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ELSECAR HERITAGE CENTRE: FORGING AHEAD

DESIGN AND ACCESS STATEMENT INCORPORATING
HERITAGE IMPACT ASSESSMENT
OCTOBER 2023

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DESIGN AND ACCESS STATEMENT
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CONTENTS

1.0 INTRODUCTION 05

2.0 PLANNING AND HERITAGE CONTEXT 06

3.0 SURVEY AND REPAIRS 16

4.0 DESIGN RESPONSES 18

5.0 STATEMENT OF SIGNIFICANCE AND HERITAGE IMPACT ASSESSMENT 41

6.0 APPENDICES 48

Appendix 1 National Heritage Listing - Buildings 20A and 21
Appendix 2 National Heritage Listing - Buildings 13-14
Appendix 3 Significance Assessment Criteria
Appendix 4 List of documents included as part of the LBC application

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1.0
INTRODUCTION

1.1 PURPOSE OF THIS REPORT

This Design and Access Statement incorporating Heritage Impact Assessment has been prepared in support of a Listed Building Consent application for development at Elsecar Heritage Centre.

This document acknowledges the significance of the Grade II* listed buildings on which the development is taking place and also the significance of other listed building as part of the Elsecar Heritage Centre site. The site is also located within the Elsecar Conservation area and part of the site is also included within the Scheduled monument of 'The former Elsecar Ironworks'.

In determining this Listed Building Consent application, the plans, drawings, and documents inlcuded within the list presented in Appendix 4 to this document should be consulted.

1.2 SUMMARY OF PROPOSALS

Barnsley Metropolitan Borough Council (BMBC) appointed an Conservation Architect-led Design Team to undertake project development work for Elsecar Heritage Centre as part of the 'Forging Ahead' project.

The project, which is supported by the Cultural Development Fund (CDF) includes the refurbishment and improvements to Building 13, Buildings 20 & 21, and also development of the public realm.

Elsecar is recognised to be of international significance. The buildings to be refurbished are each listed on the National Heritage List for England at Grade II*. The site is within the Elsecar Conservation Area and part of the site is a Scheduled Monument.

The design has been developed through engagement and briefing with BMBC stakeholders including the BMBC Officers Working Group which includes Museums, Facilities Management, Procurement and Assets teams. The proposals have also been reviewed with the BMBC Planning and Conservation Team and Building Control Team.

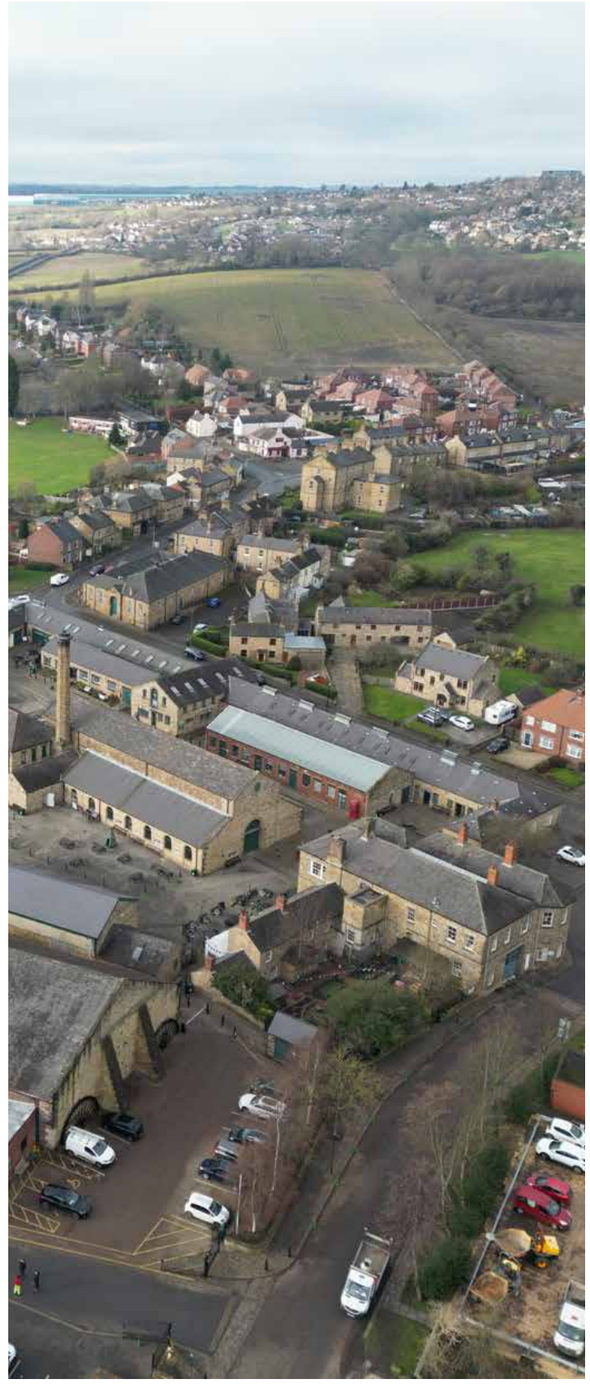
In summary, the development proposals consist of works to:

