

3500 OCH

WENTWORTH CASTLE, STAINBOROUGH, BARNESLEY: PROPOSED REPAIR OF OLD COACH HOUSE: CHANGES TO EXTERNAL APPEARANCE

DESIGN AND HERITAGE STATEMENT



ARCHITECTS
www.birkettcolelowe.com

1.0 Context

- 1.1 The Old Coach house is an ancillary building situated to the north of the main house at Wentworth castle. It would appear to have been built in the nineteenth century. It is a two storey building. The ground floor consists of a range of coach houses with arcaded doors with first floor accommodation, probably originally servants' quarters. The south end of the building takes the form of a cottage and is attached to an earlier cottage that forms part of the Gun Room building. At the west side another later two storey building has been attached with a duo-pitch roof. There is a central valley gutter. This other building is, presently, occupied by the Wentworth Castle Trust and does not form part of this application. The building has coursed sandstone rubble walls and a simple duo-pitch roof covered in slate with parapet gables. Quoins, lintols, cills, and the arches are of ashlar stone. The building has been altered, presumably with the advent of motor cars in the early twentieth century. Four of the six coach house bays have been extended to the east. This single storey extension has a flat roof covered in asphalt. There are various other functional single storey extensions at the north end of brick, stone and render with flat concrete roofs. The fenestration has been much altered and the present windows are 1960s softwood casements of ordinary quality.
- 1.2 The building is not of exceptional architectural quality but is of traditional form and has a certain charm and value as part of the group of ancillary and agricultural buildings associated with the Main House.

2.0 Disrepair

- 2.1 In common with other ancillary buildings on the site, and, indeed, less conspicuous parts of the main house, the stone is of less than first class quality. It contains substantial iron nodules has marked bedding planes and is prone to splitting and shaling. The iron has a tendency to corrode leading to further deterioration of the stonework. Over the years repairs have been made to the eroded stone with crude mortar repairs and unsympathetic hard cementitious pointing which have also hastened the decay of the masonry
- 2.2 The rainwater goods and external joinery are in poor repair.

3.0 Proposed Repairs and Changes to the External Appearance

- 3.1 Northern College presently use parts of the ground floor as general storage and as a caretakers' workshop. Parts of the first floor are used as a caretaker's flat. Other parts are disused.
- 3.2 As part of the strategy to vacate the Wollstonecraft Block, refurbishment and internal alteration of the garages is proposed to form stores and a laundry area.
- 3.3 External repairs will be carried out at the same time some of which will alter the external appearance of the building.
- 3.4 Repairs proposed include
 - Repair and redecoration of the windows and doors

- Replacement of perished ashlar voussoirs to the northernmost arch, and a failed lintol.
- Overhaul and repair of the rainwater goods
- Repair and / or replacement of the existing steel fire escape stair.
- Removal of hard cement pointing to the south and east elevations, selective plastic repairs to badly weathered stones and complete repointing in sympathetic hydraulic lime mortar.

These repairs will not have a significant effect on the external appearance. Items which will alter the appearance are:

- Replacement of the sliding door to the northernmost garage with side-hung doors to match the remainder and removal of the unsightly externally mounted sliding door track



- Over-cladding the north gable with naturally durable hardwood on grounds and the provision of some thermal insulation. This is necessary because the masonry in this part of the building is so severely eroded as to be beyond economic repair.



3.5 **Over- cladding**

The over-cladding of the north gable is the most significant change. To avoid the necessity to make extensive alterations to the gable parapet coping and the quoins and to leave these features which contribute to the character of the building exposed, it is proposed that the cladding spaced some 100mm off the wall is contained by a mill-finished aluminium angle trim to the top and both sides. The naturally durable boards will be jointed with an aluminium Z section to avoid butt joints. The boards will be finished with Tong Oil varnish to give them initial protection. This material is not durable and weathers away in an even fashion allowing the timber to adopt its natural weathered silver-grey colour in an even manner over a period of a few years without becoming streaked or marred by black staining. The aluminium will weather to a similar colour over the same period of time.

Birkett Cole Lowe
ARCHITECTS

12 : 05 : 2015