Historic England

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29 July 2015

Dear Sir/Madam,

Ardsley House Hotel, Doncaster Road, Barnsley

We are writing to inform you that Historic England has received an application to add the above building to the List of Buildings of Special Architectural or Historic Interest. We understand that you are the owner of Ardsley House Hotel and are therefore writing to you as a courtesy to explain what this means.

The Secretary of State for Culture, Media and Sport asked us to advise on the application in our role as the Government's statutory adviser on the historic environment. We have completed an initial assessment of the building, based on the material provided in the application, but without any further investigation or a visit. The Secretary of State has considered our advice and recommendation, and has decided not to take the application forward to a full assessment. The building will therefore not be added to the List at this time.

If the building had been put forward for a full assessment you would of course have been consulted and your comments would have been taken into account in any decision on whether the building should be listed.

The reasons for this decision are set out in the attached report, which will be published on our Heritage Gateway website in order to provide clarity about the building's designation status. The website makes it clear that the buildings and sites included on the Heritage Gateway are mostly privately owned and are not open to the public.

If you consider that this decision has been wrongly made you may contact the Department for Culture, Media and Sport within 28 days of the date of this letter to request that the Secretary of State review the decision. An example of a decision made wrongly would be where there was a factual error or an irregularity in the process which affected the outcome. You may also ask the Secretary of State to review the decision if you have any significant evidence relating to the special architectural or historic interest of the building which was not previously considered. Further details of the review criteria and process and how to request a review are contained in the annex to this letter.

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More information about designation can also be found on our website at www.historicengland.org.uk.

Yours sincerely



Victoria Ellis

Designation Co-ordinator - North

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Data Protection Act 1998

Your personal details, along with the other information you have provided and information obtained from other sources, will be retained by Historic England for administrative purposes and, where applicable, for future consideration. Historic England will not release personal details to a third party if the disclosure would contravene the Data Protection principles.

Freedom of Information

Historic England is subject to the Freedom of Information Act 2000 and the Environmental Information Regulations 2004 which provide a general right of access to information we hold. We may provide the information you have supplied in response to a request made under this legislation, subject to any exemptions which apply. Historic England will consult with external parties as necessary prior to releasing information.

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Annex 1

Review Criteria and Process

A review will only be carried out in the following circumstances:

(1) there is evidence that the original decision has been made wrongly. Examples would include:

- where there was a factual error, eg. the wrong building was listed; or
- where there has been some irregularity in the process which has affected the outcome, eg. relevant considerations were not taken into account or irrelevant considerations were taken into account.

(2) there is significant evidence which was not previously considered, relating to the special architectural or historic interest of the building, as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. An example would be where new evidence relating to the date of a building has been discovered which might make a material difference to the architectural or historic interest of the building.

Having conducted a review, the Secretary of State will either affirm or overturn the original decision. It is important to understand that the original decision will stand until the Secretary of State has made a decision on whether the original decision should be affirmed or overturned. If the original decision is overturned, this will not have retrospective effect.

How to request a review of a listing decision

Reviews are carried out by the Department of Culture, Media and Sport and review requests should be made on the Department's 'Listing Review Request Form'. The Form is accompanied by Guidance to assist you in making a review request. Both the Form and the Guidance can be downloaded from the 'Reviews of Listing Decisions' page of the Department for Culture, Media and Sport's website at:

https://www.gov.uk/how-to-challenge-our-decision-to-list-or-not-list-a-building

If you are unable to access the website please contact:
The Listing Review Officer
Heritage Protection Branch
Culture Team
Department for Culture Media and Sport
4th Floor
100 Parliament
London
SW1A 2BQ.

Review requests should normally be made within 28 days of the date of this letter. Requests made beyond this period may be considered in exceptional circumstances.

Application Name: **Ardsley House, Ardsley, Barnsley, Yorkshire**

Number: 1426660
Type: New
Heritage Category: Listing

Address:

Ardsley House Hotel,Doncaster Road,Barnsley,Barnsley

County	District	District Type	Parish
	Barnsley	Metropolitan Authority	Non Civil Parish

Recommendation: **Reject**

Assessment

CONTEXT

We have been asked to assess Ardsley House, in the village of Ardsley, for listing. The building is presently up for sale having previously operated as an hotel. The local authority has been approached with pre-application proposals for a residential development. They have stated that the loss of Ardsley House is regrettable, but can be tolerated as it is not currently a protected heritage asset.

The building does not stand in a conservation area and has not previously been assessed. It is mentioned briefly in Pevsner's Buildings of England Series (The Buildings of England. Yorkshire West Riding. Nikolaus Pevsner & Enid Radcliffe, 1967, p82) where it is described as 'Early Victorian, still strictly classical. Five bays and three storeys'.

