

Proposal for Works

1. Alteration of the Single Storey Extension

We are applying to convert the single storey extension on the West elevation. The purpose is to provide a larger kitchen for the house and to take the opportunity of creating a complimentary contemporary addition to the house and to protect the old door that forms part of the basis for the listing.

We consider the current extension to be a poor addition that does not suitably respect the heritage of the property. It has been made to 'blend' into the property, by means of a 'pebble dash' render, however the uninspired design and the flat roof, covered in a green rubber product, could be considered a significant distraction from the west gable elevation.

The purpose of the work is three fold:

- 1 To provide a kitchen of size that is fitting to the house.
- 2 To protect the listed front door from weathering and associated deterioration
- 3 To support the heritage of the building, by allowing the extension to be complimentary to the original property whilst emphasising it as not original.

The kitchen can be increased in size without requiring the projection of the building forward of the main house. We consider it important that the addition should not be dominant of the main house. Therefore, on the south elevation the extension will be set back from the main house. The French Door projection to be removed and the interior walls forming the entrance hall to be removed to create one kitchen space.

The front door is listed. It has been significantly repaired over time, and it is beginning to split further (see attached photographs). The proposal is the construction of a timber-framed porch in front of the door. The porch is to have a locking door and to be heated. It will therefore provide an entrance space and the listed door will remain in the same location and will therefore act as an internal door and so protected from weathering. The listed door to be visible by making the new front door glazed in clear glass and in front of the listed door.

Complimentary Materials and Construction

Removal of the existing flat roof and construction of a new pitched roof.

Roof to be clad in Slate. This is in keeping with the earlier additions onto the house and references the predominant roofing material of the buildings in the surrounding conservation area.

A green oak glazed timber frame and glazed doors to form the South Elevation. This will provide a contemporary appearance whilst using traditional building methods and materials that references the earlier timber framed history of the building (see attached photograph of style).

The gable elevation as seen from the road will be clad in larch as detailed below.

Green Oak trusses connected by Green Oak Purlins to be exposed to the inside.

A green oak framed Porch to be built in front of the listed door.

Removal of the pebble dash from the extension only. The brick to be battened and a breather membrane added. Vertical larch board and batten to be used to create a more contemporary visual impact to the extension, whilst using a traditional material complimentary to the building and which will reference the material of the garage block.

2. Repair and Upgrading of the Roof Trusses and Purlins

See attached report and photographs from Jaime Ward.

The stone slates are beginning to slip as the oak pegs holding them fail. This is resulting in deterioration of the roof, and past repair has involved cementing the slipped stone slates back in position. This is not acceptable and it can be anticipated that the majority of pegs are reaching the end of their natural life as stones are slipping frequently.

The roof has been felted with a mineral felt. This has reached the end of its life. In places it has torn and this allows the ingress of water.

The valleys are not water tight. As detailed in the report this is causing damage to some of the woodwork internally.

Space between rafters to be insulated with 3" Kingspan insulation.
Stone slates to be removed, breather membrane to be installed. New slate laths to be installed. Stone slates to be returned with new Aluminium pegs to hold them in position. *Valleys to be reconstructed and lined in new lead.*

Any broken stone slates to be replaced with reclaimed stone slates.

3. Repair and Development of the Roof Space

A flight of stairs to be installed allowing access for materials required in the roofspace for the conservation work to be undertaken. This staircase will also provide access to the second floor for potential use of the rooms in the roof space at a future date.

Velux windows to be installed into the roofspace over each of the rooms. There were three rooflights/vents that can be seen in a photograph of the house taken at some point last century.

The roof lights to be of a 'Conservation' Type to support the heritage of the building and its location in a conservation area. Velux GGL MK06 78 x 118.

Window apertures that were blocked in the past to be reopened. These will have fixed windows installed to allow some light into the room. The existence of the openings can be seen internally and are shown on a drawing of the building (Ref Ashurst 1994 (2)). Painted wooden window frames to be installed between the stone jambs, lintels and mullions.

The second floor to have 4 rooms, landing and bathroom and will involve renovation of the existing layout.

The internal walls to be stabilised by pointing.

Where possible the walls to be plastered in lime plaster.

4. Removal of Pebble Dash Render / Painting of Render

We wish to determine the state of the stone under the pebble dash render. This is to be achieved by removing areas of the render and inspecting the stone under. If the stone is not significantly weathered then we would like to remove all of the render and to re-point the stone with a lime mortar. However, it is likely that the render was applied due to severe weathering of the stone, as evidence of significant weathering is visible on the east elevation stonework. In this scenario we would like to paint the render using a breathable paint – for example lime paint with a light colour shade to be submitted for approval.

Detail of Alterations to the Property

Ground Floor

1. Removal of French Door projection and installation of glazed green oak frame with oak French Doors to the south elevation of the single storey extension.
2. Removal of flat roof and three green oak trusses to be constructed and installed.
3. Pitched roof insulated and tiled in grey slate.
4. Removal of pebble dash from the single storey extension and replacement with vertical larch board and batten.
5. Construction of part glazed oak porch to west elevation of single storey extension.
6. Removal of render to south elevation and repointing of stonework with lime mortar or painting of existing render if stone seriously weathered.

Second Floor

1. Repair and renovation of stone roof with replacement of felt with breather membrane and polyurethane insulation, and wooden tile pegs with aluminium pegs. All stone requiring replacement to be replaced in matching stone.
2. Repair and renovation of roof trusses and purlins.
3. Installation of 4 conservation rooflights.
4. Reinstatement of mullioned windows to second floor level.

