

BUILDING 20B

ELSECAR FORGING AHEAD

DESIGN, ACCESS AND HERITAGE STATEMENT

29/08/2024

## Purcell

The Liquor Store  
The Chocolate Works  
Bishopthorpe Road  
York  
YO23 1FT  
info@purcelluk.com  
[www.purcelluk.com](http://www.purcelluk.com)

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## 1.0 INTRODUCTION

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This Design, Access and Heritage Statement has been prepared in support of a planning application for the replacement roof on Building 20B at Elsecar Heritage Centre. Building 20B is a non-listed building within Elsecar Heritage Centre, it adjoins listed buildings to the north and west and is located within the Elsecar Conservation Area.

Building 20B is single storey, constructed of brick with a corrugated asbestos roof, it is currently vacant. The asbestos roof is in poor condition. The roof is pitched with a back gutter, alongside the gable to building 20A. The back gutter, which is also of asbestos and therefore not maintainable is leaking, causing water ingress into the south of the adjacent listed building 20A. Building 20A is currently subject to an extensive programme of refurbishment as granted by listed building consent application 2023/1045.

In summary the proposal is to replace the asbestos roof with a new insulated metal roof and install new rainwater goods. This will mean both building 20A and 20B are weathertight and will facilitate maintenance.

This Design, Access and Heritage statement should be read in conjunction with the following drawings:

- 1033 – Existing Plans
- 1034 – Existing Elevations and Sections
- 2033 – Proposed Plans
- 2034 – Proposed Elevations and Sections
- 3430 – Proposed Details

