STATEMENT OF JUSTIFICATION

IN SUPPORT OF AN APPLICATION FOR LISTED BUILDING CONSENT FOR THE REMOVAL OF THE CANOPY AT THE STABLE BLOCK AT WORTLEY HALL, WORTLEY, SHEFFIELD S35 7DB

FOR WORTLEY HALL LTD

1.00 INTRODUCTION:

1.01 Elden Minns & Co. Ltd, Chartered Architects, Surveyors of 453, Glossop Road, Sheffield S10 2PT are instructed by Wortley Hall Ltd., to seek Listed Building Consent for the proposed removal after recording of the metal glazed canopy within the yard at the stable block within the grounds of the Wortley Hall complex.

The proposal is to remove the existing decayed glazed canopy attached to the South elevation of the North rear range building of the stables complex. The removal of the canopy is part of a wider proposal of works to convert the rear ranges of the stable block into self-catering family Hotel accommodation.

1.02 The Stable Block at Wortley Hall was constructed to the design of Peter Atkinson (Senior) for James Wortley (Subsequently the 1st Lord Wharncliffe) and was constructed around 1800. The submitted plans show the L-shaped layout with the principal range running North to South facing towards the rear of the Hall. The buildings have been under used for some time and your Planning Authority will know that there have been a number of Feasibility Studies carried out on behalf of various Agencies seeking alternative uses. None of those have yet been brought to fruition. Alternative uses of the rear ranges have also been sought. These have most recently been used as staff accommodation. One range has been improved and is now being used as self-catering Hotel accommodation.

On the rear Northern range there are two former carriage garages which are used as a base for the four permanent gardening staff at Wortley Hall. Machinery is stored in one and the other passes as mess accommodation and a general workshop. Outside the spaces there is a canopy within the yard.

It is believed that this canopy was erected in the late 19th Century to offer cover from the weather to those carrying out various Estate tasks on behalf of the Wharncliffe family. General views of the structure and its overall setting within the Stable yard are attached subsequently.

There is evidence on the opposite Southern range that there was also a canopy erected there as there is embedded metal in the stonework which would appear to have originally supported some type of canopy. This is conjectural and there is no known evidence of its existence.

The North Stable range has most recently been used for staff accommodation, but has recently been upgraded and is now used as

Hotel accommodation by way of self-catering apartments and is proving particularly popular for family usage, particularly those with small children.

We have been Architects to the Management of Wortley Hall Ltd for almost 20 years, and the condition of the canopy has caused us continuous concern. Some maintenance work has been carried out to attempt to prevent any falling of cracked panes of glass. The glass has been cracked by the expansion of the corroding wrought iron elements. It is believed that the canopy is a mixture of cast and wrought iron as was entirely typical for mid and late 19th Century constructions of this type.

Arising from the concerns, expert reports were commissioned from both national and local metalwork repair companies and their reports are included at Appendix A.

Suffice it to say, the costs envisaged for the repair of the canopy are beyond the capacity of Wortley Hall Ltd.

Additionally, as members of the public will now have access to the Stable yard as guests within the Northern range (in the first instance pending conversion and reuse proposals being brought forward for the other two ranges) the Management is very concerned about the possibilities of any accidents being caused to those Hotel guests by the falling of glass or metal elements from the canopy at high level.

There is no real purpose for the canopy. It is decayed. The building owner seeks permission to take it down after full careful recording by drawings and photographs.

Photographs are shown of the canopy and adjacent buildings.

The Stable Blocks are "listed" at Grade II and a copy of the listing description is attached.

1.03 In view of the possible sensitivities to the Applicant's ambitions we sought on their behalf preliminary advice from Mr. Sinclair of Barnsley Metropolitan Borough Council Planning Department.

The proposed change of use of the stable block into Hotel accommodation has drawn support from Mr. Sinclair.

Inspection by expert metal workers has found the canopy to be structurally unsound, and effective restoration beyond financial feasibility details are attached at Appendix A. Therefore allowing the canopy to remain would be incompatible with the proposed change of use. The proposal to remove the canopy has drawn informal support from Mr. Sinclair subject to a proper full recording by drawing and photographs.