- Building 13 - The former Earl Fitzwilliam's private railway station
- Building 20 & 21 - The former rolling mill
- The public realm

Located at the north of the site, Building 13 is the former Earl's Railway station. Significantly adapted since its construction in the mid-19th Century, the building is a two-storey stone building with complex slate roofs. The building is in need of both repairs to the external and internal fabric of the building. The building is currently in use as a Children's Nursery, along with workspaces and storage. The ground floor will be retained in it's current use as a Nursery with internal repairs undertaken. The first floor will be refurbished as 'Creative Workspaces'. The works include refurbishment of the building, repairs to the building fabric, new lifts to increase accessibility, renewal of the building services and replacement of flat roof areas.

Building 20 and 21 are former industrial shed buildings that are known collectively as 'The Ironworks'. Building 21 is formed of a large events hall with ancillary spaces. Building 20 is currently in use as stores. Building 20 will be fully refurbished to provide a secondary events space. This will include repairs to the building fabric, new access doors and lobbies, insulation of the roof and new building services. The works to Building 21 are relatively light touch, and focus on improvements to facilitate the renovation of Building 20. The works include new weather lobbies and updating the ancillary spaces.

Works to the public realm have been developed to focus on providing new surface finishes to a wide area of the site. The surface finishes will be a double-layer tar spray and chip over the existing tarmacadam finishes. This will provide a consistent finish across much of the Heritage Centre site,. Moveable seating and planters are also proposed as part of the public realm works.



Drone photo of Elsecar Heritage Centre

2.0
PLANNING AND HERITAGE CONTEXT

2.1 SITE

2.1.1 SITE LOCATION

The village of Elsecar is located some 2km east from the town of Hoyland, 10km south of Barnsley and 13km north of the city of Sheffield in South Yorkshire. The site is within the boundary of Barnsley Metropolitan Borough Council.

Elsecar Railway Station is located 1km north of Elsecar Heritage Centre. Junction 36 of the M1 motorway is 4km to the west of the site. The Trans Pennine Trail runs through the site.

The site address is:

Elsecar Heritage Centre,
Wath Road,
Elsecar,
Barnsley,
S74 8HJ

2.1.2 SITE HISTORY

Once a small agricultural settlement, Elsecar was transformed in the late 18th and 19th centuries into a centre of ironmaking and coalmining under the patronage of the Earls Fitzwilliam. Workshops were established at Elsecar to serve the various industries hosted by the Fitzwilliam estate. Elsecar's industries grew and were bolstered by the arrival of the Dearne and Dove Canal followed by the South Yorkshire Railway.

Following closure of the last coalmine in 1984, the workshops are now owned by Barnsley Metropolitan Borough Council who purchased them from British Coal in 1988. The site was re-opened in the early 1990s as the Elsecar Heritage Centre.

