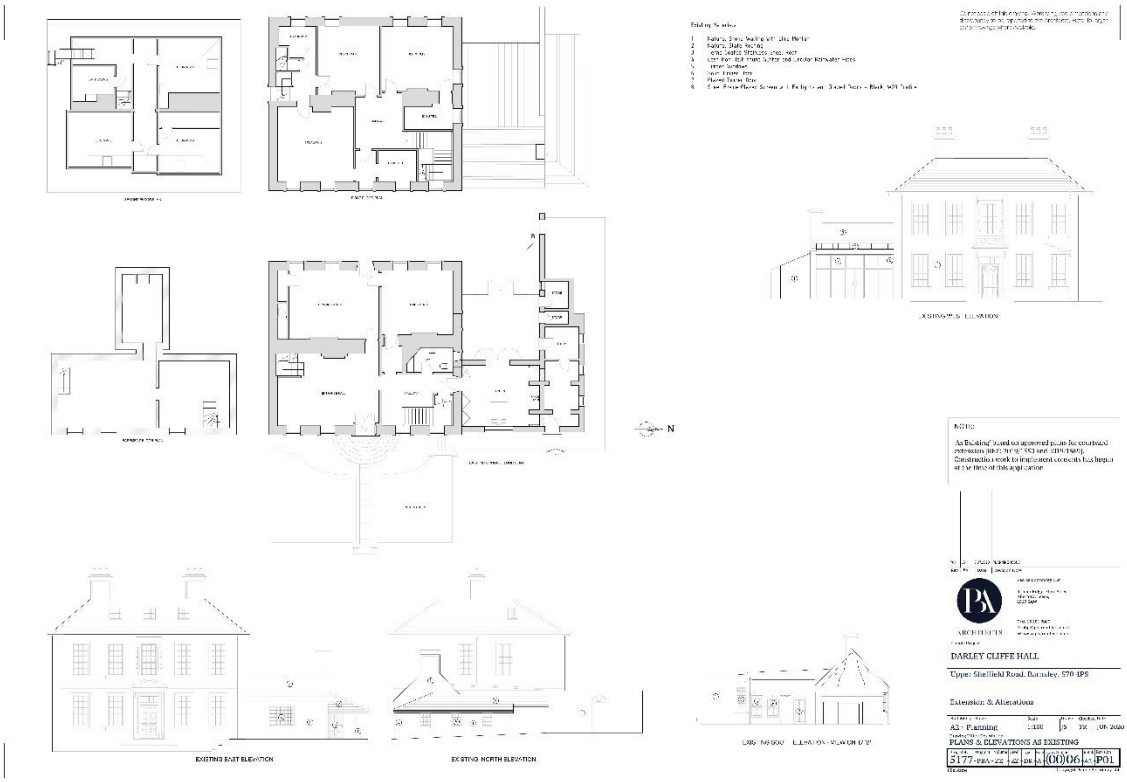


Figure 2 | Darley Cliffe Hall as Existing

3. Use

3.1. The applicant proposes to extend Darley Cliffe Hall to form a single storey extension to replace the existing sheds and former dog kennels to the north of the garden wall and recently approved courtyard extension; accommodating universally accessible bedroom accommodation suitable for both private guests, future occupants, and any carers as may be necessary.

3.2. The broad range of individuals that may come to stay at the house as guests or owners at any point in the future necessitates that accommodation be accessible to wide range of needs, and as with most historic buildings, Darley Cliffe Hall does not currently provide the scope for accessible bedroom accommodation within its existing fabric.

3.3. The recently approved courtyard extension has been designed to enable accessibility, and the proposed side extension would connect directly to this, providing an accessible route throughout the ground floor of the building, including access to both bedroom and ancillary accommodation.

3.4. The proposal aims to improve the offering of the house for both current and future occupants through increased flexibility of guest accommodation to cater for a wide range of possible needs, and inclusive accessibility, all of which strive to secure its continued viable use as a 21st century house.