1.04 This supporting Statement attempts to justify the current applications in the context of Planning Guidance and advice in both National Planning Policy and the Planning Policies of Barnsley Metropolitan Borough Council with regard to buildings of architectural or historic interest.

2.00 HERITAGE BUILDINGS POLICY AND PLANNING CONSIDERATIONS:

2.01 National guidance regarding buildings "listed" as being of architectural or historic importance is set out at **Planning Policy Guidance Note: 15: "Planning and the Historic Environment"** (1994) as amended by DETR Circ 01/01 (DCMS Circ 01/01).

The general criteria for control of alterations to listed buildings is set out at section 3. Further to paragraph 3.5 we suggest that the intrinsic architectural and historic interest and importance of the building in both national and local terms would not be adversely affected by the removal of the canopy.

The particular physical features of the building are decayed and repair cannot feasibly be afforded. The canopy does not in our view contribute greatly to the buildings setting and its contribution to the local scene.

Advice regarding the upkeep and repair of historic buildings is set out at clause 7 and we suggest that this further investment by the Applicant at Wortley will lead to the ongoing regeneration of the presently underused and decaying Stable Block ranges.

Ridgeway Forge 'Specialists in Wrought Iron Work' carried out a detailed fabric condition survey of the construction of the canopy and found it to be: 'in a poor state of repair having received little maintenance since its erection.' the report goes on to say: 'the wrought iron material has severely corroded and delaminated. This has occurred particularly where water has penetrated and the surfaces have not been allowed to dry out.'

The resulting corrosion of the wrought iron threatens the integrity of the fabric condition of the main stable block building: 'Wrought iron normally exhibits less corrosion than steel where it is able to dry out. In a wet environment its tendency to explode is catastrophic and is often called rust jacking. Loads can be very high and can easily split stone and break fasteners etc.' (See Appendix A)

The upkeep of a historic buildings will best be secured when they have an appropriate viable use. The upgrading and repair of the Northern range to provide Hotel accommodation is the first step in finding appropriate uses for the three ranges of Stable Blocks which are in deteriorated condition, and do require appropriate new uses after investment.

Advice regarding proposed works of demolition are set out at paragraphs 3.16 to 3.19 (paragraph 3.18 was deleted by Environment Circular 14/97 Appendix E.)

Paragraph 3.19 sets out the following considerations which should be borne in mind in the seeking of consent for the partial demolition of the "listed" building:

(i) **the condition of the building, the cost of repairing and maintaining it in relation to its importance and to the value derived from its continued use. Any such assessment should be based on consistent and long-term assumptions. Less**

favourable levels of rents and yields cannot automatically be assumed for historic buildings. Also, they may offer proven technical performance, physical attractiveness and functional spaces that, in an age of rapid change, may outlast the short-lived and inflexible technical specifications that have sometimes shaped new developments. Any assessment should also take account of the possibility of tax allowances and exceptions and of grants from public or charitable sources. In the rare cases where it is clear that a building has been deliberately neglected in the hope of obtaining consent for demolition, less weight should be given to the cost of repair;

The condition of the canopy and the cost of repairing and maintaining it in relation to its importance and to the complete lack of any value to be derived from its continued use suggests that consent might be granted for its removal following detailed recording. The canopy cannot contribute to the value of the historic building. In our view they now do not have an adequate technical performance, nor is the decay contributing to the physical attractiveness and function of the space. Our Clients have endlessly investigated the possibility of tax allowances and exemption and grants for reuse of the Stable Blocks over the last 20 years. The building has not been deliberately neglected as various works to attempt to make it safe and provide a water run-off have been carried out in past years.

(ii) **the adequacy of efforts made to retain the building in use. The Secretaries for State would not expect listed building consent to be granted for demolition unless the authority (or where appropriate the Secretary of State himself) is satisfied that real efforts have been made without success to continue the present use or to find compatible alternative uses for the building. This should include the offer of the unrestricted freehold of the building on the open market at a realistic price reflecting the building's condition (the offer of a lease only, or the imposition of restrictive covenants, would normally reduce the chances of finding a new use for the building);**

As stated previously, we do not believe there is any way in which the canopy can be retained in beneficial use. If it was fully repaired it might create a weather protected external space but this would be of limited benefit to the Hotel users of the adjacent Stable ranges.

