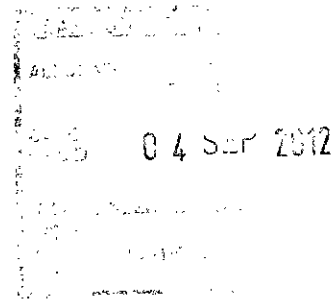


Brookfield Manor, Hathersage:

Statement of Significance

and Design and Access Statement



Location

The property is situated at the end of a mile long private drive, north of Hathersage, toward the head of the valley, but in the valley bottom, shielded on most sides by mature woodland. The main house is not easily visible from any nearby public footpath or highway

Heritage

Originally a modest farm held under the lords of the manor of Hathersage by the Brookfields, altered by Edmund, next youngest son of Sir Robert Eyre of Padley.

In the C16th it was held by the Brocklebanks until 1598. Their farmhouse, modified by their successors the Camms, still remains, marked by a date stone of 1656 over a doorway.

It passed in 1751 to rev Charles Hadfield, in 1788 to John Wilkinson and in 1799 to the Ashtons, some of whom may have altered or extended the property.

In 1825 it was purchased by Joseph Holworthy of Derby who set about rebuilding and extending it in Gothic style, with turrets and pinnacles disguising chimneys, coped gables, and sash windows with hood moulds. His architect was probably John Mason of Derby

It was inherited by his wife's sister, a niece of Joseph Wright of Derby ARA, who died in 1867.

It was purchased in 1868 by Charles Cammell of Norton, the Sheffield steel magnate who's firm later became Cammell Laird.

Charles Cammell undertook a further major rebuilding, keeping a few elements of the previous house but adding the vast light drawing room with master bedroom over, in a 2 storey range projecting south with a canted full height bay with battlements. Plate glass was inserted into the windows (though these were later returned to sash windows with Gothic style astragals)

The house was let in 1907, until it passed, along with Cammell's firm, to the British Steel Corporation in 1948, who used it as an office, entertaining and training centre. It appears further alterations were made to the main house some time after 1904 (photographic evidence) but the date is not known.

British Steel extended the use of the property by creating two large, two storey, bedroom blocks (48 bedrooms) in the late 50s/early60s with a function room in between. This allowed them to have different functions simultaneously in the annexe and the main house. They also altered and extended outbuildings to create office, staff and storage accommodation.

On the demise of British Steel it passed to Corus in the 1980's who continued the same use.

Corus sold the property as a business conference and training centre to an independent company in the 1990's until it suffered financially and was sold in 2004.

The company, along with the house, was purchased by Sir Hugh and Lady Sykes for use as a private house with a conference/entertaining use reduced to a few weddings and philanthropic dinners, held in the gardens annually, within the remains of the annexe function room (now modelled as a garden pavilion with porticoed columns and a clock tower) supplemented with a marquee if required. The bedroom blocks were demolished and terraced lawns created.

Sir Hugh and Lady Sykes restored and modernised the main house back to a private dwelling adding a contemporary swimming pool at the rear, and garaging at the front. They also restored and extended the gardens, enhancing the stream and lake, creating a viewing mound, a Chiniserie bridge, and a small sylvan temple, and enhancing the gates at the entrance to the estate and the curtilage of the house and gardens.

Current significance

Main House:

The house is built in millstone grit with ashlar dressings and slate roofs.

The many alterations have resulted in a confused plan with principle rooms to the south and north and smaller scale rooms with lower key, service, or ancillary uses to the east and south. The architect for the last remodelling was Derek Latham of Derby, who rationalised and clarified the plan but without losing the evidence of earlier alterations.

Extensions were limited to a contemporary style swimming pool structure to the north and a traditional garage range to the south.

Elevations and roofs were repaired but left unaltered.

Outbuildings:

These have been repaired and restored and put into various uses as, potential service accommodation, offices (for conducting Sir Hughes private and charitable affairs), meeting room and storage.

Vulnerability

The architecture is robust, the most sensitive areas being what little remains of the C17th century house evident within the courtyard.

Its return to a private dwelling has restored the ambience and character that the house would have enjoyed up to the middle of the last century. This is the most appropriate use for a historic property such as this. Unfortunately, this use leaves it especially vulnerable when the owners are away. It has

suffered from an extensive, very professional burglary which removed everything of financial value from the house. Luckily there was not time for the thieves to take architectural fixtures and fittings.

The need now is to protect the house from further intrusion

Current Proposals

The current proposals are for the addition of small scale technical surveillance equipment, and low energy light fittings, which will create minimal harm both to the physical fabric and the visual appearance of the property. These are essential to safeguard the property and reduce its vulnerability.

The proposal is easily reversible, with the removal of all fittings should they no longer be required in the future, without harming the historic fabric

Accessibility

The proposals do not alter or affect the accessibility of the property in any physical way, but will enhance the safety of visitors approaching in the dark with the sensor operated low energy lighting.

Derek Latham

HonDPr Dip Arch RIBA Dip TP MRTPI Dip LD MLI AABC IHBC AoU AHI FRSA

13.8.2012