

Heritage statement

Alterations to listed building including repair and repointing of external stonework and replacement of ground floor windows and doors

114 Wath road
Elsecar
Barnsley
S74 8JF



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Introduction

This statement supports the listed building consent application for internal and external alterations to 114 Wath Road, Elsecar, Barnsley. The works included as part of this application will include:

1. Repair/replacement of sandstone to front and rear elevations including repointing using a lime mortar mix;
2. Replacement of front external door; and
3. Replacement of ground floor (1 x front and 2 x rear) windows.

The application site lies within the Elsecar conservation area designated in January 1974.

Historical background

The property is a grade-II listed building set in Reform Row (106-160 Wath road) which is a row of sandstone-built terraces significant due to their age as well as being for their intended use as houses clustered around the former Fitzwilliam workshops. The 28 cottages on Reform Row have a date of 1837 and are situated in the Conservation area of Elsecar. Wath road provides the main North/South route through the Conservation area.

The original village of Elsecar developed along the valley from Elsecar green around Milton hall with no obvious centre and expanded along Wath road. The later influence of the collieries and iron working further influenced the layout of the Conservation area.

Heritage assets

The properties on Reform row are built in local sandstone. The existing windows are single glazed timber framed units and the doors are v-jointed timber panelled. The roof materials are Welsh slate with timber box gutters and iron drainpipes.

114 Wath Road has the only surviving Yorkshire window in its existence along Reform Row. The window has been intact and its retention has been useful for similar recent replacement works on Reform Row. The existing details and information from no. 114 has been used to produce new Yorkshire windows and V-jointed panelled doors.

There have been substantial similar works throughout Wath road numerous examples of similar recent works which have been undertaken on Wath Road, outlined in the photos below. These works have taken due care to respect and uphold the character of the conservation area.



Figure 1 -



Figure 2 -

Justification of proposed works

The ground floor windows are showing visible signs of decay and are in need of repair – see figures 1, 2, 3 and 4 below.



Figure 3 – Existing ground floor front window



Figure 4 – Close up of existing ground floor front window showing visible signs of decay



Figure 4 – Existing ground floor rear elevation windows



Figure 5 – Close up of existing ground floor rear window (left hand side) showing visible signs of decay



Figure 6 - Existing external front door with visible signs of decay

The windows and front external door will be replaced like for like with due care given to the impact upon the listed building and the conservation area. They are required to be replaced in order to make the dwelling habitable, upholding the owner's comfort and safety. The existing front window is of a sliding mechanism with the middle section slightly recessed in comparison to the two outer sections. There has been recent similar works throughout Reform Row which this application is to aim to replicate, again upholding the good standard of design set by these works and respecting the necessary conservation of the listed building and Conservation area. Kirk and Cranston Ltd. (Carlton, Barnsley) will be constructing and fitting the proposed windows. The company is familiar with the area and have substantial knowledge of the windows needed to uphold conservation requirements having fitted windows with similar specifications in the area recently. As stated in the previous section, 114 Wath Road was used as an example of what would be required.



Figure 6 – Front elevation of the property – most of this area will require repair and repointing



Figure 7 – Rear elevation of the property – most of this area will require repair and repointing. Just visible on the left hand side is the neighbouring property which has undergone similar works recently

As is common on Reform Row, the front and rear external walls of the property are in need of repair due to the weathering of large parts of the existing stonework. The

sandstone will be replaced where necessary and will be repointed using a lime mix mortar with a mix ratio to the conservation officer's requirements. Milton Construction Company (Hoyland, Barnsley) will be undertaking the work to repair and repoint the stonework. The company is familiar with the area and have also done similar work at a nearby dwelling – 130 Wath Road which was approved in 2014.

Conclusion

The existing doors and windows to the property are in clear need of repair. In particular the downstairs windows are showing visible signs of a need to replace and refurbishment to uphold the comfort and enjoyment of the dwelling. Care has gone into finding a suitable windows and door manufacturer who is familiar with the area having undertaken similar work nearby.

The external stonework to both the front and rear of the property is also heavily eroded in large sections. Repointing and repairing the stonework is necessary with lime based mortar. There have been similar works to nearby properties which set a precedent for similar development and will be used as a base for the external brickwork alterations. The construction company is local and is familiar with the area having undertaken previous approved works nearby.