We suggest that it is not feasible that the Stable Block and within that the canopy should be offered for sale on the open market. The Management of Wortley Hall Ltd have ambitions for the upgrading and reuse of the buildings. The retention of the canopy would in their view not assist those proposals.

(iii) **the merits of alternative proposals for the site. Whilst these are a material consideration, the Secretaries of State take the view that subjective claims for the architectural merits of proposed replacement buildings should not in themselves be held to justify the demolition of any listed building. There may be very exceptionally be cases where the proposed works would bring substantial benefits for the community which have to be weighed**

against the arguments in favour of preservation. Even here, it will often be feasible to incorporate listed buildings within new development, and this option should be carefully considered: the challenge presented by retaining listed buildings can be a stimulus to imaginative new design to accommodate them.

There are no alternative proposed use for the canopy.

2.02 It is our understanding that the document has no statutory force, but current best conservation practice is encouraged to be guided by the recent English Heritage publication **"Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment"**.

As the building is "listed" as being of architectural or historic importance it can be construed as having **heritage significance**. We would suggest that that is based on its heritage value for its evidential value, historical value and to a lesser extent the aesthetic value.

Change is required around these "significant" buildings. We suggest there is sufficient information available both at the individual site and from previous research into the traditional form and detailing of such buildings. We believe that change can be effected without causing any **loss of authenticity and integrity**.

Principle 4 suggests that: "Significant places should be managed to sustain their values."

We suggest that the proposals are caused by a necessary inevitable change in the historic environment as the Stable Blocks have found few alternative uses of any real merit since horses were no longer stabled there. We understand was at some stage early in the 20th Century and as such alteration to the place to create self-catered Hotel accommodation will best sustain the heritage values of the Hall and its Estate.

This is a private space except for those who are Hotel guests and the staff who work there. We suggest that the ongoing heritage value of what exists now with the ongoing upgrading works to the Stable Block accommodation should be weighed against the potential disbenefit for the proposed intervention which we acknowledge removes an element of showing an historic development of the building.

We suggest that the removal of the canopy would not affect the authenticity and integrity of the building in any significant way. It could be argued that the building was being return to its original appearance prior to the 19th Century intervention. The buildings were probably nearly 100 years old before the canopy was erected!

The guidance set out at paragraphs 108 – 159 do not really address the taking down of parts of the historic fabric. The work is not that of routine management and maintenance, nor periodic renewal nor repair. The intervention will not increase any knowledge of the past. The restoration of the decayed fabric cannot be afforded in conjunction with its repair. It is not new work and not really alteration.

The public interest of the building is the health and safety of those operating it which is integrated with the conservation disbenefit.

It could be stated that the proposal was some form of enabling development and as such we would suggest that:

a) The removal of the canopy will not materially harm the heritage values of the place or its setting.

b) The proposals would avoid detrimental fragmentation of the management of the place.

c) The removal of the canopy will assist in securing the long term future of the place and in our view its proper repair and upgrading for its continued use for a sympathetic purpose.

d) The problem arising from the health and safety concerns caused by the decay of the fabric is one of the inherent nature of the fabric rather than the circumstances of the present owner.

e) No subsidy is available from any source so far as we or the applicants are aware.

The section within the document: **"Managing change to significant places"** sets out recommendations as to how interventions may be made to heritage places.

As clause 86 suggests, the keeping of a significant place in use is likely to require continual adaptation and change and we suggest that these interventions respect the values of the place. We would hope that there is sufficient information submitted with the application to allow an informed decision to be made. We suggest that there are no adverse effects on the authenticity and integrity of the place caused by the proposals.

