

Section 19 application for amendment of listed building consent 2025/0480 to allow repair of lintel found to be affected by beetle and rot during other approved works

Northern College, Wentworth Castle, Stainborough, Barnsley

1.0 Introduction

During works to refurbish the reception and repair Cutler House, loose plaster was removed for refining above the stair window. When the plaster was removed the inner lintel (the centre of three) was found to have been affected by wet rot and damp resulting in extensive decay to the eastern bearing end.

Removal and replacement of the lintel will affect surrounding fabric. Instead it is proposed to retain the surviving timber and reinforce the lintel in-situ. This will retain the surviving historic material in-situ and reduce disturbance to the surrounding fabric.

To record and seek consent for the proposal a Section 19 application for amendment of the listed building consent is being applied for to allow repair of lintel found to be affected by beetle and rot during other approved works.

2.0 Need and method

The decayed timber should be removed to reduce the risk of further decay. The decayed centre oak lintel supports the centre of the wall, principally the rubble fill. An outer stone lintel supports the outer stonework. An inner, wider, oak lintel supports the inner rubble stone inner leaf.

Removal of the centre lintel would require propping and removal of a lintel to either side. The removal of the outer lintel would affect the rear elevation of Cutler House and the stained glass stair window. This would affect historic fabric and risk harm. Removal of the inner lintel would require support through the stair and floor to the solid lower ground floor, damaging ceilings and structure to allow load transfer. This would affect historic fabric and cause harm which can be avoided.

Continued...

Section 19 application: Lintel repair at the Northern College



Plaster removed showing past water ingress and lintels.



Decayed end of inner lintel.



Location on stair makes propping difficult

Section 19 application: Lintel repair at the Northern College

Retaining the lintel in-situ, but cutting out the decayed end would allow maximum retention of historic fabric. The lintel should be cut back to sound material and treated with fungicidal paste. The void can then be packed with a similar sized oak (matching species) block. As there is no room to provide a load bearing joint within the confined space, this will require additional support.

3.0 Proposed Works

To provide the required additional support it is proposed to insert steelwork below the existing timber inner and centre lintels new steel L sections will be inserted to provide additional support. The steel will be bolted to the existing lintel to create a composite inner lintel, with a flange below the inner lintel to provide the required support. This can be inserted from below but will require cut outs above to allow for bolted connections and washer plates to be inserted.

Details of the lintel are provided in Sawyer Consulting Drawing 26_760_001 P1.

The new steel lintels will be date stamped to identify the repair in future years.

On completion of the works. The plaster will be renewed in a lime plaster mix finished flush with the existing plaster to the surrounding walls.

4.0 Conclusion

The proposed works will provide an invisible repair retaining the maximum historic fabric.

Report prepared by

Richard Storah
for Storah Architecture