Elsecar Heritage Centre: Building B2 – Proposed development.

Design & Access Statement

Introduction

This Design and Access Statement is to support the application for the proposed refurbishment of Building B2 on the Elsecar Heritage Centre site to provide additional retail floor space to the existing site.

Elsecar Workshops were built as a central establishment by Earl Fitzwilliam for different trades manufacturing products for his mines. The workshops are now owned by Barnsley Metropolitan Borough Council who purchased them from British coal in 1988. The buildings are now used for retail, offices, manufacturing, museum, heritage and educational uses. The site makes a considerable contribution to the overall character of Elsecar. Before it was built, the site contained the Elsecar Ironworks at the bottom of Forge Lane, with one row of cottages or a Farmhouse on the site of the Workshops.

The Elsecar Heritage site already contains mixed use of retail, workshops and educational facilities and the proposals for the existing workshops will further enhance the site and provide a viable use for the current derelict building. They will be additions to a sustainable development that already attracts many visitors both local and from surrounding towns and cities. The workshops have evolved over the various uses of the site from its original use by the Darwin company, and later by the NCB, would further mirror the overall change and development of the heritage site.



Location & Site description



The Elsecar Heritage Centre is to the south of Wath Road.

The development area is to the south of the existing heritage site. The site area is bordered to the west by a Forge lane, with an existing car park also to the west. Wooded areas are further to the south at the end of Forge Lane.

The existing building is in a derelict state, and its integrity and stability will only deteriorate. Due to the failure of some of the timber roof members, significant bowing of the roof ridge members can be observed, and decay and failure of the roof finish has caused structural damage to the first floor finish and structure.

The proposals include the construction of new timber rafters and battens supporting via existing timber roof trusses. The existing roofing slate will be scrutinised for possible re use in re-roofing the building.

The existing external walls comprise of coursed, dressed sand stone. The derelict nature of the building still identifies a partial Natural Welsh slate roof. The former two storey five bay blacksmith and Joiners workshop has segmental archway to bay 1; to ground floor of bays 4 and 5 is a large elliptical arch with brick voussoirs set on a cast iron former, the opening now bricked up; flanking

round arched windows, that to bay 2 now enlarged as a garage entrance. Bricked up windows to 1st floor have projecting sills and old iron casements with glazing bars beneath round arches.

The workshops are adjoined with Nos 2 and 4 Forge Lane, and were formerly NCB partly offices. The cottages date from the mid and late C19 with extensive C20 additions. External walls of coursed, dressed sand stone, and Natural Welsh slate roofs.

The main site pedestrian access is from an archway at the top of Forge Lane site and has a gradual gradient across the site permitting full access. The site boundary to the heritage centre is formed by the existing retail buildings, with a working steam engine and track to the south east of the site. Vehicular access for visitors to the centre is from Wentworth Road with current parking for approximately 90No car parking spaces. An adjacent car park accommodates approximately 70 car parking spaces. The heritage site also has approximately 10No car parking spaces on site (Darwin Yard) used by tenants with a space in their licence, contractors and blue badge holders. There are a further 6No spaces for tenants with a blue badge, located off Wath Road as you approach the service area of Darwin Yard by the site security office.



View from Forge Lane

Design

The proposed development is to refurbish the existing workshops and form individual and shared retail space, operating on a similar level to the existing site. The buildings will be repaired using existing materials, or were the existing fabric has perished or decayed, this will be replaced in a sympathetic manner. The existing sandstone will be re-pointed, as will the exiting brickwork portion of the building. The roof finish will comprise of natural welsh slates, and windows of metal frame or timber. The development requires the provision of a platform lift, access WC and a complete new staircase and first floor construction. All the works are contained within the existing envelope of the building.

Existing Photographs adjacent to new extension

View from Heritage Centre
Courtyard



View from Heritage Centre Courtyard





View from Forge Lane





