

HERITAGE STATEMENT

Refurbishment of dwelling houses including new doors, windows and partial
rebuild of external walls (Listed Building Consent)

70 – 76 Wath Road
Elsecar
Barnsley
S74 8HR

On behalf of Berneslai Homes

NPS Barnsley

August 2012

Job No: HSG 4258

Introduction

This statement supports Listed Buildings application to refurbish 70 - 76 Wath Road, Elsecar, Barnsley, S74 8HR. The refurbishment involves rebuild of the front and rear elevations including installation of new timber framed windows and doors plus internal alterations to provide new kitchen and bathrooms.

The proposed development lies within Elsecar Conservation Area designated in January 1974. The area is centred on Wath Road and Fitzwilliam Street. Wath Road provides the main north/south route through the conservation area.

Historical Background

Properties 70 – 76 Wath Road also known as Station Row, has an interesting architectural form as the central and end cottages are three storeys with hipped roofs that step forward of the intervals which are two storeys. These buildings are Grade II listed building status. Old Row and Station Row have a strong relationship with each other on the street scene.

Elsecar name is thought to derive from two words; the Old English personal name of Aelfsige and the Old Norse word Kjarr, meaning marsh or brushwood. Mention is made of an Aylsi Rode (clearing) in the Cartulary of Nostell Priory, 1259 – 66.

The original village of Elsecar developed along the valley from Elsecar Green around Milton Hall. It has no obvious centre and expanded along Wath Road as a simple street village. The later influence of the collieries and iron workings further influenced the layout of the Conservation area today. This includes the buildings around the Workshops, Distillery Side and Elsecar Green itself.

The oldest houses in the Conservation Area are probably the low two storey pair in the Market Place, of 18th Century date, followed by Old Row and Station Row on Wath Road. It is believed that John Carr the noted York Architect was responsible 'Colliers Houses' on Old Row and Station Row. The twenty-eight cottages on Reform Row have a date of 1837.

The development of Elsecar is related to the fortunes of the owners of Wentworth Woodhouse. The 4th Earl (William Wentworth) succeeded Charles Watson – Wentworth in 1782. William carried on and extended the Marquis interest in Coal Mining and was responsible for building the Newcomen Engine, Old Row, Station Row and the Elsecar and Minton Ironworks. His son Charles Wentworth Fitzwilliam (1786 – 1857) the 5th Earl Fitzwilliam carried his father's philanthropy, building Reform Row, the Workshops, the Church, the Mill, the School and Miner's Lodging House.

Heritage Assets

70 – 76 Wath Road are Grade II listed due to its historical significance and relationship with Old Row. 70 – 76 Station Road is shown on 1850 map.

The front of 70 – 76 is built in local honey coloured rubble sandstone or significant local stone for Elsecar. The stone is soft and has in places eroded badly. There is evidence of softer bonding in the blocks and much differential weathering. The windows to the front of Station Row are 3 light metal casements with some replacement concrete cills and lintels (which need replacing in natural stone to match existing).

The rear elevation of 70 – 76 Station Row is much altered and there are signs of old patches of render leading to speculation that the cottages were originally rendered. Another explanation might be that the terraces were rendered at an early date, after early rapid erosion due to the poor quality of the stone.

However, some of the lintels have horizontal tooling marks on them. Because of the poor quality of the stone used on Station Row it is necessary to rebuild the front elevations with new stone to match existing with a soft lime based mortar. The roof to 70 – 76 Station Row are Welsh Slate to all properties and the roof structure is in a relatively good condition due to recent repair a couple of years ago to keep the buildings watertight.

Existing property No 70 is a three storey cottage with a hipped Welsh Slate roof that steps forward in front of the two storey properties. The living room leads into the kitchen which includes a pantry, plus staircase to the upper floors. There are no original features or architectural elements. The stairs lead to the first floor bedroom and bathroom plus separate toilet. The third floor is one long single bedroom of the stair lobby – this bedroom has significant low level ceiling (height 1900mm).

Existing property No 72 is a two storey terraced house. The living room leads to a small kitchen which has a pantry and chimney breast of which once used to be the Yorkist fire/oven range. All the rooms show timber arris wood beads to doors, windows and chimney breasts, which indicates layers of possibly lime plaster with gypsum plaster, then layers of wallpaper. The stairs lead upstairs to a narrow passage leading to the bathroom and single bedroom. The floors have original 8 inch wide floorboards. I note inside some of the cupboards built into the walls have some evidence whitewashed lime plaster, but was difficult to see due to layers of paint.

