



ARCHITECTS

DESIGN AND ACCESS STATEMENT
August 2019

Job No 5177

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	17/12/2019
Reviewed	Tom Robbins	Partner/Architect	17/12/2019
Approved			

Report History

Revision	Date	Status	Author	Comment
/	17/12/2019	Planning	JS	Issued for LBC Submission

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.....	6
5. Layout.....	7
6. Access.....	8
7. Scale	8
8. Landscaping.....	8
9. Appearance.....	8
10. Conclusion.....	11

1. Introduction

Introduction

- 1.1. This statement has been prepared in support of an application for Listed Building Consent, in regards to the proposed extension and internal 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.

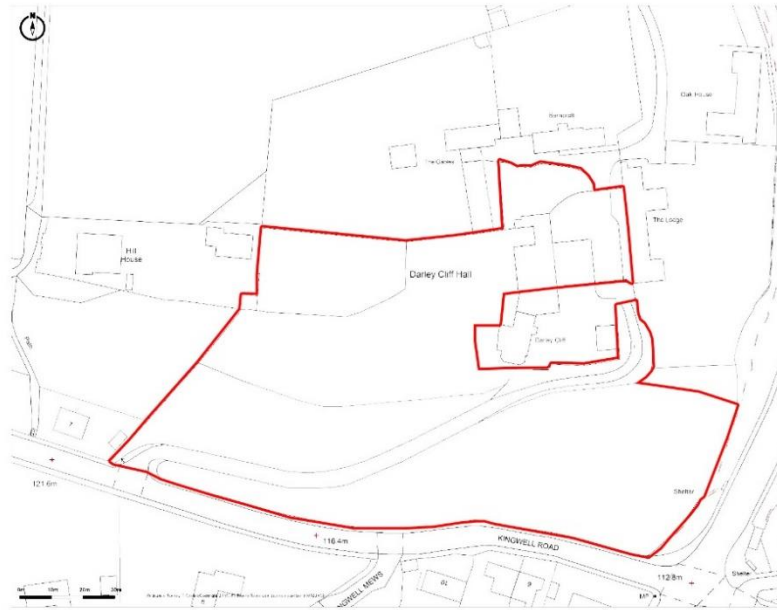
Planning Background

- 1.3. The Applicant, Mr Ludlam purchased the house 18 months ago and is currently carrying out various repairs and improvements 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) have been approved and the dialogue with the conservation team has continued through 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.

Do not scale off this drawing. Work to figured dimensions any discrepancy to be reported to the Architects. Refer to larger scale drawings where available.



Promap v2
LANDMARK INFORMATION

Ordnance Survey © Crown Copyright 2019. All Rights Reserved.
Licence number SB062432
Printed Scale: 1:1250 Paper Size: A4

Rev. By Date Revision Note
PA Pearce Bottomley LLP
Pearce Bottomley LLP
Main Street,
Abbotsford, Leeds,
LS20 3AP
www.pba.co.uk
info@pearcebottomley.co.uk

Client/Project
DARLEY CLIFFE HALL
Worsbrough, Barnsley
S70 4HQ

Stage
Planning
Scale
1:1250 GD RTA
Drawn/Checked/Date
SEPT 19
Drawing Title / Description
LOCATION PLAN
Proj. Ref./Original Volume/Level/Type/Role/Number Sub. Rev.
5177 -PBA- ZZ - GR DR A (00) D1 A1