Internal

1. Removal of internal walls of single storey extension to create an enlarged kitchen space.
2. Removal of internal stud wall between store and cloakroom on ground floor to create a ground floor bathroom.
3. Alteration to the first floor landing to create space for a stairwell to second floor level.
4. Construction of stairwell leading to second floor.
5. Development of the attic rooms to create bedrooms and bathroom.

Supporting Documents

1. Barnsley MBC Householder Application for Planning Permission for works or extension to a dwelling and listed building consent.
2. Location Plan (OS) Scale 1:500
3. Existing Elevations and Proposed Elevations
4. Existing Floor Plans and Proposed Floor Plans
5. Roof Frame Survey and Repair Schedule
6. Drawing Roof Plan View
7. Photos Supporting Proposed Roof Repairs
8. Relevant Section from PhD Thesis Denis Ashurst 1994 in Support of Application
9. *Diagram Indicating Windows Blocked Earlier from Ashurst 1994*
10. Photograph of South Elevation from Mid 20th Century showing Location of Roof Lights
11. Photographs of Site in Support of Application
12. Design and Access Statement
13. Fee Calculation from Barnsley MBC

Design and Access Statement

The house

The Old Vicarage (10 Worsbrough Village) is located in the Worsbrough Village conservation area. It currently consists of a detached stone house and timber garage block, sited in approximately ½ acre of mature wooded garden.

The Old Vicarage is a house dated 1696, with date stone, and with later additions. It served as the Vicarage to St Mary's Parish Church Worsbrough Village. The grounds were divided c.1980 and the house was sold by the church to private owners.

The house is constructed of sandstone, it has been faced with areas of cement render. The south elevation has been pebble dash rendered. The main roof is stone tile with slate tiles roofing the additions.

The listing states the following with reference to features:

WORSBROUGH WORSBROUGH VILLAGE

SE30SE

2/112 Worsbrough Vicarage 11.11.66

GV II

House. Dated 1696, later additions and alterations. Pebble-dashed sandstone, stone slate roof. 2 storeys with attics, 3 windows to 1st floor; 2-storey, single-bay addition on right; wing to rear right; C20 addition to left (not of special interest). Part-glazed door in square-faced surround to right of centre flanked by C19 canted-bay windows with stone mullions and transoms. Square bay window on left has C20 casement beneath lintel showing stoolings of 4-light mullioned window; datestone on its right inscribed 1696. 1st floor: three 3-light double- chamfered, mullioned windows each beneath hoodmould with lozenge-shaped stops, windows on right have lowered sills. Shaped kneelers, ashlar gable copings. Corniced ashlar end stacks, matching ridge stack between bays 1 and 2. Addition on right of main range: 3-light mullioned window to ground floor, casement above, end stack on right. Rear: wing retains mullioned-window openings on 3 floors, all having dripstones; shaped kneelers and gable copings. Interior: old iron-studded door in left return of main range has lion's head knocker. Collared, principal-rafter trusses visible in attics.

Listing NGR: SE3501202707

A single storey extension, (c.late 20th Century) constructed of brick, provides a new kitchen and entrance to the building. The listed external door has been located in this extension and now forms the main entrance to the property.

The Design Principles Applied

Recognition of the paramount importance of maintaining the structure and integrity of the house within its environment. The work proposed involves three distinct principles:

1. Reinstatement of original features:
Rooflights and mullioned windows in the garrets
2. Maintain the integrity of the existing features:
Repair and renovation of trusses, purlins and wall plates in the garrets.
3. To alter the impact that the twentieth century development has made upon the main house:
Use of complimentary materials; oak trusses and purlins and timber framing whilst differentiating the addition from the main house by removing the pebble dash 'camouflage' and using glazing and vertical weatherboarding to create a contemporary addition. The roofing material to draw reference to previous earlier additions (Grey Slate).

Steps Taken to Appraise the Context of the Development

The house is in the Conservation Area of Worsbrough Village and adjacent (by garden) to the Grade I listed St Mary's Parish Church.

The local conservation officer has been approached and consulted at the time of making a pre-planning application. His feedback has been considered, and amendments made to the original proposals in order to ensure that the late 20th century extension does not protrude past the main building. This has been done by choosing to add a porch on the west elevation, to act both as protection to the original door and as an entrance room for the house. This has enabled the space that currently forms the entrance to be incorporated into the kitchen and so there is no need to extend the twentieth century extension. This was a desire of the conservation officer and that was understood.

A PhD thesis of the buildings of Worsbrough has been studied and the section relevant to The Old Vicarage provided.

Historical photographs have been sourced as evidence of features that have been lost from the property and which support the rationale for reinstatement. These have been included.

The listing of the building has been studied and there are no proposals made that will affect the features listed, other than the addition of a porch to provide cover, and hence protection, to the original wooden door to the property.

I have consulted an expert in timber framing who has undertaken a thorough survey of the roof and devised a repair schedule that supports the repair of the roof whilst maintaining as much of the original material as reasonable.

The proposed development will have minimal impact upon the conservation area. The main visible alteration will be the alteration of the flat roof to a pitched one. This will be visible from the road, but I would argue that the impact will be an improvement over the green rubberized membrane that currently forms the roof covering and which is visible from the road.

Access

Access to the building is currently through a gated driveway. This leads to a front door on the west elevation. The only alteration to this is to add a timber framed porch in front of that doorway which will provide protection to that listed original feature.