The single possible item of contention – that a part of the original structure is to be removed, changing the setting of the building. The fabric expert condition survey states that the canopy is probably not an original part of the building: 'the entrance Stable Block with the Clock Tower was added after the two adjacent buildings which form the Courtyard. The canopies were retrofitted to the buildings afterwards at a similar time perhaps.' The report goes on to say: 'The canopy is not a beautiful structure and arguably not sympathetic to the building.'
The plan for restoration of the canopy recommended by Ridgeway Forge has been deemed to be too prolonged and expensive to be viable and would jeopardise the primary proposals to progressively convert the Stable Blocks into self-catered Hotel accommodation.

It is therefore proposed that the canopy is to be completely removed and carefully recorded with photographs and drawings.

2.03 The policies and guidance section of the document summarises the policies which guide English Heritage in offering advice and making decisions about particular types of change affecting significant places, which we assume will be the same policies which guide your Local Planning Authority. Clauses 138 – 148 describe the considerations for "New work and Alteration".

In respect of the "**New work and Alterations**" proposed in fitting out the restored envelope of the building, the appropriate Policy at paragraph 138 states:

> "New work or alteration to a significant place should normally be acceptable if:
>
> a. There is sufficient information comprehensively to understand the impacts of the proposal of the significance of the place;
>
> b. The proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;
>
> c. The long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future."

We again suggest that the designed proposals meet these criteria precisely.

2.04 With regard to policy guidance on a **Regional** and **Local** basis we do not believe that any of the Regional guidance is relevant to these proposals.

We note the issue of the "Barnsley's Local Development Scheme 2007 – 2011 guidance which will presumably put in place the Local Development Framework in due course but, do not believe this document is yet issued or has any existence/force. We believe that the **Barnsley Unitary Development Plan** as adopted in 2000 is still the relevant guidance document.

Within that document we believe that the Wortley area is set out within the "Western rural" development plan proposals maps. This map shows the settlement of Wortley to not include the Hall and its curtilage, so the whole site is presumably included within the Greenbelt surrounding Barnsley.

We suggest the policies are not relevant to the proposal to remove the canopy.

The policies for Architectural, Historic or Archaeological heritage include **Policy BE2** for **Listed Buildings**. We suggest that the proposals will secure the retention, repair, maintenance and particularly the continued use of existing buildings of special architectural or historic interest, despite the proposed removal of a part of the fabric, and the works proposed would not adversely affect their architectural or historic interest or character.

It is our contention that the canopy can be removed in order to enable the accepted change of use of an existing building to which it is attached.

So far as we are as yet to discover, there is no **Supplementary Planning Guidance** offered as yet by Barnsley Metropolitan Borough Council in respect of historic buildings.

3.00 CONCLUSIONS:

3.01 We suggest that the proposals of the Applicant to make changes to an

existing building in order to make it better suited for the use of the Stable block North range, and are required to ensure the ongoing viability of their overall business.

3.02 We fully share our Client's concerns about the health and safety implications of the canopy structure and its glazing continuing to decay and various elements of it to fall to ground.

3.03 It is suggested that the costs of repair as sought by quotation from acknowledged experts in the field far outweigh any benefit of the retention of the canopy.

3.04 We believe the proposals show compliance with governmental planning guidance in respect of development within the Historic Environment.

3.05 We believe the proposals can be achieved without detriment to the Greenbelt or Historic Environment planning policies of the Local Planning Authority.

3.06 We would therefore suggest that the application meets the aspirations of our Clients, and National and Local Planning guidance for the repair and adaptations and ongoing use of buildings of architectural or historic interest and should be granted Listed Building Consent.

[redacted]

A.D.W. Shepherd Dip.Arch., Dip.Cons., RIBA, FRSA.

ELDEN MINNS & CO. LTD.,
[redacted]
.com

ADWS/ET
9th September 2008





























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WORTLEY WORTLEY PARK

SK39NW
4/138

Outbuilding to rear left of Stable-block to Wortley Hall including Garden Cottage

GV II

Stable-block ancillary building with hayloft and cottage. Early C19. For the Wortley Hall estate. Coursed, dressed sandstone, stone slate roof. 2 storeys, 4 bays, lean-to outshuts to rear and right return. Garden Cottage on right: C20 part-glazed door with plain overlight in raised ashlar surround, flanking 16-pane sashes with projecting sills and lintels tooled as voussoirs; paired 4-pane sashes over. Original doorway to bay 1 has overlight within the door, 16-pane sash on left; widened horizontal-sliding garage door on right. Circular pitching holes above to bays 1 and 2. Hipped roof with ashlar ridge stack and corniced end stack on right. 1st floor retains traces of later glazed canopy now removed. Included for group value.



