

**PLANNING APPLICATION REF:  
LOCAL PLANNING AUTHORITY:  
BARNSELY MBC**

**HERITAGE STATEMENT  
By PETER THORNBORROW GNSM,  
PGDipELH (CNAA)**

In support of works of repair and gutters to the  
roof of a Grade II\* listed building:

**Darley Cliffe Hall**

off Upper Sheffield Road (west side)

S70 4AG

on behalf of the owner Mr. Mark Ludlam

Listed Building Consent Number

2019/0725

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## 1 INTRODUCTION

### Experience and Qualifications

- 1.1 My name is Peter Thornborrow I have been engaged by the new owner of Darley Cliffe Hall, a Grade II\* Listed Building, to prepare an interim Heritage Statement to accompany an initial application to cover emergency repairs to the roof (already submitted by local architect Alan Robinson), gutters and drainage system.
- 1.2 This will be followed by a second application that will consider the whole building and a number of mitigation measures of enhancement that are proposed by the owner.
- 1.3 I am a private consultant with nearly 30 years professional experience of working within the Historic Building's Environment within the public sector. I have been employed in various pertinent roles over a period of years that demonstrate my suitability to prepare this document.
- 1.4 As an Architectural Historian in 1982, for Calderdale MBC where I undertook a re-survey of most of the Borough for Listed Buildings as part of the Phase-One national Re-Survey of the country for listed buildings;
- 1.5 As an Inspector of Historic Buildings (for D.O.E.) in 1984 to undertake the Phase-two re-survey of the rest of West Yorkshire for Listed Buildings;
- 1.6 As the County Historic Buildings Officer (for WYCC) in 1987;
- 1.7 As Senior Historic Buildings Officer to the West Yorkshire County Archaeological Unit (WYAS) in 1988 where amongst other roles I was required to undertake some 25+ conservation area appraisals for the districts of Bradford, Leeds and Wakefield; and
- 1.8 Latterly as a Conservation and Urban Design Officer in 2004 working for a Local Authority in South Yorkshire (Rotherham M.B.C.) up to retirement in 2010
- 1.9 Following a first degree in music and after working 12 years as a Head of a School's Music Department, I furthered my education by gaining a Post Graduate Diploma in English Local History at Huddersfield Polytechnic (now University), awarded by the CNA, in 1982. Until recently I was an Associate Member of the IHBC and served on the Yorkshire & Humber IHBC Committee for over 10 years as representative for South Yorkshire. Prior to the formation of the IHBC I was (from 1987) a member of the Association of Conservation Officers (ACO). In the 1990s I served on the national committee of the Council for British Archaeology (CBA) for nearly 10 years, advising on northern case-work – such as the restoration of the important Grade I listed *The Long Barn* at Whiston, Rotherham, that dates from the mid-13<sup>th</sup> century.
- 1.10 For over 30 years I was a lecturer for the Workers Education Association (W.E.A.) and for some 10 years an Extra-mural Lecturer for the School

of Continuing Education of the University of Leeds. I continue to lecture on architecture and related subjects on a regular basis .

- 1.11** I am a member of the Vernacular Architecture Group, the Regional Furniture Society, and am currently Chairman of the Yorkshire Vernacular Buildings Study Group (YVBSG) leading on a study of the vernacular buildings of South Yorkshire and organiser of Recording Conferences in Barnsley (2017), Rotherham (2018) and recently in Sheffield (2019). This has given me an overview of the regions vernacular architecture.
- 1.12** I am familiar with the Darley Cliffe site and its immediate setting and surroundings and have visited the area on several occasions, including for the preparation of this Heritage Statement. This document has been prepared to the best of my professional knowledge.
- 1.13** I am a Barnsley resident and live in a Grade II listed building: the West Wing, Birthwaite Hall, Huddersfield Road, Darton, Barnsley S75 5JS. Home Phone No. 01226 384642 Email: [peterthornborrow@gmail.com](mailto:peterthornborrow@gmail.com)

## **2 GUIDANCE POLICY DOCUMENTS: BARNESLEY MBC**

Table 3 – Local Validation Requirements currently in force:

### **2.1 No. 11 Heritage Statements**

#### **Summary**

- Scope & degree of detail will vary according to each application. Discuss with the Conservation Officer before submitting
  - LBC to be accompanied by a written statement
  - This should provide a schedule of works
  - An analysis of the history and 'character' of the building & its significance
  - The principles of & justification for the works – and their effect on the special 'character' of the LB, its structure & setting
  - For proposals involving demolition or significant alteration – need a structural survey & a building appraisal to accompany the HS
- Documents referred to: NPPF, BMBC Core Strategy, Policy CSP30, BMBC saved UDP Policy B4

We are advised above that the scope and degree of detail necessary in a Heritage Statement (HS) will vary according to the particular circumstances of each application, therefore this particular statement will focus on the roof and the buildings external drainage system and its historic significance as required in the NPPF revision of Feb 2019, para 189 (p56) that states:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected.'