HISTORY AND DETAILS

Ardsley House was owned by the Micklethwait family. The applicant states that it is thought to have been built by Richard Micklethwait in or shortly after 1773, following the death of his father, the then Lord of the Manor of Ardsley. The architect is unknown. No substantiating evidence has been provided to confirm this construction date. A Richard Micklethwait was born in 1756 in Ardsley and died on 3 June 1822. His son, John Micklethwait, was born in 1795 in Ardsley and died in 1861. By 1836 the occupant of Ardsley house was a Robert Baynes Atkinson. The 1:2500 Ordnance Survey map published in 1893 shows a rectangular footprint equating to the main, square house and the west service range which was added in the second half of C19. By 1906 the Ordnance Survey map shows that a compact L-shaped extension had been built on the east side of the house.

It is believed that the house was sold to the then newly formed National Coal Board in the later 1940s and it became the area headquarters. In 1972 the house was again sold and became the Ardsley House Hotel. After this time various extensions were added. These included a three-storey wing to the east of the original house for which planning permission was granted in 1978. More recently, in the 1990s, a two-storey leisure centre and a single-storey extension were added.

The original house is built of ashlar sandstone in a plain classical style. It is of three storeys and five bays and is square with a central light well. The ground floor to all elevations is now entirely obscured by

modern extensions. The north, front elevation has a central Palladian window on the first floor flanked by two sash windows on each side. The second floor has a central three-light window with two sash windows on each side. The windows have projecting sills but otherwise have no surrounds. There is a moulded eaves cornice and a plain parapet above which is continued round all elevations. The hipped roof has modern tiles. There is an eaves stack to both return elevations. Historic photographs show the north, garden elevation had a square bay window running the width of the ground floor with a central doorway. There is now a modern single-storey extension across the elevation and it is likely that the bay window no longer survives. The floors above each have five sash windows with moulded surrounds. All the windows now have one-over-one pane casements. On the east and west sides of the original house are two-storey ranges belonging to its use as a private house and also built of ashlar stone. Only the first floor of the later, east L-shaped extension is visible on the north side with the ground floor obscured by modern extensions. It has two projecting bays and a third recessed bay. The detailing is similar to that of the original house. It is roofed in slate. The west service wing is entirely obscured by modern extensions on the north side.

Limited information has been provided on the interior in the form of a Youtube video. This shows that there has been wholesale opening up of walls between original parts of the building and the modern extensions, and also a modern refurbishment which includes ceiling lights. There is a grand staircase hall which is lit by the Venetian window. It contains decorative plaster wall panels with foliate swags, an entablature band with decorative frieze, modillion cornice, and elaborate ceiling roses, all of the highest quality. The main staircase has a balustrade with a swept timber handrail and decorative iron balusters. These are similar in form to those found in early-C19 houses in York. Although the applicant states that original fireplaces and cornices remain in most rooms, this cannot be verified.

ASSESSMENT

The statutory criteria for designating a building or structure are its special architectural or historic interest (Principles of Selection for Listing Buildings, March 2010). A general principle used is that the older a building is, and the fewer surviving examples of its kind, the more likely it is to have special interest. Houses such as Ardsley House are discussed in Historic England's Selection Guide Domestic 3: Suburban and Country Houses (October 2011). Specific considerations when assessing such buildings for designation include date, alteration, quality of design, materials and craftsmanship. Notwithstanding the lack of a known architect, the house does clearly demonstrate quality in its use of ashlar sandstone as the principal building material, and the craftsmanship of the staircase hall. It is unclear whether the house was built in the late C18 or the early C19, the latter perhaps more likely given the 1822 date of inheritance by John Micklethwait and stylistic details such as the main staircase. It nevertheless falls in the 1700 to c1840 timescale. Houses constructed in this period probably warrant listing if they survive without substantial alteration.

When assessed against the consideration set out in the selection guide , Ardsley House does not merit listing in the national context for the following principal reason:

* Alteration: although the original house is extant, its original slate roof has been tiled and it is completely enveloped by modern extensions. These have seriously compromised the integrity of the original house as they have resulted in the ground-floor level being subsumed and the modern opening-up of original external walls to link between the different elements. The most recent use as an hotel has also led to a modern refurbishment of the interiors, leading to a loss of original features and possibly plan form. While the quality of surviving features such as the staircase hall is acknowledged, it is not sufficient to outweigh the alterations mentioned above and consequently the house does not meet the criteria for statutory listing.

CONCLUSION

It is considered that from a national perspective Ardsley House does not meet the criteria for statutory listing. This does not mean that it cannot be considered to have local interest in the context of Ardsley as one of the principal houses of the village.