## 2.0 HERITAGE DESIGNATIONS

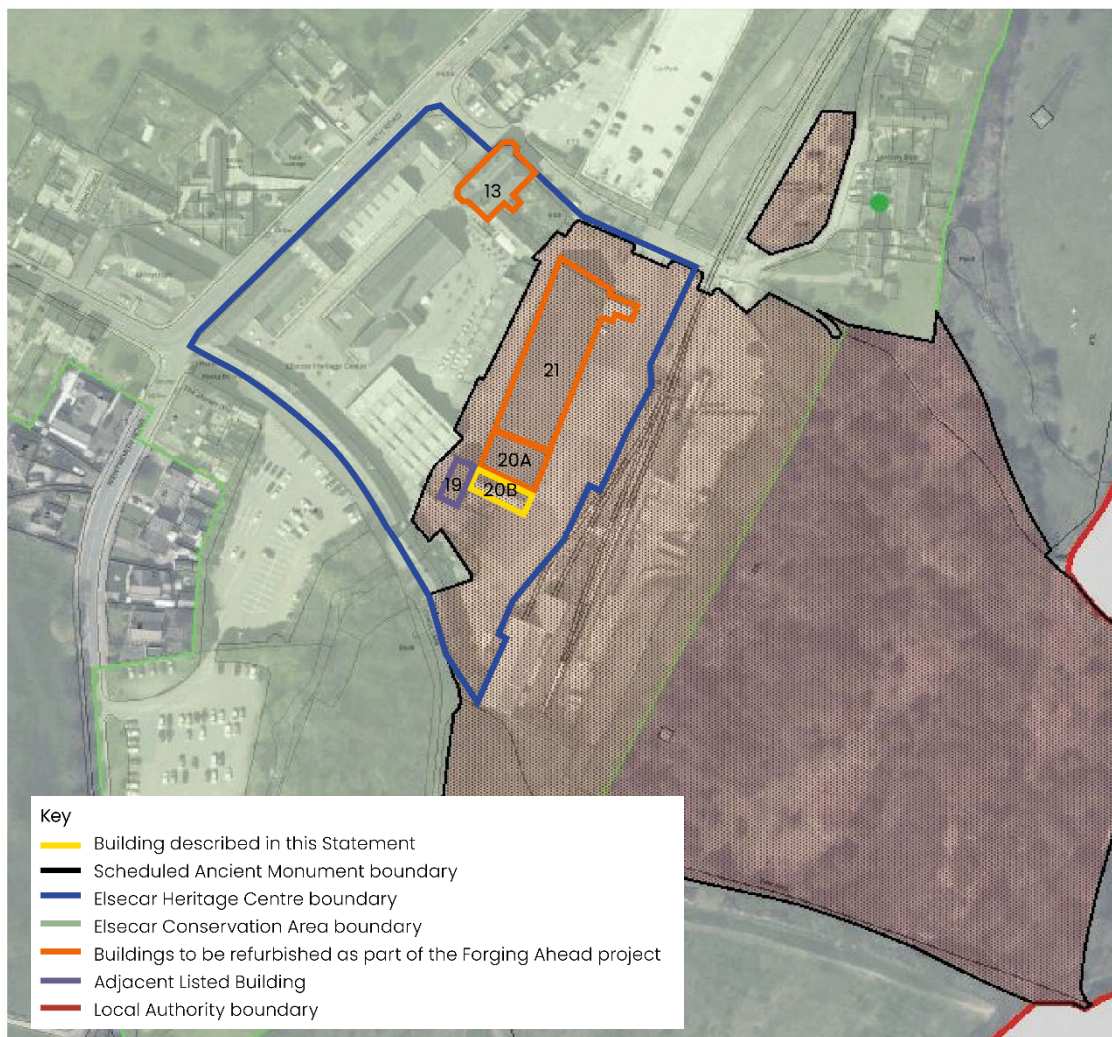
### 2.1 HERITAGE DESIGNATIONS

There are a number of designated heritage assets on the site relevant to the application. These include:

- Scheduled Ancient Monument  
The former Elsecar Ironworks.  
List Entry Number: 1465668
- Conservation Area  
Elsecar Conservation Area
- Building 19, former workshop at Elsecar Ironworks  
Designation: Grade II\*  
List Entry Number: 1287085
- Buildings 20a and 21, former rolling mill at Elsecar Ironworks, including two halved colliery pit wheels  
Designation: Grade II\*  
List Entry Number: 1151097

### 2.2 SITE PLAN

The following site plan illustrates the heritage assets relevant to Building 20B.



## 3.0 SITE

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### 3.1 SITE HISTORY

Elsecar was transformed from a small agricultural village into a centre of ironmaking and coalmining in the late 18<sup>th</sup> and 19<sup>th</sup> centuries under the patronage of the Earls Fitzwilliam. Workshops were established at Elsecar to serve the various industries hosted by the Fitzwilliam estate. Barnsley Metropolitan Borough Council purchased the workshops in 1988 following the closure of the coalmine. The site was re-opened in the early 1990s as the Elsecar Heritage Centre. The workshops are now a busy home hosting independent shops, event spaces, children's play centre, beer tap and many more activities.

This planning application concerns Building 20B at the Elsecar Heritage Centre which is located adjacent to Building 19 and Building 20A. Building 20A together with Building 20 and 13 are currently undergoing a programme of comprehensive refurbishment, as part of the Forging Ahead project, due to complete in Spring 2025.

### 3.2 BUILDING 20B

After Elsecar Ironworks was established in 1795, Building 20A and 21 were constructed as a shed for rolling mill between 1859 to the 1860s. Sometime after 1956, building 20B was added to the southern end of building 20A by the National Coal Board.

Building 20B is a single storey rectangular brick shed abutted to both the south elevation of Building 20A and part of the east elevation of Building 19. It has a corrugated asbestos roof which is in poor condition. The roof is pitched with a back gutter alongside the gable to building 20A. The back gutter, which is also of asbestos and therefore not maintainable is leaking, causing water ingress into the south of the adjacent listed building 20A. The building is currently vacant. It has most recently been used as a store however this use has ceased due to the condition of the roof.

#### 3.2.1 EXISTING PHOTOS



Building 20B – roof in context





Building 20B – roof and back gutter to Building 20A



Building 20B – east elevation



Building 20B – south elevation



Building 20B – interior



Building 20A – Interior – Water ingress into listed building caused by defective roof covering to Building 20B



## 4.0 PROPOSALS

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In summary, the proposal involves removal of the roof covering to Building 20B, including the asbestos roof sheeting, insulation, ceiling boards, flashings, gutters, ventilators and rooflights. It is proposed to reinstate the roof with an insulated metal roof and replace the rainwater goods. Adaptation of the roof covering to Building 19 will be required to accommodate the increased roof depth.