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WORTLEY WORTLEY PARK

SK39NW
4/139

Outbuilding to rear right of Stable-block to Wortley Hall including Swift Cottage and Garvins Cottage

GV II

Stable-block ancillary building including coach-houses and cottages. Early C19. For the Wortley Hall estate. Coursed, dressed sandstone, stone slate roof. 2 storeys, 4 windows to 1st floor, 3/4 outshut to rear, lean-to addition to left return. Swift Cottage on left has 4-panelled door with overlight into lean-to, sash with glazing bars over. Two 16-pane sashes on right and 3 round-arched carriage entrances beyond having ashlar piers and boarded doors. Doorway to far right with 16-pane sash on its right. Late C19 glazed iron canopy set beneath 4 paired sashes and blocked round pitching hole on right. Ashlar end stack on left, base of similar stack on ridge with complete stack to its right. Right return: entrance to Garvins Cottage within infilled segmental archway into outshut. Canopy links to adjacent Stable-block (q.v.). Included for group value.

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WORTLEY WORTLEY PARK
SK39NW
4/137 Stable-block to Wortley Hall
GV II

Stable-block. Early C19. For the Wortley Hall estate. Coursed, dressed sandstone, graduated slate roof. Partly 2 storeys, 5 : 3 : 5 bays, symmetrical elevations with central 3-bay pediments breaking forward. Ashlar plinth. Central carriage entrance has impost band to rusticated round arch, flanking bays all have a blind round-arched recess with projecting sill and rusticated voussoirs, linking impost band; recesses to bays 2, 4, 10, 12 set back within larger round-arched panels. Cornice and blocking course, central pediment with glass-faced clock. Hipped roof with corniced stacks near each end, louvred ridge ventilators. Octagonal central cupola with archivolted opening in each face, cornice and ball-finialled balustrade, lead dome with apex finial. Rear: in same style, end bays and 4th from ends have 9-panel doors; unequally-hung 25-pane sashes to other round-arched openings. Roof dormers. Each return has a blind, Venetian window.
Interior: some original horse-standing fixtures in left part, tiled back walls.
In 1797 John Carr and assistant Peter Atkinson were engaged by James Archibald Stuart-Wortley and submitted schemes including that for the stable. This had not been built by 1800 but it is probable that the present design draws from their work. The cupola matches that on Wortley Hall (q.v.) added later in the century probably by William Burn (Hewlings).
R. Hewlings, 'Wortley Hall', Archaeological Journal, vol 137, 1980, pp397-400.

APPENDIX A



RIDGEWAY FORGE

Specialists in Wrought Iron Work

SLOADE LANE, RIDGEWAY, SHEFFIELD S12 3YA
Telephone: (01246) 432836 Fax: (01246) 433114

WORTLEY HALL, STABLES BLOCK – IRON CANOPY

CONSERVATION REPORT

Background

Ridgeway Forge has been asked by Architects Elden Minns to carry out a detailed survey of the construction of the Canopy with a view to providing an outline specification for the conservation and repair of the structure.

Qualification of Ridgeway Forge

While delighted to be considered helpful to the project at this early stage, we have to make clear that Ridgeway Forge have not engaged structural Engineers or professional roofers in the formulation of this Report. The Report is intended as a discussion document for the Client and his agents in order to consider options, assist with interpreting advice and selecting contractors to carry out the work.

General Description of the Canopy

The canopy is in a poor state of repair having received little maintenance since its erection. Construction techniques, section sizes and other clues suggest pre 1890. We understand the entrance Stable Block with the Clock Tower Was added after the two adjacent buildings which form the Courtyard. The Canopies were retrofitted to the buildings afterwards at a similar time perhaps. Electricity may have been generated in the buildings. The canopy along the opposite side of the courtyard was removed sometime after 1950s and we understand no parts of this remain on the Estate.