Following the advice that 'Applicants are encouraged to discuss proposals with the Council's Conservation Officer before an application is made'. Two site-meetings have already been held with Tony Wiles BMBC's Conservation Officer. The first on 3rd July 2019, which resulted in detailed minutes identifying the discussion and areas of agreement. Also attending was the owner, Mark Ludlam, Director and his consultants: Alan Robinson, Chartered Architect, Barnsley; Peter Thornborrow, Historic Buildings Consultant, Barnsley; together with Paul Furniss, Leadwork Specialist of Paul Furniss & Son Ltd (Wentworth) with regard to the necessary roof-repairs that he may be engaged to undertake. This was followed a week later with another meeting on 12th July 2019 when the same consultants attended but with the Architectural and Interior Design consultant, John Goodyear (Barnsley) also in attendance.

N.B. A more detailed document describing the interior features of interest of the house will accompany a future HS for proposed internal works to the building.

### **3 DESCRIPTION OF DARLEY CLIFFE HALL**

**3.1** Darley Cliffe Hall was first designated a listed building in November 1966, being given the higher grading of Grade II\* in December 1986, during the Phase Two National Re-survey for Listed Buildings. A copy of the list description is included in the appendix.

**3.2** The East Entrance Front of Darley Cliffe Hall has a well-balanced symmetrical 5-bay Classical façade of 2 storeys with an attic in the roof space. This elegant façade is articulated by full-height corner ashlar panelled strips, the surface raised above the ashlar plat-band that runs across the middle of the façade separating the ground floor windows from those above. These windows too have raised ashlar surrounds, but the inner arrises are decorated with a bead moulding. The window openings have unequally hung 15-pane timber sashes (6 + 9 panes), a Georgian (early-to-mid 18th century) replacement of the original leaded-light cross-windows (see below); this pattern of glazing also appears on the three roof-lights lighting the attic storey, set above the boldly projecting carved ashlar gutter that has a casement-moulded cornice with a cavetto moulding under; this runs around the complete roof of the building. Visible from outside of the walled forecourt are a matched pair of chimney stacks with thin ashlar corner strips framing rendered faces, but having a simple stone cornice; these sit within a central rectangular lead-flat that is accessed via a totally hidden doorway attached to the southern chimney stack. The central door is of an elegant design with a raised bolection-moulded architrave with a segmental pediment carried on carved console brackets framing the 4-paned over-light above the main entrance doors. These are double doors with solid wooden outer

doors with raised panels but with glazed inner French-doors with an arched fan-light above; this permits the outer doors to be folded back against the thickness of the wall during the day permitting greater light within the house and a more attractive approach, but the outer doors secured at night for greater security. Above the door is an impressive window with an eared-and-lugged architrave its sides tapered and rusticated that balances well with the impressive entrance door below it (see fig.2 that shows the identical one on the rear west side of the building).

#### **4. THE ARCHITECTURAL MERIT OF DARLEY CLIFFE HALL**

**4.1** The previous section provided a description of the exterior entrance front of the house. A more detailed analysis of the building will be provided to accompany a future application that separately seeks LBC for alterations to its interior; this is to be submitted in due course shortly after this current application.

**4.2** Darley Cliffe is a good example of a Post-Restoration gentry house (rare in the provinces) built in the mid-1680s (c.1685) with a Classical 5-bay symmetrical façade to both east and west fronts, originally fenestrated with cross-mullioned windows with small-paned leaded-lights, following the fashion of the day as promoted by the architect Sir Christopher Wren that the listing description (see copy at the end of this document) suggests may have personally influenced the design of this building. Its interior planning is of particular interest and relevance to this current application seeking permission for repairs to the roof, in that it exhibits a double-pile plan i.e. is 2-rooms deep, front-to-back. These rooms are separated by a central axial spine-wall that appears to be constructed of brick and contains two large chimney flues for back-to-back fireplaces two to each floor, which are visible as separate stacks on the roof. Most contemporary 17th century houses in the South Pennines solve the problem of the double-pile plan by having two or three parallel gable-fronted wings, such as Cat Hill Hall (dated 1634), Penistone. What makes Darley Cliffe special is its unusual roof design having a pitched roof to both front and side elevations (see figs. 1 & 2) that frame a central lead-flat roof with chimney-stacks to the north and south ends. This gives the building a distinctive hipped-roof profile hiding the flat-roof in the centre of the building, with an access point on to it via a small turret from which to view the countryside. It is this Observation Roof that is the focus of this application.

