

Design and Access Statement & Heritage Statement Combined

Introduction

The application relates to works at:

Elsecar Holy Trinity Primary School
Church St
Elsecar
Barnsley
S74 8HS

The proposals comprise:

- the demolition of a structurally unsound, single-storey outbuilding within the school grounds; and
- the repair and retention of the adjoining stone boundary wall.

2. Historic and Heritage Context

The application site is located within the courtyard to the rear of the building known as the Master's House. The statutory list description identifies the significance of the 1852 school and contemporary Master's House, together with associated historic boundary walls.

The outbuilding subject to this application is not specifically identified in the list description. It is constructed predominantly from red brick and differs materially from the finely coursed sandstone used in the original school and Master's House. Its materials and general appearance are more comparable with a later red-brick extension elsewhere within the wider school complex. This indicates that the outbuilding is unlikely to form part of the original 1852 phase of development.

Although its precise date of construction has not been established, the building appears to have functioned as an ancillary service structure associated with the Master's House, probably as a coal store. In more recent years it has been used for storage. It is considered to be of secondary heritage importance in comparison with the principal listed buildings.

The adjoining stone boundary wall is of greater heritage significance. It contributes positively to the historic character of the site and to the setting of the listed school and Master's House.

The proposals have therefore been developed to retain and repair this wall, with works limited to the removal of the later red-brick outbuilding and its roof, followed by the making good of affected areas.



Photo 1 – Buildings within site designated at grade 2 listing taken from the Heritage England Website.

3. Existing Building and Surroundings

The outbuilding is a single-storey structure located within a courtyard to the rear of the Master's House. It is constructed from brickwork of varying ages and thicknesses, reflecting alteration and repair over time. The roof is formed from Yorkshire stone slabs.

The building adjoins a stone boundary wall separating the courtyard from the playground. The wall has a stone outer face and may form part of the historic fabric and setting of the school.

The outbuilding is in poor condition. A detailed structural inspection identified:

- movement, cracking and displacement of the masonry;
- leaning and separation within the brickwork;
- inadequate support over openings;
- an uneven and inadequately supported stone-slab roof; and
- evidence of rotation and instability within the roof and walls.

The condition of the outbuilding means that it is beyond reasonable repair and presents a potential safety risk.

The boundary wall is generally stable but has areas of weathering, deteriorated mortar joints and localised defects to its stonework.



Photo 2 – Outbuilding showing general condition and lack of support over openings



Photo 3 – Movement and separation between outbuilding and main structure



Photo 4 – Displacement and rotation of brickwork wall



Photo 5 – Condition of stone slab roof and lack of support



Photo 6 – External face of retained stone boundary wall showing differing in material



Photo 7 – Weathered stone lintel to access opening

4. Proposed Works

The proposed works comprise the careful demolition and removal of the unsafe brick outbuilding, together with the repair and retention of the adjoining stone boundary wall.

The works will include:

- careful dismantling and removal of the Yorkshire stone-slab roof;
- demolition of the brick-built outbuilding walls;
- removal of associated materials and debris;
- temporary removal of coping stones and localised upper masonry where necessary to enable the safe removal of embedded stone slabs;
- reinstatement of the coping stones following completion of the works;
- localised repair and making good of the retained boundary wall; and
- installation of a relieving lintel above the existing access opening.

The demolition will be undertaken carefully to avoid unnecessary damage to the retained wall and other historic fabric. The work will be carried out by appropriately experienced contractors using suitable temporary protection and support measures where required.

5. Materials and Repair Approach

Existing stone elements, including coping stones, will be carefully removed, retained and reused wherever possible.

The retained stone boundary wall will be repaired and repointed using a compatible lime mortar. The proposed mortar mix is:

1 part NHL 3.5 hydraulic lime to 3 parts well-graded aggregate or washed sand.

The final colour, texture and aggregate content will be selected to match the existing mortar and masonry as closely as reasonably practicable.

Any localised masonry repairs will use materials matching the existing stone and brickwork in colour, texture, size and appearance. Areas of repair will be kept to the minimum necessary to ensure the stability and weather resistance of the retained wall.

A new relieving lintel will be installed above the existing stone lintel to provide additional structural support. It will be positioned and finished to minimise its visual impact and will not obscure significant historic detailing.

6. Design Considerations

The design approach has been informed by the following principles:

- removal of the structurally unsafe later outbuilding;
- retention of the historic stone boundary wall;
- minimisation of disturbance to historic fabric;
- use of compatible traditional materials;
- reuse of existing stone elements wherever possible;
- provision of appropriate structural support; and
- preservation of the character and appearance of the listed school complex.

The proposals do not involve alterations to the principal school building or Master's House.

The works are confined to the small courtyard area and are limited in scale.

7. Impact on Heritage Significance

The outbuilding is not specifically identified in the statutory list description and is considered to have limited heritage value in comparison with the principal listed buildings and the historic boundary wall. Its materials, form and appearance indicate that it is a later ancillary structure which has also undergone alteration and deterioration.

Its removal is justified by its poor structural condition and the risk it presents to site users. Retaining the building would require substantial intervention and reconstruction, which would not be proportionate to its heritage value and would not provide a satisfactory long-term solution.

The principal heritage consideration is the adjoining stone boundary wall. This will be retained, repaired and repointed using appropriate traditional materials. Coping stones will be reinstated, and the works will be undertaken with care to prevent avoidable damage to the historic fabric.

The removal of the outbuilding may result in a limited change to the historic character of the courtyard. However, the structure is of secondary significance and its removal will enable the continued preservation of the more important boundary wall and surrounding listed buildings.

The proposal is therefore considered to result in no more than **less than substantial harm** to the significance of the designated heritage asset, at the low end of that scale.

The public and heritage benefits of the works include:

- removal of an unsafe and unstable structure;
- reduction of risk to pupils, staff and visitors;
- prevention of further deterioration and possible uncontrolled collapse;
- retention and repair of the historic boundary wall; and
- use of compatible materials and traditional repair techniques.

Overall, the proposals represent a proportionate intervention that safeguards public safety while preserving the most significant historic fabric affected by the works.

8. Access

Existing access arrangements will remain unchanged.

The works are confined to the small courtyard area, which is used by school staff primarily for storage and servicing. No changes are proposed to the existing pedestrian or vehicular access arrangements, school entrances, playground access or circulation routes.

During construction, appropriate site management and temporary safety measures will be implemented to separate the works from school users. Access to the courtyard will be controlled during demolition and repair operations.

9. Conclusion

The proposals comprise the demolition of a structurally unsound and later ancillary outbuilding, together with the careful retention and repair of the adjoining historic stone boundary wall.

The works have been designed with regard to the significance of the listed school, Master's House and associated historic boundary walls. The outbuilding is of limited heritage significance and is beyond reasonable repair, while the more important boundary wall will be retained and repaired using appropriate traditional materials.

The scheme is proportionate and justified by structural and safety considerations. It will remove an unsafe structure, prevent further deterioration and secure the long-term preservation of the retained historic fabric.