Approx Dimensions: Height to eves 3.6m
Depth 5.0m
Length 25m

The canopy is a hybrid of cast iron elements and rolled sections of wrought iron riveted and bolted.

Conventional Victorian heavy engineering (railways) has been used. The design has been influenced by considerations as to what could be made off site in a workshop and shipped and technical considerations for the erection procedure on site. It is essentially a Meccano set. The main fabricated beam to the front is in two pieces supported by a cast iron column. This is positioned off centre so as not to restrict access to the 3 bays of the stable block/building. One end is supported on a stone pier/column while the other end has been minimally inserted into the wall. Sketches of the detailed construction are appended to this Report.

The gulleys between the inclined sections of glass are formed in cast iron sections resting on a rolled iron 'I' beam. The 'I' beams are inserted into the stonework one end and bolted via a shoe at the outboard end.

The glass is supported on spars which are 'T' section glazing bars again bolted to the gulley at the bottom end to the Ridge 'T' Bar. The gable ends of each of the 6 bays consist of a preformed rivetted frame, bolted in place then glazed with vertical glazing bars, all wrought iron. There a two tie bars per bay in tension working as a team to keep the structure solid.

Rainwater Handling
Slight fall to the front allows the C.I. gulleys to drain into a full length gutter sitting on the fabricated front beam. This gutter is a 'ogee' section to the front in cast iron components, probable sealed with tar. Fall pipes to either end, the original rectangular type broken but surviving at the gate house end.

Glass
Currently the canopy is generally glazed in reinforced safety glass all of which needs replacement. Some panels, which may be original, have survived.

Current Condition
Characteristically the wrought iron material has severely corroded and delaminated. This has occurred particularly where water has penetrated and the surfaces have not been allowed to dry out. Wrought iron normally exhibits less corrosion than steel where it is able to dry out. In a wet environment its tendency to explode is catastrophic and is often called rust jacking. Loads can be very high and can easily split stone and break fasteners etc.

Excessive corrosion has taken place in all areas where paint has failed and water has ingressed. Examples of this are between all the riveted faces of the main bean, (particularly along the bottom edge) and the top face of the 'I' beams supporting the perpendicular gulleys. To a certain degree cast iron can corrode away where it is permanently damp. It does not explode however.

While we note that the main beam currently shows no signs of sagging in the centre, the degree of corrosion is, in our opinion, enough to consider it not fit for purpose and not safe. Furthermore, work to de-rust and repaint external surfaces would only be cosmetic; it would not halt the accelerating deterioration between the joints which would continue.
Some cast iron components have broken generally due to fasteners corroding and/or thermal cycling. Some ends of glazing bars, the bay gable end frames and the shoes on the end of the 'I' beams will require attention due to corrosion in the areas of joints and fasteners.

Options for Repair and Conservation of the Canopy

General

Good conservation practice means retaining as much of the original fabric as possible. Safety, longevity of the repaired structure are also factors in considering options for the repair. Functionality, appropriateness, and aesthetics also come into the equation.

The canopy is not a beautiful structure and arguably is not sympathetic to the buildings; we note the penetration with girder into the stone window arch in the gate house. It is however honest, functional, of its time and some thought for decoration has been afforded by paint colour and the inclusion of cast iron rosettes at the bolted intersections change the main beams. All these rosettes remain as new.

Options for repair

It is our recommendation that the structure is entirely dismantled. All cast iron components can be salvaged, repaired and augmented as necessary. The main beam should be re-manufactured in steel, pre-galvanised and then bolted together as a look-a-like, re-using the Rosettes.
It would not be practicable to dismantle, (cut off rivets), clean and re-assemble the main beam to the front of the structure.
Most probably 'T' bar section of the spars and Ridge can be reused; blasted and painted with some ends repaired.

Further considerations

Snow loading, wind loading, access for maintenance and cleaning etc. Overhead cables in the area, lighting.