**4.3** The Attic Storey and the Observation Roof is only accessible via the servant's back-stair at the south end of the first floor. A twisting winder-stair is lit by a 2-light leaded-light side window that overlooks the roof of the adjacent Tudor House and the range attached on to its rear. The

attic has four rooms, two to each side, accessed off a central transverse passage. A shorter corridor to the east terminates at the central access point via a stair that leads to the roof (see Attic storey floor plan). This is an ungainly flight of stairs currently without any hand-rail that leads to an access 'turret' positioned at the south end of the central lead-flat that is attached to the eastern chimney-stack; this has a low ceiling requiring one to duck under the door-head.

**Proposals:**

1. It is proposed to install a heritage rope-handrail to both sides of the access stairs for greater user safety.
  2. It is proposed to raise the roof of the existing ceiling of the turret by removing the existing lead-flat roof and constructing 5 or 6 courses of brickwork to raise the walls approximately 24 inches pointing this with a suitable lime-mortar, and then replacing the saved lead-flat on the raised roof to facilitate greater user safety and comfort. It is not the intention to alter the shape or design of this structure that is strikingly similar to the access turret to The Banqueting House, Whitehall, London that sets a precedent for such historic structures.
  3. The brickwork of the turret shall be stripped of the render to permit some cutting-back to insert a new door-frame so as to re-use the original Regency-style door, part glazed with interlaced ogee moulding that was formerly at the bottom of the Servants' Stair leading to the attic that will improve the visual appearance of the turret and add interest; it also is sustainable in that it saves making a new door.
  4. After the new door-frame has been inserted into the brickwork the turret shall be recovered (as necessary) with a suitable lime-render and when dry given one or two coats of a stone-coloured lime-wash, as consider necessary by the operative to achieve a covering coat. When this is dry the refurbished door shall be hung with a new covering strip at the bottom and a new threshold, with a new lock inserted adjacent to the door handle.
- 4.4 The roof provides a fine view of the surrounding landscape, and the rear garden and the distant walled garden that the owner wishes to for visitors to the house to be able to access and enjoy. The lead-flat roof covering has incised marks of shoes and hands initialled and dated 'AL 1758' and another dated 1759, and a hand initialled 'TW', and another foot shape partly dated '173-' and separately '4' (1734?), and a separate large figure. The re-use and preservation of these features is considered in para. 4.8 below.

**Assessment:**

The evidential and Heritage Value of these dated features cut into the leadwork is High as it brings us directly in contact with the artisan

builders who were engaged in repairing or altering the building in the mid-18th century; the sheer physicality of their presence is shown by their hands and feet outlined on the roof (see fig. 4). The dates may indicate when the various Georgian alterations were made to Darley Cliffe – the leaded-light windows replaced with timber sash windows – when they were actually carried out.

- 4.5 David Hey in his seminal important survey of 'Buildings of Britain 1550-1750: Yorkshire' (1981, pp.76, 77) in writing about the gentry houses of Yorkshire after the Civil War of the 1640s and following the death of Oliver Cromwell in 1658, and the eventual Restoration of the monarchy in 1660, with the crowning of Charles II in 1662 states:

"These 'Restoration houses' are commonly attributed to Sir Christopher Wren, but the type had been developed earlier by Sir Roger Pratt and Sir Hugh May. An increased use of lead for roofing eliminated the need for gables and allowed a 'double-pile' plan with a hipped roof and a central lead flat. Pratt claimed, quite rightly, that his new scheme saved space, saved walling and other materials, and produced warm rooms. 'Restoration houses' were comfortable to live in and satisfying in their proportions. They could easily be moulded into classical shapes and finished with classical details. At the same time, the invention of a harder, quick-drying plaster provided the opportunity for craftsmen to display their virtuosity. 'Double-pile' houses came in all sorts of sizes; a minor gentleman was often content with a plain, symmetrical elevation, but in grander houses the chief rooms were expressed externally by a flight of steps and a pediment carrying the owner's coat-of-arms".

- 4.6 Darley Cliffe Hall has a high level of architectural significance as a well preserved example of a gentlemen's residence dating from the mid-to-late 17th century, with mid-18th century and later alterations. Its listing as a Grade II\* listed building places it into the upper category of nationally important buildings where applications that could be deemed as affecting their setting are to be considered as a material consideration to be taken account of by LPAs when determining any such planning application. This is supported by advice and policy in the NPPF (2011 version) para. 129 where LPAs are required to "identify and assess the particular significance of any heritage asset that may be affected by a proposal taking account of the evidence provided in the Heritage Statement and the provision of any necessary expertise".

- 4.7 The latest revision of the NPPF in February 2019 outlines the national concern for "Achieving Sustainable Development" in Section 2.

Para. c) states:

“an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change”,

1. The above paragraph was at the forefront of our minds when formulating solutions and proposals for the essential repairs to the roof of Darley Cliffe Hall, where instead of replacing the roof with new lead sheets, we intend for a specialist contractor to melt it down and sand-cast new lead sheets from the old lead. This supports sustainability issues.
2. Paragraph 2c also identifies the need to adapt to climate change, which due to the severe rain storms of recent months and weeks has caused serious leaking problems to the roof and gutter drainage causing damage to the woodwork of one of the sash windows on the west side (that lights the main staircase).
3. Paragraph 148 is concerned with ‘meeting the challenge of climate change’ and indirectly supports our proposal when it states ‘Encourage the reuse of existing resources’, thus we are going to install and original door to the turret rather than make a new one.

