

10 Worsbrough Village
Barnsley S70 5LW

5th January 2021

Letter in Support of Application for Listed Building Consent

10 Worsbrough Village is located in the Worsbrough Village Conservation Area. It consists of a detached stone house, with stone roof, a timber framed extension (completed 2017), a timber garage block and standing in approximately a half acre of mature wooded garden.

The house dated to 1696, with date stone, and with later additions. It served as the Vicarage to St Mary' Parish Church Worsbrough Village. It is likely that there was previously a timber framed property on the site and that these timbers have been extensively re-used in the house when it was converted into a stone building (Ashurst 1994)

10 Worsbrough Village The grounds were divided c.1980 and the house was sold by the church to private owners.

The listing states the following with reference to features:

WORSBROUGH WORSBROUGH VILLAGE

SE30SE

2/112 Worsbrough Vicarage 11.11.66

GV II

House. Dated 1696, later additions and alterations. Pebble-dashed sandstone, stone slate roof. 2 storeys with attics, 3 windows to 1st floor; 2-storey, single-bay addition on right; wing to rear right; C20 addition to left (not of special interest). Part-glazed door in square-faced surround to right of centre flanked by C19 canted-bay windows with stone mullions and transoms. Square bay window on left has C20 casement beneath lintel showing stoolings of 4-light mullioned window; datestone on its right inscribed 1696. 1st floor: three 3-light double- chamfered, mullioned windows each beneath hoodmould with lozenge-shaped stops, windows on right have lowered sills. Shaped kneelers, ashlar gable copings. Corniced ashlar end stacks, matching ridge stack between bays 1 and 2. Addition on right of main range: 3-light mullioned window to ground floor, casement above, end stack on right. Rear: wing retains mullioned-window openings on 3 floors, all having dripstones; shaped kneelers and gable copings. Interior: old iron-studded door in left return of main range has lion's head knocker. Collared, principal-rafter trusses visible in attics.

Listing NGR: SE3501202707

The house is constructed in sandstone, it has been faced with areas of cement render and other areas of pebble dash. The main roof is stone tile with additions in slate. There is evidence of considerable modification to the building over the years.

It is said that the attic space was once used by the village school for pupil accommodation, although the evidence is not recorded in my searches.

The following pages indicate the scope of the work with relevant justification and supported by images where appropriate.

Yours Sincerely

Ci Davis

Proposed Works

External

1. Soil Pipe and vent on North Elevation from second floor level to connect to sewer below to be installed
2. Velux Window to West Elevation over house bathroom. Velux MK06 or UK04 Conservation Window in Black with Separating Glazing Bar

Internal

1. Bedroom 4 to be converted to small single room and main staircase to second floor level. Half Turn Stairs with landing.
2. Replacement of oak ceiling joists to bedroom 4 with new oak ceiling joists
3. A shower room with toilet to be added at second floor level

Justification

Location of Staircase to Second Floor Level

Original plans for staircase to second floor level, which have been approved, involved altering the first floor landing by: moving the doors to Bedroom 1 and 4 and installation of single flight of stairs to the second floor over the existing stairwell. There are two factors that do not allow this.

1. The stairs will cut under a floor beam and there will be insufficient headroom if a landing is to be allowed to access the main roof space above due to the orientation of the trusses. Therefore the original staircase location could not work.
2. The disruption to the landing was considerable, while putting in a staircase in the bedroom 4 will allow for access to the second floor space with minimal impact on the house overall, merely impacting the size of one of the rooms.

Replacement of Oak Ceiling Joists in Bedroom 4 With New Oak Joists

Woodworm has largely destroyed the ceiling joists (See photographs attached). While removing the ceiling plaster this became immediately apparent and the floor above became unstable. The space above Bedroom 4 cannot now be safely accessed. If there is to be a new floor arrangement for the staircase, then the joists will need replacing to allow this. The eroded beams are not structurally sound.

Complimentary Materials to be Used

New 'Green Oak' beams will compliment the other beams in the house.

Additional Velux Window to House Bathroom

To increase light while maintaining privacy to the bathroom and to allow insulation to be fitted to the section of roof that is inaccessible within the void.

The shallow pitch of the roof will mean that this window will have minimal visual impact externally and the position and height of it means that it will not provide a means to overlook any neighbouring properties.

Complimentary Materials

Permission has been granted for replacement of the prior rooflights with Velux Conservation Windows on the South and East Elevation. MK06 or UK04 Conservation Rooflight will be in keeping with those other apertures in the roof.

Second Floor Shower Room & Toilet

The original drawings did not show any wash or toilet facilities at second floor level, although in the supporting application a bathroom at second floor level was specified. The current plans are to show the location for this.

The proposed location offers something that is sufficient in size and allows discrete management of the Soil Waste Pipe to the outside.

Removal of the existing water and header tanks in the roof space, and provision of an unvented cylinder in the utility has provided the necessary space for this without changing the function of any of the other loft rooms. This room does not need natural light but will require a vent

General

The work will have very limited impact upon the neighbours. The internal works are no different in scope to the plans that are currently being followed. This is considered important, as earlier work has been the cause of a nuisance noise complaint. Whilst this was not pursued and neither did we feel it justified, we have felt it very important to limit the intrusion of works on the neighbourhood as much as possible since then.

Supporting Documents

1. BMBC Householder Application for listed building consent.
2. Location Plan (OS) Scale 1:1250
3. Existing Elevations and Proposed Elevations
4. Existing Floor Plans and Proposed Floor Plans
5. Photos in Support of Application
6. Design and Access Statement

References

Ashurst, Dennis Worsbrough: Change and Continuity in the Society, Economy and Buildings of a South Yorkshire Township 1600-1851 pp328-335
Thesis Submitted for the Degree of Doctor of Philosophy 1994
Division of Continuing Education University of Sheffield