

**Structural Report for 1,2,4,5,7,8, 9, 10, 11,
12, 14 and 15 Old Row, Elsecar**

Introduction

Old Row consists of a terrace of 15 properties. Twelve houses remain in council ownership, numbers 3, 6 and 13 are privately owned. The properties lie within a conservation area and have grade 2 listed building status and are described in the Heritage Statement.

All properties are two storeys with pitched roofs. There are gable walls to number 1 and 15.

All external walls are in random sized soft honey coloured local sandstone. The window lintels to the front elevation have been replaced with pre-cast concrete lintels.

The roofs to all properties are covered with welsh thin slates. The roofs were strengthened a number of years ago and they appear well aligned and have no obvious defects.

There are brick chimney stacks to which various degrees of maintenance have been undertaken.

Elevations and part floor plans are shown on drawing SL (2) 01. Photograph 1 to 9 attached show typical details of the properties.

Structural Condition of the Properties and Proposals

All external walls to the properties show significant degrees of erosion of the sandstone facing, cementitious render has been applied to local areas where more advanced erosion has occurred. A number of cracks were noted to the front and rear elevations in particular, some have been repointed, cracking and spalling of a number of stone lintels has occurred as noted on the drawing.

Following a light rain shower a noticeable amount of sand could be seen on the ground and outhouse roofs as well as mortar from patch repairs and pointing. Sand can easily be rubbed from the stone face of the wall indicating the softness and weathering of the sandstone.

Stone has eroded to at least 50mm or more from the face of some houses. It is inevitable the further erosion will occur.

Areas of loose mortar and render at a high level pose a risk to the occupants of the houses. Cracks and open points between number 10 and 11 indicate the extent of the original build of 1 to 10 with 11 to 15 being added at a later date.

Due to the available budget it is proposed to replace only local areas of the most eroded stonework. Where necessary the rubble core to the wall should be made good as works proceed. Particular attention is to be given to the replacement of eroded stone at lintel bearings, cracks are to be repointed with an approved mortar. Other local areas of repointing are to be undertaken as indicated on the drawing.

Cracked lintels particularly to number 15 are to be repaired or replaced.

The external outhouse wall adjacent the gable to number 1 is so highly eroded and leaning that it is proposed to rebuild it.

Internal Alterations and Adaptations

To number 4 and 9 Old Row it is proposed to remove the triangular chimney breast within the ground floor kitchen. A trimmer beam with a steel plate over is to be provided to first floor to support the small chimney breast above. No other internal structural works are proposed.

Conclusions

The available budget has been the prime factor in determining the extent of repairs to be made

The most eroded stonework only is to be replaced in local areas and those stones and lintel bearings which pose a risk of collapse. Local areas of repointing will also be undertaken. This will reduce the risk of local collapse and help improve the weather proofing of the houses.

Given the extent of erosion of substantial areas of all external walls and its obvious on going nature it is inevitable that on-going maintenance and future repairs will be required and future budget provision should be allowed for this.