Possible Contacts for the works

Ridgeway Forge have had experience of the following contacts familiar with this kind of work.

Paint Analysis	:	Catherine Hassall, London
Glass Supply	:	Kansacraft, Elsecar
	:	Norgrove Studios, Redditch
In situ blasting (Incl. Cast column if not removed)	:	Broadblast Ltd., Sheffield
Demolition of Glass Skips etc.	:	Local
Dismantling and labelling	:	Casting Repairs Ltd., Chesterfield Ridgeway Forge, Crane Forge, Near Wortley

Off site blast and paint	:	Broadblast Ltd.,
Fabrication of new steel main beam (including galvanise)		Mayflower Engineering, Sheffield
Building/stonework Repairs	:	Neville Slack to advise
Re-erection and assembly work	:	Casting Repairs Ltd., Chesterfield
On site paintwork including cast iron column		Local
New castings to pattern	:	Casting Repairs Ltd., Marsh Brothers, Bakewell, J. H. Hoyle and Sons London
Glaze	:	Norman and Underwood Leics
Roofing work flashing etc.,	:	Local
Rainwater goods supply New proprietary	:	J.W. Longbottom
Load Test	:	
Structural Engineer	:	

Conceivable Project duration and Budget

Programme

Dismantle	:	2 weeks
Manufacture new components	:	12 weeks
Re-erect	:	3 weeks
Re-glaze	:	3 weeks
Paintwork and finish	:	3 weeks
Contingency	:	5 weeks
	:	28 weeks

Budget guess : £60,000 to £70,000
(Excluding glasswork)

[redacted]

[redacted] 2007

D

Dorothea Restorations Ltd

Architectural & Engineering Metalwork Conservation

Please reply to:

Whaley Bridge

19th April 2007

[redacted]

25 APR 2007

Dear Mr Sheppard

Wortley Hall – Glazed Canopy

Thank you for your very gentle and polite reminder regarding the canopy. In fact, I completed the pricing on the project only yesterday – really. However, I must apologise for the length of time it has taken to come back to you since our last conversation.

I mentioned in our telephone conversation that we have recently become a member of the reputable Linford Group of Companies, which we are very pleased about but which has taken up quite an amount of time. I am glad to say that the process is now largely behind us and we are catching up with the administration and office work.

Much of the metalwork to the canopy is in very poor condition, particularly the diagonal lattice work to the main cross beam where there is extensive corrosion to the component members. Unfortunately, the design is rather open to trapping of rainwater resulting in this corrosion.

Given the extensive nature of the corrosion, for budgeting purposes we have worked on the basis of renewal of the of the majority of the metalwork and glass, on a like-for-like basis, using currently available sections but traditionally constructed (rivets and bolts, not electric welding). We have allowed for complete dismantling of the structure other than for the single cast iron column which would be cleaned down externally in situ and repainted. It is assumed at this stage to be in good structural condition. The longer of the two spans of the main lattice beam would seem disproportionately great but at this stage we have not allowed for another column or alternative additional support.

Northern Works:
New Road, Whaley Bridge, High Peak, Derbyshire SK23 7JG
Tel: 01663 733544 Fax: 01663 734521 Email: north@dorothearestorations.com

Southern Works:
Riverside Business Park, St Annes Road, St Annes Park, Bristol BS4 4ED
Tel: 0117 971 5337 Fax: 0117 977 1677 Email: south@dorothearestorations.com

HBCG

www.dorothearestorations.com

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Budget:

To: Record existing canopy structure by note and photograph; dismantle glazing, side beams, ties, gutters and main lattice beam; prepare new steelwork for side beams and lattice beam and galvanize; clean down gutter sections and repair (assumed satisfactory for reuse given minor repairs); clean down column on site; paint all new and repaired work in single colour, 4-coat paint system; reerect all metalwork on site and reglaze in GWRC.