## **5. REPAIRS TO THE OBSERVATION ROOF**

### **5.1 Introduction:**

In April 2018 the owner ML commissioned D. Hough MRICS to produce a structural survey of the building prior to its purchase resulting in a long and detailed analysis of the building that provides a useful description of all parts of the building and the physical state it was in at the date of his survey on 17 April 2018. On the last page – p.75 he provided a useful Summary List of Defects to the house which ‘require immediate attention.’

#### **Recommending:**

1. Renewal of the lead covering to the flat roof above the second floor with attention to connection to the internal rainwater fall pipe.’
2. ‘Cleaning the gutters at eaves level.’
3. ‘Checking of the electrical system and making safe exposed electrical wiring.’
4. ‘Treatment of the active wood boring insect attack and the removal of all timber stored in the cellar.’

Following his purchase the new owner (ML) immediately addressed these specific areas as recommended above. More recently commissioning reports regarding the roof and lead repairs and suitable treatment of the gutters, which the report above identifies as leaking in certain areas. He also employed local architect Alan Robinson specifically to prepare plans of the roof construction and detailing it's proposed repairs.

- 5.2** In recent months the roof was leaking into the attic ceiling. ML employed a specialist contractor to investigate the roof providing scaffolding around three sides of the building to facilitate this. The existing lead sheets had to be removed so as to inspect the original timbers and boards underneath that required some remedial treatment, or replacement. Much discussion took place between all parties, with lead specialist Paul Furniss (of Wentworth) providing particularly helpful advice and comment regarding the lead-work.
- 5.3** Urgency of the situation: The owner ML is keen to commence works in the near future due to the on-going threat to the building from rain penetration, particularly from sudden torrential down-pours, a continuing feature of the localised weather in the past weeks and months.
- 5.4** Methodology: In seeking the advice of BMBC's Conservation Officer on how best to proceed The Conservation Officer encouraged the submission of an initial LBC application to consider these urgent roof repairs prior to the submission of a separate LBC application to consider works to the main house interior.
- 5.5** Damage: The owner pointed out the damage to a sash window lighting the main stairs, where the bottom of the frame was starting to rot and requiring urgent remedial action.

Comment from the conservation Officer: TW said he regarded repairs to both the window and gutters above as a maintenance issue not necessarily requiring consent; and also to a certain respect the main roof repairs as well, if on a like-for-like basis.

**5.6 Schedule of Works to the roof of Darley Cliff Hall**

Prepared by Alan Robinson Chartered Architect, BA Dip Arch, RIBA, ARB, BSc (Hons), PM (edited by Peter Thornborrow)

**Preliminaries:**

1. Remove and set aside all existing leadwork to existing lead flat-roof and store in the attic rooms prior to removal for re-casting.
2. Lead specialists ONLY to cut-out ALL the decorative details from the existing lead rolls of the roof – the hands and feet with dates, and the larger figure of a man for re-use after roof re-laid as indicated on AR's proposed roof plan. These items shall be counted and numbered and will be retained on-site in a secure location ready to be re-soldered on to the new lead flat after its construction, located around the outer perimeter of the roof on the visible outside lead sheeting of the glass safety inner parapet. It should be noted that due to the nature of the new lead roof construction with raised 'mop-head handles' to prevent a trip hazard duck-boards (or similar water permeable covering) will be installed in the central area of the roof up to the edge of the glass screen wall.
3. Lead specialist ONLY to remove the lead sheets from site to his premises for melting down and sand-casting in AR's presence.
4. Remove and set aside all existing timber planks forming support to existing lead flat-roof. These planks and the lead rolls are currently stored in Bedroom 6, and were seen by TW, shown by PT, on his site-visit.
5. Clean out all existing insulation to the flat-roof and remove from site (not to be set-aside).
6. Leave in place existing original roof-joists, but remove and set-aside any broken roof- joists for replacement on a like-for-like basis.

**New Construction work:**

7. Provide new roof-joists as necessary so that they match the existing.
8. Supply and fix new 97 x 63mm C24 noggin-pieces, to be fitted at 90° to existing roof- joists.
9. Supply and fix doubled-up roof-joists to support new spigots for glass balustrade (N.B. does not require posts or hand-rails fixed to glass-panels).
10. Examine and where necessary secure existing loose pegged timber roof-joists using screw fixings.
11. Install 150mm of Kingspan-type insulation, lay between existing flat-roof joists.
12. Pick through and re-position on flat-roof any existing timber-planks that are fit for purpose.