4. Amount

4.1. The proposed development is for a single storey extension, providing approximately 64m^2 of additional guest bedroom and ancillary accommodation; primarily comprising a universally accessible bedroom with en-suite, and a secondary bedroom targeted primarily for children or carers of private guests, with an en-suite equally suitable for use by an ambulant disabled guest. Between the two bedroom suites, this should provide bedroom accommodation suitable for use by individuals with a wide range of accessibility needs and their families.

4.2. The re-configuration of pedestrian access and paths externally to both the courtyard and side extension as part of the landscaping design further enhances the accessibility of the whole of DCH, ensuring level access throughout the ground floor and around the perimeter of the house.

5. Layout

5.1. The proposal aims to improve the existing ground floor layout by incorporating a level access to the new courtyard extension and the main house, via a new lobby within the extension which connects the two new bedrooms, ancillary accommodation, and the courtyard extension.

5.2. The proposals have been developed to have minimal impact in respect of the existing buildings and aim to visually improve the house. The improved accessibility of this important heritage asset is a key driver for the development, and is a welcomed consideration to the continued use of the Hall as a residence.

5.3. Alternative solutions have been considered and explored by the applicant for the provision of accessible accommodation, however the proposed extension is the only practical means by which to provide a fully accessible principal storey whilst maintaining a light-touch approach to the historic building fabric.

