
PROPOSED RESTORATION OF LISTED BUILDING

AT

**HOME FARM
WORSBROUGH VILLAGE
BARNLEY**

**DESIGN AND ACCESS
STATEMENT**

Prepared By

WHITE AGUS PARTNERSHIP

1 INTRODUCTION

Possibly dating from late C18 and now Grade II Listed the Cow House with Hay Loft adjoining the Farm House fronts the main highway at the southern end of Worsbrough Village. Date first listed: 04-Dec-1986

2 THE SITE



The building is situated on the southern side of Worsbrough Road, the main vehicular route through Worsbrough Village.

The oldest residential part of the district of Worsbrough is Worsbrough Village. It is completely separate from the rest of Worsbrough both geographically and architecturally.

It stands at the top of a steep wooded hillside. It was in Saxon times called Wircesburg and was a fortified settlement.

Since that time the spelling has changed many times. For many years the name was spelt "Worsborough", and many older people still refer to it as such. The name was officially changed on 1st February 1956 to the present spelling of Worsbrough.

The building is attached to the Farm House which is also listed. Dating from mid-late C18, with a C20 extension to full width of rear. Constructed in deeply-coursed, dressed sandstone, tile roof. Its main features are projecting ashlar quoins, central doorway has C20 door in corniced architrave, flanking bays have sashes with glazing bars with projecting sills and surrounds with small keyblocks, 1st-floor band and 8-pane sashes above. Section of cornice at each end of elevation. Kneelers and ashlar gable copings, ashlar end stacks.

The listing by English Heritage includes the following description:

WORSBROUGH VILLAGE SE30SW 1/118 Cowhouse with hayloft adjoining right return of Home Farmhouse GV II Cowhouse with hayloft. Late C18. Thinly-coursed sandstone, stone slate roof. 2 storeys, 5 bays. Large quoins. Quoined wagon entrance on left has keyed basket arch allowing entrance to farmyard. Bonded door surround on right with deep lintel now forms window, inserted casement on its right. 2 square, rebated hatches to 1st floor. Roof set lower than adjoining house and in poor condition at time of resurvey. Included for group value.

The buildings lie within a complex of agricultural buildings that comprise Home Farm

The building is constructed of coursed sandstone and is believed to have had a stone slate roof.

The building is now in a state of dilapidation and no longer wind or weather tight. The roof structure has deteriorated to such an extent that the well being of the remaining supporting structure is seriously jeopardised and the remaining structure below are at risk of accelerated decay.

The aim of the project now under consideration is to return the structure and fabric of the building to a sound state with a minimum impact upon the important architectural features

3 HISTORICAL CONTEXT

4 THE HISTORICAL IMPORTANCE OF THE BARN

5 THE BUILDINGS CONTRIBUTION TO BIODIVERSITY AND LOCAL HABITAT

6 APPRAISAL OF CONDITION

Roof

There are very few roof slates or supporting structure in place. The majority of the roof is missing. There are some remaining rafters and a truss that has been exposed

to the weather for some time. The bearing of this truss to the courtyard side is failing and is in danger of collapse.

The roof has collapsed into the building leaving the timbers exposed to the weather. Due to the condition of the building it has not been possible to establish if any timbers or roof coverings are suitable for re-use.

It is proposed to re-roof the entire building as described and shown on the drawings.

Walls

The walls are constructed of coursed sandstone laid in two leafs dressed externally. There is evidence of alterations that have been undertaken throughout the life of the building.

The pointing to the wall is largely perished and this has been exacerbated by lack of roof drainage.

Structural movement has occurred and this is particularly evident to the arches to the main entrance and opening into the courtyard area.

Area of external walls have collapsed and these are shown on the attached drawings.

Due to the condition of the building it has not been possible to inspect the condition of the wall tops. However it is assumed that wall top masonry will be loose and suffering from water ingress in places.

Works to the walls is proposed as shown on the submitted drawings.

Windows and Doors

It is unlikely that any of the remaining timber windows and doors are suitable for retention.

New windows or doors are to be built into all existing openings to a style and details to be agreed with the Local Planning Authority.

Floors

There are no parts of the timber first floor suitable for retention. The majority of the floors have collapsed or in danger of doing so were it not for the temporary propping in place.

Due to the present condition of the building it has not been possible to determine if any timbers are suitable for re-use.

New floors to be provided as shown on the submitted drawings.