### 1.1 REMOVAL OF EXISTING ASBESTOS ROOF

The existing roof covering to Building 20B has been identified in the asbestos report as Chrysolite asbestos, with a low level of damage in parts. The back gutter, also of asbestos, is the cause of water ingress into Building 20, indicating that the gutter and/or flashings are defective. It is not possible to maintain the roof and rainwater goods given that it is asbestos. Encapsulating the roof is not deemed appropriate given that more extensive alterations would be required to the roof of Building 19. Removal of the hazardous material not only removes the risks associated with asbestos but will also facilitate ongoing maintenance.

### 1.2 METAL ROOF REPLACEMENT

The dominant roof finish within the conservation area is blue slate, although elsewhere within the Heritage Centre other roof coverings are evident, several of the non-listed buildings have corrugated metal roofs. Building 20B is not a listed building hence a corrugated metal roof is deemed to be an appropriate roof covering which is in keeping with the industrial character of the conservation area. The proposed colour of the metal is anthracite.

The existing roof has a simple dual pitch form, the asbestos sheets are secured to purlins which span a series metal trusses. It is proposed to fix the new roof covering to the existing structure preserving the form of the existing roof.

### 1.3 ADAPTATION OF BUILDING 19 ROOF

The proposed roof build up is deeper than existing to accommodate insulation to achieve U-Value of 0.16W/m<sup>2</sup>K as required by building regulations. The slate roof covering of Building 19 has been previously adapted to accommodate the existing roof, further minor adaptations will be required to accommodate the new increased roof depth.

### 1.4 REPLACING OF RAINWATER GOODS

The existing gutters are asbestos and will be removed together with the roof. The downpipes on the east elevation are PVC. It is proposed that all rainwater goods will be replaced in steel to match the new roof covering (refer to Drawing 3430 Proposed Details).

### 1.5 ADAPTATION OF GULLEY DETAIL

It is not possible at present to rod the underground drainage at the location of the rainwater pipes, it is proposed to introduce a gulley arrangement to allow for inspection and access to maintain the underground drainage in these locations.

## 5.0 HERITAGE IMPACT ASSESSMENT

This section considers the impact of proposed change to Building 20B's setting within Elsecar's Conservation Area and adjacent listed buildings.

Proposal	Assessment Narrative and Mitigation	Level of Impact
Removal of asbestos roof and replacement with a metal roof	<p>Building 20B and specifically the asbestos roof provides a neutral contribution to the significance of the conservation area. The building is modern and of no heritage significance. Indeed, the condition of the existing roof is negatively affecting the neighbouring listed building, which is suffering from water ingress. The roof is difficult to maintain at present due to health and safety concerns.</p> <p>In terms of its replacement, blue slate has been identified as the dominant roof covering within the conservation area. The proposed material, metal, has been used elsewhere and it is considered in keeping with the industrial character and appropriate for use on a non-listed building.</p> <p>The new metal roof is proposed to follow the same form, the roof covering will have a similar corrugated form as the existing asbestos roof, and the proposed colour anthracite is similar to that of the existing roof. Furthermore, the replacement of the roof with an insulated alternative, will in the future enable the vacant building to be brought back into use.</p> <p>It is therefore considered that there is a minor beneficial impact from removing the asbestos roof covering and replacing it with a metal roof in the same form and similar colour to the existing roof.</p>	Minor Beneficial
Adaptation of building 19 roof covering	<p>The roof covering to building 19 is slate. A small area of the roof has previously been adapted to accommodate the abutment to the existing roof of building 20B. The proposed increased roof depth will result in a small amount of further adaptation to the roof of Building 19.</p> <p>Given the previous adaptations which have been carried out, it is considered that the adaptation will have a neutral impact.</p>	Neutral
Replacement of the rainwater goods	<p>The existing rainwater goods are a combination of asbestos gutters and PVC downpipes, all are modern and of no heritage significance.</p> <p>Throughout the conservation area, rainwater goods were traditionally made of cast iron. The new rainwater goods are proposed to be made of pressed steel to maintain a consistency roof materiality.</p> <p>This is an improvement when compared to the existing materiality, and therefore it is considered to have a moderate beneficial impact.</p>	Moderate Beneficial

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Adaptation of the gulleys	<p>The existing arrangement does not allow access to maintain the underground drainage.</p> <p>It is proposed to introduce a gulley arrangement to allow for better access.</p> <p>This work will require some local excavation, however due to the size and depth of the excavation required it is considered that this work will have a neutral impact.</p>	Neutral
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