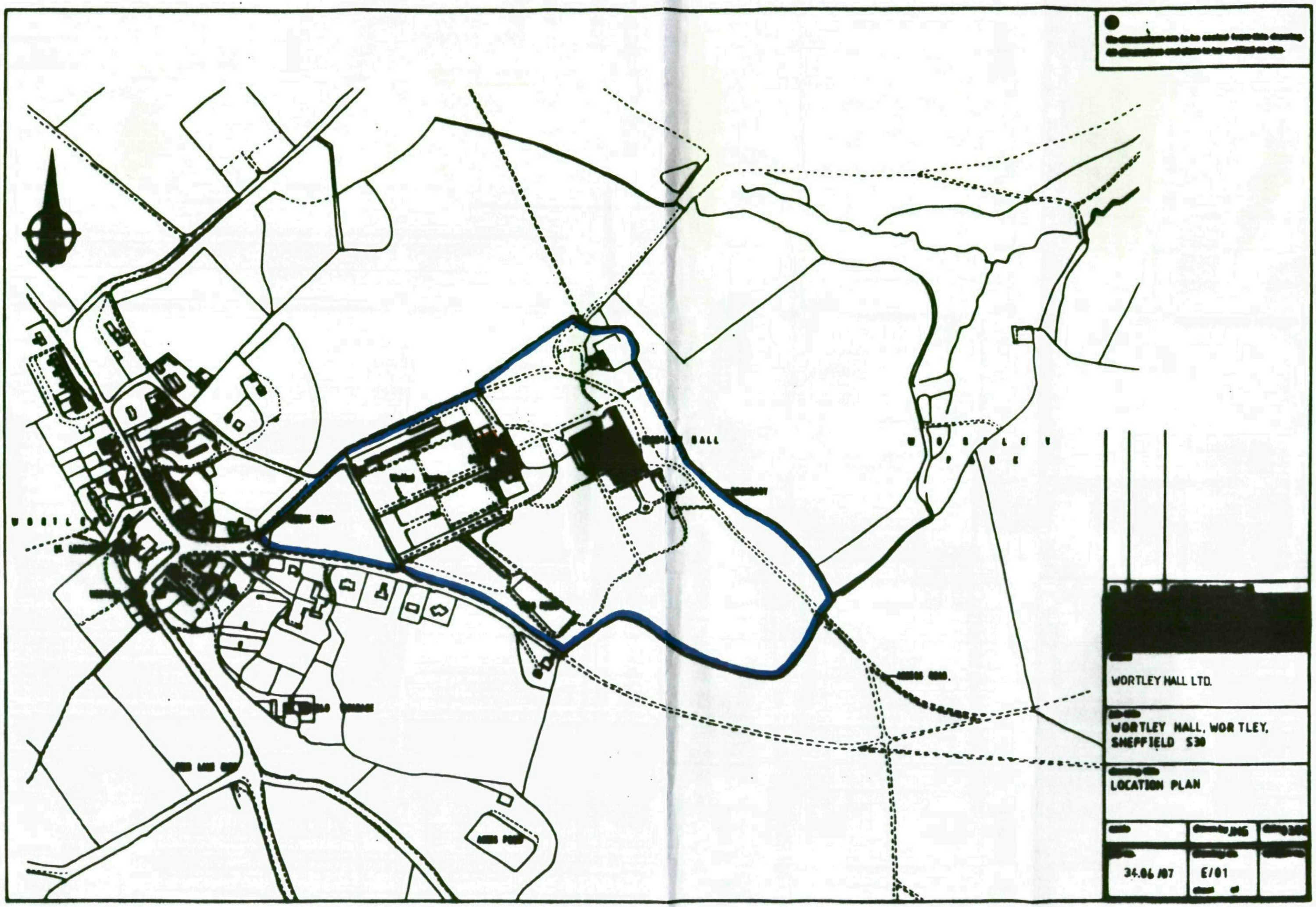
The foregoing for the sum of [redacted]

I trust that you will find the foregoing to be in order and look forward to hearing from you again. In the meantime, please make contact with any queries arising.

Yours sincerely

[redacted]

David Hodgson
For Dorothea Restorations Ltd.


WORTLEY HALL LTD.
WORTLEY HALL, WORTLEY, SHEFFIELD S30
LOCATION PLAN
34.06.07
E/01