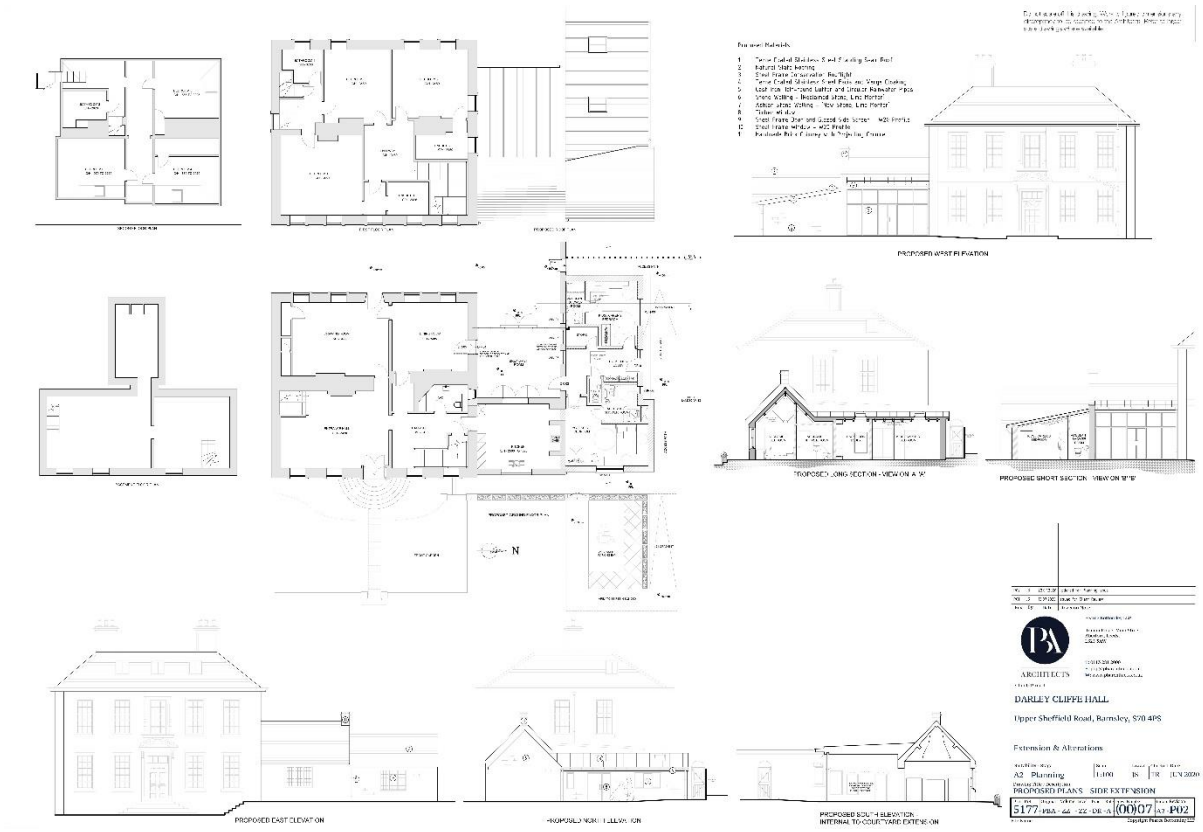


Figure 3 | Proposed Plans

6. Access

6.1. The proposals offer the opportunity to enhance opportunities for level approach to the property and its grounds, as well as inclusive access to the facilities and accommodation provided internally.

6.2. A new internal jib door is proposed as part of this application to provide access from the recently approved breakfast room extension into the dining room, utilising an existing window opening which is to be re-located to co-ordinate with the internal historic panelling of the dining room. This is explained in further detail within the Heritage Statement. Crucially, alongside the proposed extension, the creation of this doorway provides universal access throughout the entire ground floor for guests, a prospect which is not otherwise possible with the current configuration of the building.

6.3. Access to the main house will be via the new lobby formed within the side extension, or alternatively via the recently approved courtyard extension which provides access directly to the breakfast room, and from there to the kitchen, dining room, drawing room and hallway within the main house. Access will remain possible via the front door to the main entrance hall for those able to negotiate the existing stepped access.

6.4. The proposal also intends to provide a designated and clearly defined parking bay for guests with mobility difficulties, within the existing parking area, but close to the new side extension and new sloped access path leading to the lobby and garden.

7. Scale

7.1. The proposed single storey extension is proportionate in scale and height to the house and the surrounding dwellings. The design has been carefully developed over a period of months with input from the applicant's professional team of architects and historic building consultants to ensure that both the internal layout and external form and material palette address the existing buildings in an appropriate and sensitive manner.

7.2. The proposed extension is comprised of two distinct visual elements; firstly a gabled projection with a steeply pitched roof which echoes the existing kitchen projection to the north of the Hall, at a smaller scale so as to remain sub-servient; secondly a low-slung lean-to element which sits back from the gabled element, and with a ridge below the level the north garden wall, preserving the massing and character of the Hall's setting.



Figure 4 | View of Proposed Extension from the Entrance Gates, looking South-West.

8. Landscaping

8.1. The proposed extension sits beyond the north wall which encloses the principal garden of the Hall; and replaces a range of existing outbuildings of comparable scale.

8.2. To the perimeter of the perimeter of the extension, new resin bonded paths will join the existing stone paving and gravel parking area at the front of the house, and provide an accessible route to both the new extension and through the north wall to the garden.

8.3. A new accessible parking bay will be formed, also in resin bonded finish, close to the access path, ensuring that wheelchair users are able to safely park and access the Hall and it's grounds without the need to negotiate a loose gravel surface, which can often prove difficult.

8.4. The existing stone paving to the perimeter of the buildings on the east side is at a raised level, approximately 350mm above the level of the parking area, and new low level box planters will provide opportunity for edge protection along this raised path without the need for installing additional railings which would be visually obtrusive to the setting of the Hall.

8.5. Additional subtle manipulation of the external levels to the north and west of the buildings is proposed, in order to both improve ease of access (avoiding the need for steps and ramps) and in order to ensure protection of historic building fabric from the effects of moisture ingress.

9. Appearance

9.1. The new extension is designed to both blend with and form a simple, high-quality contrast to the existing structure; a direct contemporary extension to be seen as a subtle 21st century addition reflecting the time of its construction, rather than attempting to replicate the host buildings impressive architecture. It is hoped this approach will enhance the heritage assets significance by emphasising the authenticity and integrity which survives in the existing building fabric of the Hall.

