

10 Worsbrough Village
The Old Vicarage
Barnsley
South Yorkshire S70 5LW

6th November 2016

Letter in Support of Application for Listed Building Consent

10 Worsbrough Village was formerly the Vicarage to St Mary's Parish Church. It has a date stone dated 1696. It is likely that there was previously a timber-framed property on the site and that these timbers have been extensively re-used in the house when it was converted into a stone building (Ref Ashurst 1994).

The property is Listed as Grade II with the listing being:

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

The property has undergone a number of modifications over the past 150 Years. To the north elevation a two-storey extension has been added which has provided a utility room and a bathroom above with a projecting single storey rear passageway tiled in Grey Slate. To the south elevation two bay windows have been added to the ground floor. This has involved modification of the floor beams supporting the first floor bedrooms. The south elevation was rendered in 'pebble dash' thought to be approximately 100 years old.

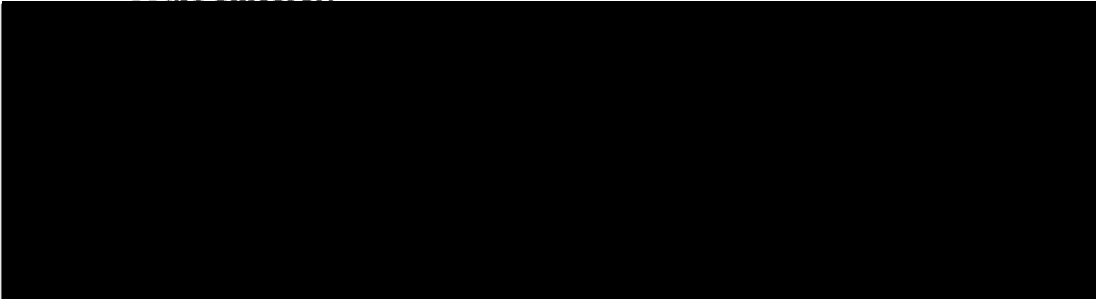
It has been said that the attic space was once used by the village school as accommodation for pupils – I have not found proof of this. There were windows in the attic rooms on the south elevation and there were roof vents over three of these rooms , which would support the use of the space (Ref Photograph of Old Vicarage – Showing Existence of Rooflights).

To the West elevation it can be seen that a single storey lean-to with mono-pitch roof was removed (Ref Photograph of Old Vicarage – Showing Existence of Rooflights). In its place a brick rendered single storey flat roofed extension has been added on to the property. This was further developed in the 1980s with the addition of French Windows onto the garden. It provides a kitchen that is noticeably smaller than any of the other rooms in the property and an entrance lobby. The flat roof is unattractive and nearing the end of its anticipated life span.

The following pages indicate the scope of the work with relevant justification and supported by *photographs and historical evidence*.

If you need further information please don't hesitate to contact me.

Yours Sincerely



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