Today, the village is an excellent example of an early industrial hamlet complete with largely unaltered miners and foundry workers cottages and an associated complex of workshops. At the centre of Elsecar, the 'New Yard' workshops are now a busy home for a range of uses including independent shops, events spaces, children's play centre, beer tap and many more activities.

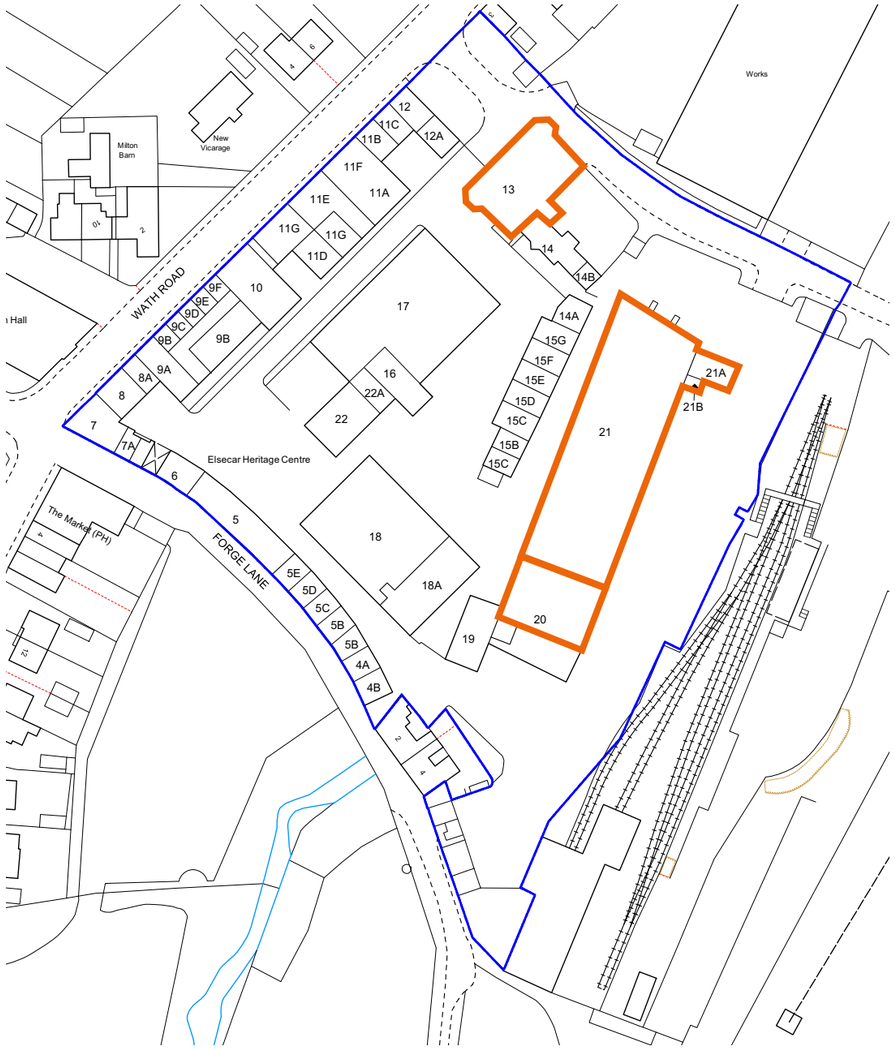
For further information on the historical development of the site, refer to the Section 5.0 of this report.

Site wide aerial drawing of Elsecar Heritage Centre indicating building numbers

2.1.3 EXISTING BUILDINGS

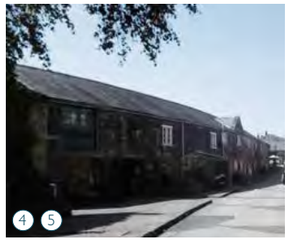
The buildings to be refurbished as part of this project are outlined in orange on the plan below. These are:

- Building 13
- Building 20
- Building 21



Site plan indicated building numbers. The buildings to be refurbished as part of this project are outlined in orange.