Existing property No 74 is a two storey terraced house. The living room leads to a kitchen which has been modernised and the pantry omitted to enlarge the kitchen. The stairs lead to a single bathroom and bedroom. Oddly enough the staircase walls may show original lime plastered walls as they are irregular plastered and painted in whitewash paint.

Existing property No 76 is a two storey terraced house. The living room leads to a kitchen which is a mirror copy of No 72. Again the chimney breast is bricked up and boarded up which was once the Yorkist fire/oven range. The pantry looks to have lime plaster walls with whitewash. The stairs lead to the bathroom and bedroom at first floor. Again the floors have the original 8 inch wide floor boards. The papered walls on irregular walls indicate previously plastered over lime plaster walls.

GLOSSARY OF ITEMS IDENTIFIED

70, 72, 74 AND 76 WATH ROAD

1. 3 Light metal casement window
2. Concrete cill
3. Concrete lintel
4. Timber casement window
5. CI9 timber door
6. Render
7. Plastic's rwp – no value
8. Timber corbels painted black
9. Thin Welsh Slate hipped roof
10. Facing brickwork chimney
11. CI9 panelled door
12. Concrete lintel
13. Concrete lintel
14. Window damaged boarded up
15. Concrete cill – no value
16. 3 Casement – metal window
17. Honey coloured local sandstone-soft
18. Coursed drystone wall
19. Wood arris plaster bead
20. Wooden jambs to window returns
21. Wood arris bead to door head
22. Concrete floor – no value
23. 1980's fire place surround
24. Gypsum plastered walls
25. Gypsum plaster and papered ceilings
26. Chimney breast bricked up and plastered over
27. Timber stair with winder
28. Pantry with wooden shelves; whitewashed walls
29. CI9 old door and rim deadlock
30. CI9 old timber door and rim deadlock

LIST OF HISTORIC ITEMS IDENTIFIED (Cont'd)

70, 72, 74 AND 76 WATH ROAD (Cont'd)

31. Timber partitioned panelled wall
32. 8 inch wide timber floor
33. Gypsum plastered walls
34. Gypsum plastered ceiling with woodchip wallpaper
35. Wood arris bead to plastered walls
36. Deep window board cill
37. Oversize door architraves – architectural value
38. Gypsum plastered modern kitchen – no value
39. Plastered returns to wall
40. Whitewash – possibly lime plastered walls
41. Gypsum plastered bathroom
42. Damp plaster and (lime damp render) fallen from wall
43. Timber beam above
44. Chimney breast bricked up and boarded over
45. Whitewash walls to pantry possibly lime plastered walls behind.
46. Papered walls on irregular plastered walls possibly lime plastered walls
47. Stone lintel
48. Vertical tooled lintel
49. Rendered lintel
50. Concrete lintel
51. External chimney unbonded to structure
52. DIY windows – no value
53. DIY door – no value
54. Homemade tree trunk porch – no value
55. CI9 old door boarded in plywood
56. Timber box gutter

APPENDIX A
PHOTOGRAPHS

70 – 76 WATH ROAD
ELSECAR
BARNSELY

This Appendix contains pages A/1 – A/5



Photo 1

Concrete lintels and render
around window and door
opening (No 70)



Photo 2

C19 timber panel door with
glazing (No 70)



Photo 3

Timber casement window
(No 70)



Photo 4

Render over original
stonework (No 70)



Photo 5

Three casement metal window
(No 70)



Photo 6

Concrete lintel and render to
stonework (No 72)



Photo 7

3 casement metal window
(No 72)



Photo 8

70, 72, 74 and 76 Station Row



Photo 9

Wooden plaster arris bead
above window heads internally
(No 72)



Photo 10

Wall chimney breast bricked up and boarded over some years ago (No 72)



Photo 11

Pantry, wooden shelves and whitewash painted walls (No 72)



Photo 12

C19 Timber panelled door with deadlock (No 72)



Photo 13

C19 timber panelled door to bathroom with deadlock (No 72)



Photo 14

C19 timber panelled division wall to bathroom (No 72)



Photo 15

C19 200 mm wide timber boarding to first floor properties 70, 72, 74 and 76 Station Row