

HERITAGE STATEMENT

Refurbish of dwelling houses including repair and partial rebuild of external walls with new doors and windows.

98 – 102 Wath Road
Elsecar
Barnsley
S74 8JF

On behalf of Berneslai Homes

NPS Barnsley

August 2012

Job No: HSG 4258

Introduction

This statement supports the planning application to refurbish 98, 100 and 102 Wath Road, Elsecar, Barnsley, S74 8JF. The refurbishment involves repair to front elevations and partial rebuild of external walls to the rear including installation of new timber framed doors plus internal alterations to provide new kitchen and bathrooms.

The proposed development lies within Elsecar Conservation Area designated in January 1974. The area is centred on Wath Road and Fitzwilliam Street. Wath Road provides the main north/south route through the conservation area.

Historical and Archaeological Background

Properties 98, 100 and 102 are part of terrace houses along with Wath Road, within the conservation area but not subject to listing.

However, there are Grade II listed buildings in Reform Row - 106 – 160 Wath Road next door which makes 98, 100 and 102 just as significant.

Elsecar name is thought to derive from two words; the Old English personal name of Aelfsige and the Old Norse word Kjarr, meaning marsh or brushwood. Mention is made of an Aylsi Rode (clearing) in the Cartulary of Nostell Priory, 1259 – 66.

The original village of Elsecar developed along the valley from Elsecar Green around Milton Hall. It has no obvious centre and expanded along Wath Road as a simple street village. The later influence of the collieries and iron workings further influenced the layout of the Conservation area today. This includes the buildings around the Workshops, Distillery Side and Elsecar Green itself.

The oldest houses in the Conservation Area are probably the low two storey pair in the Market Place, of 18th Century date, followed by Old Row and Station Row on Wath Road. It is believed that John Carr the noted York Architect was responsible 'Colliers Houses' on Old Row and Station Row. The twenty-eight cottages on Reform Row have a date of 1837.

The development of Elsecar is related to the fortunes of the owners of Wentworth Woodhouse. The 4th Earl (William Wentworth) succeeded Charles Watson – Wentworth in 1782. William carried on and extended the Marquis interest in Coal Mining and was responsible for building the Newcomen Engine, Old Row, Station Row and the Elsecar and Minton Ironworks. His son Charles Wentworth Fitzwilliam (1786 – 1857) the 5th Earl Fitzwilliam carried his father's philanthropy, building Reform Row, the Workshops, the Church, the Mill, the School and Miner's Lodging house.

Heritage Assets

Although 98, 100 and 102 Wath Road are not listed they still remain significant buildings next to Reform Row of which are listed. It is obvious that when 98, 100 and 102 were first built at a later date they have similar materials and architectural characteristics.

The front of 98 and 100 is built in local honey coloured sandstone, a significant local stone of Elsecar. The front of 102 Wath Road is in coursed ashlar stone. The roof is Welsh Slate to all three properties.

98 Wath Road has a significant stone voussoir, lintel to the ground floor window and above the main entrance door of which needs to be carefully cleaned and restored to its original condition. The voussoir stone head over the window has been rendered over at some point (see photo).



Some of the projecting cills had been replaced with concrete and we proposed replacing them in original stone where appropriate.

98 Wath Road has steel windows and glazing bars. 100 Wath Road has a mix of old and later date timber casement window. 102 Wath Road had a mix of 3 over 9 and 6 over 5 sash window, plus a shop front window on ground floor.



The existing property 98 Wath Road is two storey terraced house with a living room leading to a kitchen and bathroom to the rear (the bathroom has replaced the pantry) The staircase leads to the first floor two single bedrooms. The walls are of gypsum plaster and timber to partition walls. The floor is original early timber floor construction.

The existing property 100 Wath Road is a two storey terraced house, with a living room leading to a kitchen and cellar at ground floor level. The staircase leads to two bedrooms and the bathroom is accessible through the small bedroom. The walls are of gypsum plaster and timber partition walls. The floor is original early c19 timber floor construction.