13. Supply and fit new timber-planks of the same dimension as planks removed and not considered re-usable on the flat-roof.
14. Supply and lay new 9mm marine-plywood over re-positioned timber-planks.
15. Pre-drill holes for spigots prior to laying lead-sheeting.
16. Form gutter in middle of flat-roof using 9mm marine-plywood and timber fillet pieces.
17. Install mop-stick type timber upstands at centres as recommended by the LSA (Lead Sheet Association). Note – these are for the lead rolls.
18. Remove bottom course of stone roof-slates and set aside for repositioning.
19. Lay Code-6 lead sheeting taking lead sheet up roof 500mm. Reset the original decorative hands and feet to new lead roof around the edges as directed by AR & PT. Apply patination-oil to surface of new flat-roof.
20. Supply and install Chinese-hat type vents to slope of roof, to all four sides of roof where required for mechanical ventilation of en-suite bathrooms.
21. Re-install stone roof-slates to all four slopes of roof as previously removed.
22. Remove ridge lead-flashings after reinstatement of the recast lead roof. Remove from site melt down produce new sand-cast lead-sheets for ridge location, install new ridge lead-flashing and strap down. Apply patination oil to all lead surfaces.
23. Supply and fix stainless-steel spigots to flat-roof and install glass balustrades to all four elevations, as per drawing already submitted.

#### **Lead Flashing to Coping**

24. Remove existing lead-flashing and rotten timber up-stand, including uPVC-type gutter on rear elevation attached to timber-upstand.
25. Remove lead from site and melt down to form new sheets.
26. Install timber fillet to form 45° angle from tannalised soft-wood timber, and fix in place with stainless-steel screws.
27. Install Code-8 straps to new flashing in accordance with LSA (lead Sheet Association recommendations).

28. Glass balustrade to be fitted sufficiently into the roof so as to be hidden by the pitch of the perimeter wall. Screw holes for the fixing spigots to be carefully located prior to installation, as per proposed roof plan.
29. Remove all existing metal wire bands around the chimneys and old aerial fixings and a satellite dish.
30. Install against the south-set corner of the southern chimney stack a new lightning-conductor securely fixed. The cable from this to the ground shall be discreetly positioned at the SW corner of the west façade facing the garden, positioned on the side next to the adjacent property (Tudor House).

### **Post-construction**

Apply patination oil to all leadwork

The removal of the lead sheeting has revealed exposed brickwork at the base of the chimney-stacks and it seems clear that the rendered panels (with some cracks in the faces) set between the ashlar stone frames of the two chimney-stacks are probably constructed from brickwork. After some due consideration for the total removal of the render and exposing the brickwork this intervention cannot be justified and an approach of minimum intervention will be followed. The lime-render will be reinstated following the construction work on the roof where brickwork may be exposed, and painted with a suitable lime-wash as previously mentioned in 4.33 so as to bring the area of the roof back to what it looked like before the development took place, except for the new low glass balustrade.

## **6. IMPACT OF THE PROPOSED NEW DEVELOPMENT**

- 6.1 To recap, this Statement has been informed throughout by the stepped structure suggested by English Heritage Guidance when considering "The Setting of Heritage Assets" (2011).

Step 1: Identifies the heritage assets affected and their settings. This revealed that the asset, Darley Cliffe Hall, is a grade II\* listed building. A relatively small but well-proportioned Restoration Country House retaining several original fittings and well-proportioned rooms. Its most significant architectural feature of interest is its two almost identical symmetrical facades; one facing east and the other west; this is most unusual even within a national context let alone a regional one. The house is now set within its own grounds, though originally it was set within a farmyard where the buildings have been converted in the last 25 years to separate dwellings.

### **6.2 Roof lights:**

1. On the roof are three rectangular roof lights glazed as horizontal sashed windows, and another roof light on the north pitch of the hipped roof. This is not usual for the Restoration period houses that normally featured timber gabled dormers with pediments with tiled or slated pitched roofs. The introduction of roof-lights is likely to be a Victorian alteration when cast-iron roof-lights were installed on roof throughout the country. The present roof-lights appear to date from the late 20th century and are considered to be damaging to the architectural integrity of the building.
2. It is significant that the opposite side of the house has an intact roof without the intrusion of roof lights for the servant's attic dormers (see figs. 1 & 2) cut into its slope. This suggests that while the east side of the house was its Public face, the west side was its Polite face, and may at one time have been the principal entrance for visiting Gentry, and the owner/occupier, via the entrance off Kingwell Road, the former Bank End Road as illustrated on the c.1906 map (see fig. 5), thus avoiding going through a farmyard which must be deemed as always being a secondary farm entrance in the past. Nor does the west garden-side of the house feature basement / cellar windows and permits a more appropriate parkland and impressive approach to the house through lawns and a garden.
3. The setting of the West Garden Front, is completely hidden from public view and is an entirely private space.