Figure 1 | Site Location Plan

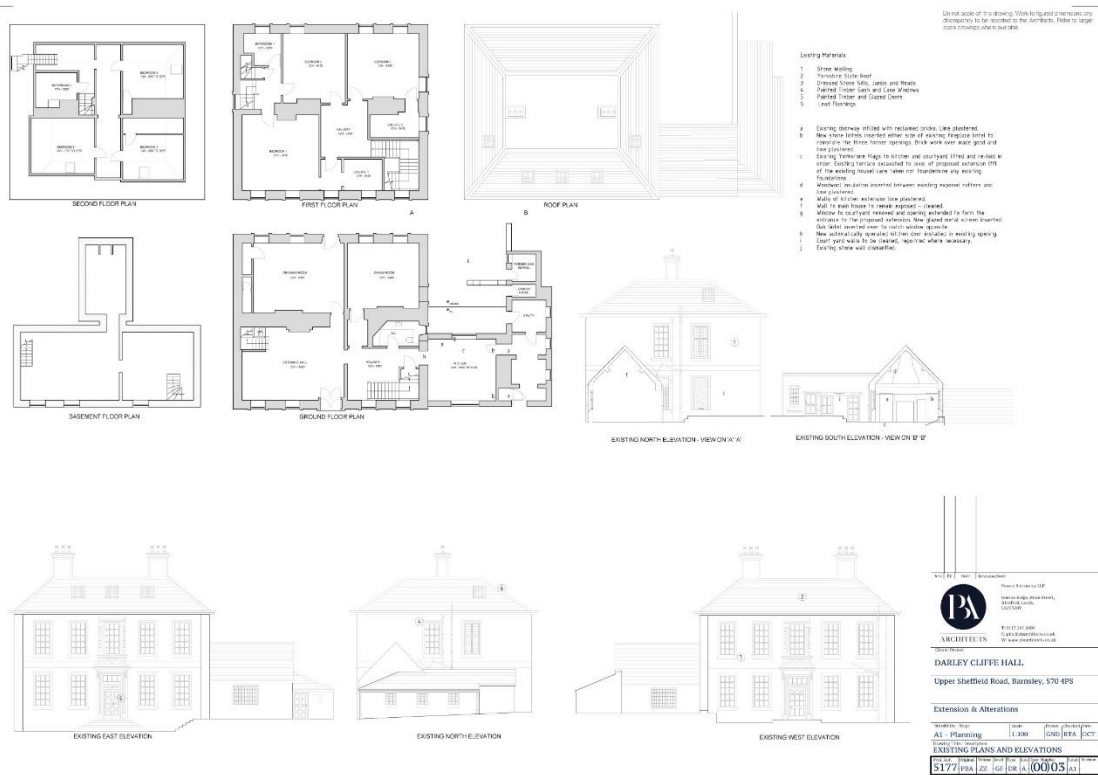


Figure 2 | Darley Cliffe Hall as Existing

3. Use

- 3.1. The applicant proposes to extend Darley Cliffe Hall to form a single storey extension infill to the northern service yard; accommodating an improved and accessible seating area which extends from the North Elevation but is enclosed by the kitchen off-shot and the northern garden wall.
- 3.2. DCH is subject to a change of use application from residential building to a holiday let application. The future plans for the building are for it to be a holiday destination for family and friends during the weekend. The house will be marketed for a maximum of 16 people. The kitchen as it stands is just not big enough to service the needs of 16 people and requires enlargement.
- 3.3. During the week the house will be marketed as an away day board meeting destination for Boards of Directors. The directors, assistants and family will stay overnight at the house. This will necessitate a number of rooms to be used for conferencing facilities and meeting rooms. As above the kitchen is not in its present form suitable to service the needs of a corporate group and support staff.
- 3.4. Depending on the success of the property as a holiday and/or corporate destination there are future plans to turn DCH into a boutique hotel.
- 3.5. The proposed extension at DCH will bring economic benefits to the area including direct employment (laundry and cleaning services) and trade to the local economy. As such it will help to fulfil the targets in Barnsley MBC Economic Plan.
- 3.6. The proposal aims to improve the offering of the house through: increased dining capacity, guest accommodation to cater for local tourism, 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 34m² of additional kitchen and dining space to the existing hall.

5. Layout

- 5.1. The proposal aims to improve the existing ground floor layout by incorporating a level access to the house in consideration of the surrounding buildings and landscape.
- 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 options have been considered and explored by the applicant for the location of the extension, however the proposed location 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.