The existing property 102 Wath Road is a two storey end terrace with a shopfront window. The ground floor leads a lounge and kitchen to the rear and a living room to the right which leads upstairs to two bedrooms plus bathroom. The rear of 98 is built in course natural honey and dark sandstone.

The rear of 100 and 102 is built in a single skin solid brick wall, which is in a poor state and shows signs of cracking and bowing to the walls.

Conclusion

98, 100 and 102 Wath Road is in need of renovation in order to allow the historic fabric to be preserved and reduce damage from vandalism through re-use and occupation. There is evidence of vandalism. The main criteria is to restore and enhance the building fabric.

The benefits of maintaining the structural integrity will outweigh any potential harm during redevelopment works. These works need to be implemented as soon as possible in order that the assets are preserved. Without any viable re-use the asset will remain at risk.

GLOSSARY OF ITEMS IDENTIFIED

98 - 102 WATH ROAD

1. Stone voissiors over window and door head – architectural value
2. 3 Casement metal window
3. Plastic rup
4. Timber box gutter
5. Holes caused by damp injection
6. Concrete cill
7. Stone cill
8. Coursed local sandstone
9. Box gutter brackets – sadly there is two shelf brackets drilled into stone voissiors.
10. Welsh slate
11. Brick stacks
12. 2 Casement eight pane horizontal sliding sash – architectural value
13. Stone lintel
14. Painted stone lintel
15. Timber casement window
16. C19 Panelled door
17. Box gutter brackets
18. 3 and 9 casement timber window
19. Tooled ashlar stone
20. Stone lintel – vertical tooled
21. Stone cill – vertical tooled
22. Stone jambs – horizontal tooled
23. Timber shopfront window
24. Stone wall with capping – architectural valve
25. C19 glazed and panelled door.
26. Stone quoins
27. Pebble dash render – no value
28. Timber frame window – no value
29. Timber casement window – no value
30. Brickwork
31. Concrete lintel – no value

GLOSSARY OF ITEMS IDENTIFIED (Cont'd)

98 - 102 WATH ROAD (Cont'd)

32. 2 Casement timber window
33. Coursed local honey coloured sandstone
34. Original stone lintel rendered over
35. Concrete floor – no value
36. Gypsum plastered walls
37. Gas fire to chimney breast
38. Old door frame – architectural value
39. Bricked up chimney boarded over and gypsum plaster
40. Timber arris corner beads
41. Small shelf under stairs – architectural value
42. Timber stairs
43. Latch key door ironmongery visible on door frame – architectural value
44. Modern kitchen – no value
45. Ceilings gypsum plastered and wallpapered
46. Recessed internal wall to look outside – architectural value
47. Timber partition panelled wall – no value
48. Timber stair with half landing – architectural value
49. Cellar – stone flagged over
50. Artex walls – no value
51. DIY window shutters – no value
52. Stairwell walls uneven possibly lime plaster under layers paint
53. 8 inch wide floor boards – architectural value

APPENDIX A
PHOTOGRAPHS

**98 – 102 WATH ROAD
ELSECAR
BARNLEY**

This Appendix contains pages A/1 – A/5



Photo 1

Original stone voissoir part
rendered over (No 98)



Photo 2

Original stone voissoir above
window (No 98)



Photo 3

3 metal casement window
(No 98)



Photo 4

2 Casement – eight pane
horizontal sliding sash (No 100)



Photo 5

C19 timber panelled door
(No 100)



Photo 6

Shopfront window to No 102



Photo 7

Vertical tooled stone lintel and jambs to No 102 entrance doors.



Photo 8

Stone boundary wall with stone capping (No 102)



Photo 9

Stone quoins keyed into brick gable wall (No 102)



Photo 10

Small shelf with white wash
some architectural value (No 98)



Photo 11

Recessed internal wall and
window bay to look outside some
architectural value (No 46 and
102)



Photo 12

Top of stairs No 98 showing
original 200mm wide floorboards



Photo 13

Chimney breast bricked up and
gypsum plastered over (No 98)



Photo 14

Latch ironmongery to inner door
No 100



Photo 15

Two casement – eight pane
horizontal sliding timber sash
window