### **6.3 Mitigation and works of enhancement**

1. Replacement of the existing roof lights. It is proposed to replace the present roof-lights with new 'Conservation-type Roof Lights' made by a specialist company that aim to replicate the original Victorian low-profile design with a central bar and outer-frame painted a mat-black. This will be to the better enhancement of the building by removing from the roof the bulky timber double-glazed box dormers with stuck-on leading in imitation of leaded-lights. They will also be less intrusive than the present windows.
2. Permission is sort for the installation of a new conservation roof-light, matching the other four, on the south roof pitch in order to light the top-floor bathroom that currently lacks any natural light.

The primary concern of these current proposals could be judged to be the visibility (or otherwise) of the proposed new glass screen to be added as a H&S measure on the hidden lead-flat of the roof when viewed from a distance in the garden; this has a parkland setting of green lawns with some modest planting and a few mature trees that provides a neutral and appropriate setting to the house with a gravel pathway leading to the distant walled-garden. The positioning of this low screen on the roof has been carefully considered so as to minimise its impact; see Alan Robinson's drawing 'Perspective View, Rev. E 31<sup>st</sup> July 2019' that give a 3-D view of this proposal. The screen is

frameless the individual clear-glass panels secured into fixings at the bottom by stainless-steel spigots. It is hoped that even if it is partially visible it will show the sky through it and fade from view. Permission is sort for this new intervention that may be considered to cause 'harm' to the building (in the sense of the stepped assessment), though in my view a lesser degree of harm than the current inappropriately designed box-dormer roof-lights that currently damage the historic integrity of the listed building. Its construction as small separate panels with individual fixings can easily be removed for future maintenance, or the choice of a new owner; so it is reversible rather than permanent.

#### **6.4 Longer term consequential effects of the development**

While the building is not anticipated to have a communal use, being situated within a private landscape, it is expected to be visited and enjoyed by small numbers of people/visitors as guest of the present owner, opening up views of this private landscape for their enjoyment, adding greatly to the visitor experience of this listed building and contributing to its economic and social viability.

#### **6.5 Roof Drainage and Mitigation Proposals**

1. Consideration has been given to replacing the unsightly existing plastic (under-sized) pipes and hopper-heads while the building is scaffolded. This is offered as a Mitigation measure to off-set unauthorised alterations made to the building without prior consent that will improve the 'look' of the building better than anything else we could offer. The various pipes on both the north and west elevation are very damaging to the 'look' of the building and were done from photographic evidence by 1991.
2. We have discovered in the base of the garden tower in the top corner of the walled garden two cast-iron hopper-heads that may have been removed from the house in the past, see full roof drawing.
3. We wish to reinstate these original cast-iron hopper-heads (repaired and repainted black) back into position. These are more than twice as large as the existing plastic hoppers and will have a greater capacity to deal with heavy down-pours of rain. These will be connected to new cast-iron fall-pipes of a suitable matching size with a square-section replacing the existing plastic down-pipes for which permission and LBC is sort.
4. The existing external soil-stack and mix of drainage-pipes on the side of the building is not only unsightly but totally incongruous one wrapping around the other, and is considered damaging to the historic integrity and 'character' of the listed building. We seek permission to remove **ALL** the current plastic pipes and to replace these with a single new cast-iron rain-water down-pipe and refurbished hopper-head. The soil-pipes shall be relocated internally and boxed-in as necessary; this may require

re-decoration and re-tiling to accord with recent bathroom improvements.

5. To the left of the current fall-pipe on the north side wall of the building at the ground floor is a small narrow window of some antiquity that currently does not light the room it was intended for. This was the ground-floor WC and is currently being refurbished to provide disabled WC facilities, replacing a previous toilet and wash-basin in this position installed by the previous owners, who may have walled across this window. It is our proposal to bring this window back into use by removing as necessary its current wall-covering. Such a reinstatement will better enhance the listed building and provide some natural light in the newly refurbished WC area.
6. **The Gutter and eaves cornice.** Permission is required to remove all cornice leadwork and take this back to the lead-specialist's workshop to be melted down to form new lead sheets cast on a bed of sand. Then returned to site to lay a newly formed lead cornice flashing. Also remove the existing gutters and timber box former carried around the building - as shown in Fig.6 a) & b) section drawings of 'Existing' and 'As Proposed'. To replace this with a new *Alumasc* Victorian-style ogee-shaped aluminium gutter as per. detail in Fig.6 b). This will require the removal of the bottom row of slates to allow for gutter brackets to be fitted to the feet of the rafters. This work to be carried out on all four elevations. This is a sustainable solution.

## **7. SUMMARY AND CONCLUSION**

### **Summary**

This is an application seeking consent for essential long-term repairs to the central lead-flat of the roof for work to be executed by experts within their field for the better conservation of the building from the damaging effects of the weather. In addition the present drainage system will be replaced with new cast-iron pipes and re-used hoppers.