9.2. The improved and accessible facilities, both internally and externally, will help to create much needed functional bedroom accommodation that is complementary and sympathetic to the existing building use, and to its importance as a heritage asset; enhancing and recognising its continued role within the 21st century.



Figure 5 | View of Proposed Extension, Looking South-East

9.3. The integrity and appearance of The Hall is at the forefront of the design. As described in 7.2., the new extension is comprised of two distinct visual elements; a gabled, pitched roof projection echoing the kitchen projection; and a simple lean-to set back forming the remainder of the extension. The application of materials to

these elements further adds to the distinction in forms, whilst creating a considered and sympathetic design approach.

9.4. The gabled projection will be constructed of natural stone, and roofed with stone slates, both reclaimed from site as much as possible. A timber window of similar proportion to the kitchen window is to be set within the east elevation here, providing visual continuity with the Hall and the existing kitchen projection across the east elevation which serves as the main frontage to the house.

9.5. The smaller lean-to element of the proposed extension is set back from the gabled element, and sits below the coping of the north garden wall. As a distinctly modern form, this is proposed to be constructed from newly quarried ashlar stone, with a terne coated steel roof and steel framed windows similar to that of the recently approved courtyard extension; creating subtle visual contrast, using materials that complement the existing materials of the Hall.

9.6. All proposed materials are inherently robust and applied finishes requiring regular maintenance have been avoided where practical, ensuring a material palette which will adopt a natural patina over time, much like the existing materials of the Hall.

9.7. The proposal is sympathetic and complementary to both the house and the surrounding area. It is considerate of the property's historical significance, enhancing the East Front and heavily submissive when seen from the North.

9.8. Proposed materials for the extension are drawn from the existing palette of property; stone, lime mortars, lime plaster. Materials which are newly proposed for the extension, namely terne coated stainless steel and steel frame glazing, are a deliberate contrast and through their quality and design will enhance the heritage asset.

9.9. The extension is designed to read as a clear 21st century addition, increasing the legibility and prominence of the historic building fabric.

9.10. The North and East Elevations are the only façades to be directly affected by the proposal. The North elevation is considerably less significant than the matching East and West fronts; and the proposed extension will replace a modern (Circa. 1990) extension of questionable design quality which currently does not contribute positively to either façade. Aspects of the building fabric have been altered throughout the life of the building to coincide with the development of the Hall

and operational requirements of the house. The proposals build on this history of updates and alterations to allow the provision of more ground floor space whilst remaining respectful of its historical, sensitive location.

9.11. The proposed extension will form a visually unobtrusive addition to the side of the most important façade of the building; building on the existing architectural language, whilst minimising any visual obstruction of the historic building fabric.

9.12. The proposed metal flat roof of the extension is modern, minimal and uses a high quality material appropriate to a building of this status; and directly references the material palette of the recently approved courtyard extension, enhancing the legibility of both these interventions as distinctly modern and clearly different to the historic building fabric.



Figure 4 | Rendered Elevations as Proposed

10. Conclusion

10.1. The scale, design and materials for the proposal are sympathetic to the existing property, as shown within the accompanying application drawings and renders. The design and specifications are based on the premise that the house will be accessible and enjoyable to all who use it and to all visitors long into the future.

10.2. The intention is to enhance the existing ground floor layout with greater accessibility and additional accessible bedroom accommodation. The proposal aims to enhance and improve the Hall with respect to its historical significance.

10.3. The alterations will encourage and allow for all occupants to socialise and relax within a functional and characteristic house, safeguarding the building's original use as a private house. In its current state, the enjoyment of the Hall is somewhat hindered due to lack of inclusive access, and we therefore consider the proposal to be a positive contribution to the Listed Building.

10.4. The extension, although a direct contemporary addition, will have a positive visual impact in relation to the surrounding landscape and architecture. The proposals aim for the new addition to be seen as a subtle contrasting extension to the Hall, which symbolises the Hall's recognition of, and adaptation to the ever changing needs of society.