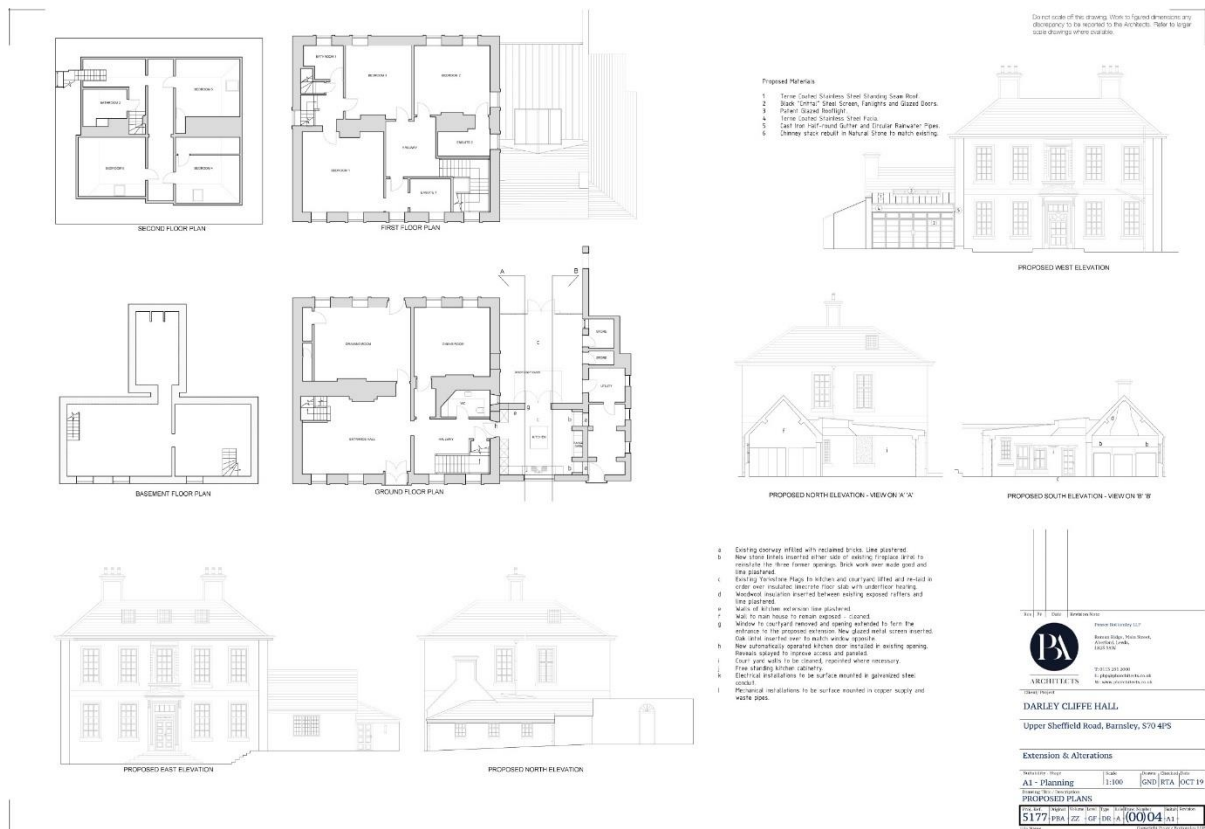


Figure 3 | Proposed Plans

6. Access

- 6.1. The proposals offer the opportunity to create a new level approach to the property, leading from a new accessible parking space at the front of the hall to the new extension which allows universal access to the ground floor of the property for the first time, also improving the accessibility generally between the kitchen and the main house.

7. Scale

- 7.1. The proposed extension is proportionate in scale and height to the house and the surrounding dwellings. The additional accommodation proposed is subtle, respects the Hall's history, and supports the buildings status as a key asset to the area and local economy.

8. Landscaping

- 8.1. The proposed extension is in the present court yard to the back of the house. The courtyard is a modern addition to the house and there is the builders mark in the courtyard dated 1977. The proposed work is to remove the work done in 1977 and rectify the original level of that space as evidenced by the internal level of the main house and the internal level of the present kitchen called the Monastery.

9. Appearance

- 9.1. The new extension is designed to form a high-quality contrast to the solidity of 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 form a functional area 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.

- 9.3. The integrity and appearance of The Hall is at the forefront of the design. The proposal aims to use materials and detailing that is deliberately different to its host. These will be of the high quality and are intended to be complementary to the historic materials and details of the Hall. 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.
- 9.4. 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 North Courtyard but imperceptible from the East Front and heavily submissive when seen from the West.
- 9.5. Proposed materials for the alterations 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 Crittal style metal glazing, are a deliberate contrast and through their quality and design will enhance the heritage asset.
- 9.6. The extension is designed to read as a clear 21st century addition, increasing the legibility and prominence of the historic building fabric.
- 9.7. The North Elevation is the only façade to be directly affected by the proposal, and is tucked out of site in its own courtyard. This North elevation is considerably less significant than the matching east and west fronts. Aspects of the façade have been altered throughout the life of the building to coincide with the development of the Hall and operational requirements of the house. The only other element of historic building fabric directly impacted by the proposed extension are the kitchen wing and the garden wall that encloses the courtyard which have already been subject to multiple alterations. 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.
- 9.8. The design aims to restore the current, adjacent kitchen structure into a functional part of the house in a way which is complementary and sympathetic to the Hall. Internally they aim to enhance the original period features of the Hall, creating a

bright welcoming room which shows off its historical features – the roof trusses and the restored fire place range.

- 9.9. The proposed glazed elevation to the extension will form a visually unobtrusive addition to the side of the most important façade of the building; welcoming people into the house and also inviting the surrounding landscape within, whilst minimising any visual obstruction of the historic building fabric.
- 9.10. The proposed metal flat roof of the extension is required to enclose the courtyard and to create the additional accessible floor space for the ground floor of the property. It is modern, minimal and uses a high quality material appropriate to a building of this status.



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 more floor space and greater accessibility. 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. In its current state, the enjoyment of the 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. These alterations make direct reference to the original fabric of the building, and are therefore considered to enhance the character of the Heritage asset – returning the kitchen to its former state. 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.