### **Conclusion**

- 7.1** Para 132 of the NPPF states: "Great weight should be given to the assets conservation. The more important the asset, the greater the weight should be."

As the asset affected is grade II\* listed building, the weight given to this consideration should be appropriately great.

- 7.4** The level of harm within the current proposals: raising the roof of the access turret and the introduction of a low glass screen within the perimeter of the central lead-flat is considered to be "less than substantial harm", within the meaning of para. 134 of the 2011 NPPF. However, less than substantial harm ranges in importance from the relatively trivial to something approaching destruction. Given that the historic dated feet and hands are to be initially removed from the roof, the proposal is to reinstate them permanently fixed to the leadwork - so that they are visible around the edge of the same lead-flat roof. As such the prospective harm is assessed as falling towards the lower end of that range.

- 7.5** This HS has been prepared taking due cognisance and regard of both national and local guidance, and planning policy requirements as outlined in Sections 2 of this report. As a former LA Conservation & Urban Design Officer (for neighbouring authority Rotherham MBC) this HS has been informed by many years of involvement with the historic built environment in a diverse professional capacity as outlined in the Introduction.

I am pleased to support this application and urge the granting of LBC for these works of repair and reinstatement at the earliest possible date, so that the urgent repairs can be completed within the late-Summer months of 2019, before the on-set of Autumn and Winter.

**Peter H. Thornborrow, GNSM; PGDip ELH (CNAA)**

## The Appendix



**Figure 1. Oblique view of east front through the entrance gates: shows Tudor House to left and single-storey 'kitchen' and its lower addition to right**



**Figure 2 West Entrance Front to garden**



**Figure 3 Example of Georgian graffiti dated 1758 scratched into lead-flat on roof**

## Location Maps

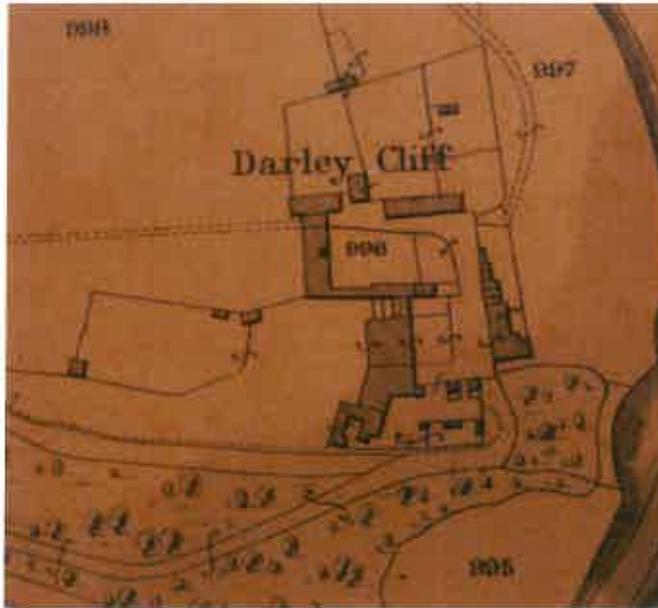


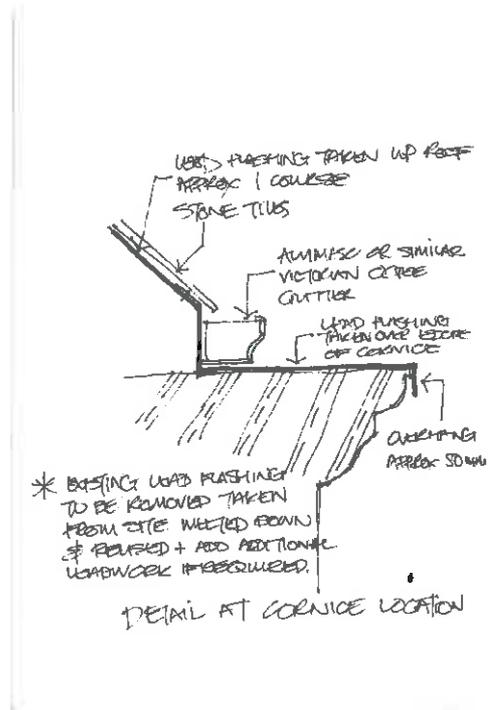
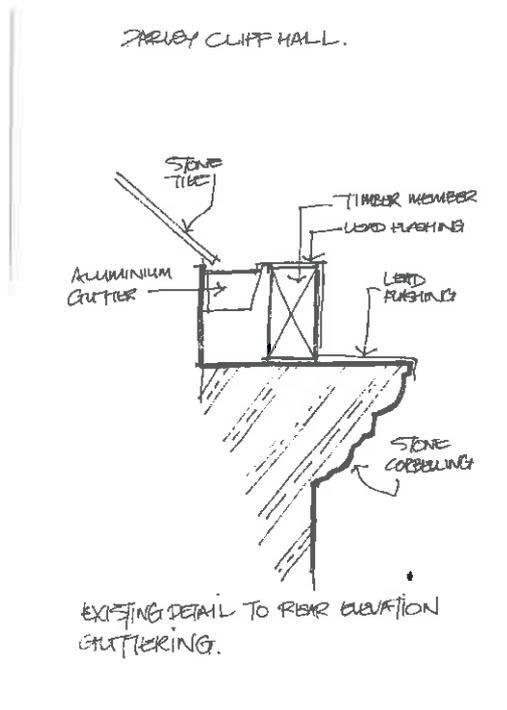
Figure 4 Spooner's Map c.1861 shows Darley Cliffe and Walled Garden with angled SE corner.



Figure 5: O.S. 6'' to 1 Mile c.1906

Fig. 6 a: Sketch as Existing section.

Fig 6 b: Sketch as Proposed section



## Listed Building Description:

### Darley Cliffe Hall Including Attached Front Garden Wall, Barnsley

**GRADE: II\***

**DATE LISTED:** 11 November 1966  
**ENGLISH HERITAGE BUILDING ID:** 333962

**LOCATION:** Kingwell Road, Barnsley S70 4AG

WORSBROUGH KINGWELL ROAD  
SE30SE (north side, off)

2/87 Darley Cliffe Hall including attached front garden wall and dwellings known as Tudor House and Dower Cottage (formerly listed as Darley Cliff Farmhouse)

GV II\*

Large house, now 3 dwellings and attached front garden wall. Late C17, refenestrated C18; earlier C17 house forming service wing and having later C17 and C19 additions. Coursed, squared and ashlar sandstone, stone slate roofs; brick garden wall. Double-pile plan, 2 storeys with basement and attic, 5 bays; single-storey bay on right; gabled side-wing on left is of 2 storeys with attic and 3 bays and has wing set back to rear left with C19 2-storey, 2-bay addition; wall attached to front of 5-bay facade. Main house (Darley Cliffe Hall): ashlar corner strips. 1/2-round steps to double door with 4-pane over-light in bolection- moulded architrave beneath consoled segmental pediment. Flanking 2-light, mullioned cellar windows, ground-floor band. Other bays have unequally-hung 15-pane sashes in raised surrounds with bead-moulded inner arrises. 1st-floor: band; central window has shouldered and eared architrave in rusticated panel. Eaves cornice breaks forward over corners and centre. Hipped roof with 3 roof lights, 2 corniced stacks set in roof well. On right of main facade is an old single-bay wing with 3-light casement and capped end stack; lower, hipped-roof lean-to has doorway. Front garden wall: plinth and soffit-moulded copings to rectangular enclosure with square end piers; similar central gate piers have flanking consoles, cornices and vase finials (now set to each side); horse-mounting steps and platform on left return of wall. Rear of Darley Cliffe Hall as front. Right return has original cross-window with 24 leaded panes to lower lights and 12 panes above.

Gabled wing to front left (Tudor House): old studded door in ashlar surround with raised ornamental panels; similar surrounds to flanking casements, on left of 24 panes, on right of 6 panes. 1st floor: blind opening flanked by 2-light, horizontal-sliding sashes; similar attic window. Shaped kneelers, moulded gable copings. Older wing set back on left has 3-light casement to each floor, truncated mullioned window in angle of plan. Moulded gable copings and corniced end stack on left with brick shaft.

Addition to left (Dower Cottage): open-pedimented ashlar porch to right of 3-light horizontal-sliding sash; two 2-light windows over; brick end stack on left.

Interiors: Darley Cliff Hall: entrance hall has bolection-moulded fireplace; open-well, wooden staircase in bay on right has balustrade and fielded-panel dado. Fireplace in rear-right room with crinoidal limestone facing set in wooden surround with carved panel of dog on bridge (Aesop's fable?); raised wall panelling, some panels hinged for windows of right return. Similar panelling in rear-left room; ceiling panel with border of exotic fruit. 6-panel doors, window shutters sheeted in iron. 1st floor: front-left room has bolection-moulded fireplace with Georgian grate, raised panelling; rear-right room similar. earlier grate.

Tudor House: bolection-moulded fireplace in rear room.

Owned by the Castleford family, on the death of William (d1613) passed by marriage to the Adams' and then to the Parkins and Jeffcock families. In early C19 the home of Charles Bown agent to Earl Fitzwilliam (Wilkinson, p177). Outstanding building of the region in a polite style that lends credence to the suggestion that Christopher Wren, known to have owned land in Worsbrough (Wilkinson, pp181-187), influenced its design.

Joseph Wilkinson, Worsbrough. Its Historical Associations and Rural Attractions, 1872.

Listing NGR: SE35547045.

*Source: English Heritage*