Retail and Office
Former Blacksmith and Joiner Workshop
Grade II* Listed



Retail and Storage
Former Workshop
Grade II* Listed

Retail and Storage
Former Workshop
Grade II* Listed

Retail and Storage
Former Workshop
Grade II* Listed

Retail and Cafe
Former Workshop
Grade II* Listed

Visitor Centre and Offices
Former Steward's Office
Grade II* Listed

Retail and Workshop
Former Workshops
Grade II* Listed

Retail
Former Workshops
Grade II Listed

Nursery and Part Vacant
Former Railway Station
Grade II* Listed

Cafe
Former Cottages
Grade II* Listed

Retail
Former Workshops
Not Listed

WCs
Former Boiler House
Grade II* Listed

Play Area
Former Carpenters' Workshop
Grade II* Listed

Retail
Former Workshop
Not Listed

Store
Former Locomotive Shed
Grade II* Listed

Store
Former Ironworks Rolling Mill
Grade II* Listed

Events
Former Ironworks Rolling Mill
Grade II* Listed

Workshop and Offices
Former Workshop
Grade II* Listed

2.1.4 HERITAGE DESIGNATIONS

There are a number of designated heritage assets on the site, many of which have recently been redesignated. These include:

Scheduled Ancient Monument
The former Elsecar Ironworks.
List Entry Number: 1465668

Listed Buildings
Housing at the former Elsecar Ironworks, 2 and 4 Forge Lane
Designation: Grade II*
List Entry Number: 1151096

Building 1, former Elsecar Ironworks casting shed
Designation: Grade II*
List Entry Number: 1465684

Buildings 2 & 3 and boundary wall, former Elsecar Ironworks entry range
Designation: Grade II*
List Entry Number: 1465834

Buildings 4-7, stores at former Elsecar Central Workshops,
Designation: Grade: II*
List Entry Number: 1465836

Buildings 8-12, former workshops, offices and warehousing at the former Elsecar Central Workshops
Designation: Grade II*
List Entry Number: 1465837

Buildings 13-14, former railway station, offices, housing and gate piers at Elsecar Central Workshops
Designation: Grade II*
List Entry Number: 1191337

Building 17, former fitting shop at Elsecar Central Workshops
Designation: Grade II*
List Entry Number: 1287085

Building 19, former workshop at Elsecar Ironworks
Designation: Grade II*
List Entry Number: 1191442

Buildings 20a and 21, former rolling mill at Elsecar Ironworks, including two halved colliery pit wheels
Designation: Grade II*
List Entry Number: 1151097

Building 22, former Joiner's Shop, including chimney and rebuilt boiler house (building 16)
Designation: Grade II*
List Entry Number: 1315025

Conservation area
Elsecar Conservation Area

Site plan indicating heritage assets

Key
- Scheduled Ancient Monument boundary
- Elsecar Heritage Centre boundary
- Elsecar Conservation Area boundary
- Buildings to be refurbished as part of the Forging Ahead project
- Local Authority boundary

2.2 EXISTING BUILDINGS

2.2.1 BUILDING 13

Building 13 is the former Earl's Railway station. Significantly adapted since its construction in the mid-19th Century, the building is a large, two-storey stone building with complex slate roofs. The building is in need of both repairs to the external and internal fabric of the building.

The building is located at the north of the Elsecar Heritage Centre site. To the north is the Distillery Side access road and main visitor car park. To the east the building is part of a range with Building 14 which includes the cafe. To the south the main entrance to the building is onto an area of public realm. The main entrance to the site and entry gateposts are located directly to the west.

Existing use
Children's nursery on the Ground Floor. Workspace, storage and artist studios on the First Floor

Proposed use
A children's nursery on the Ground Floor and workspaces on the First Floor.

Approx. Gross Internal Area
703m^2

Building 13, southwest elevation

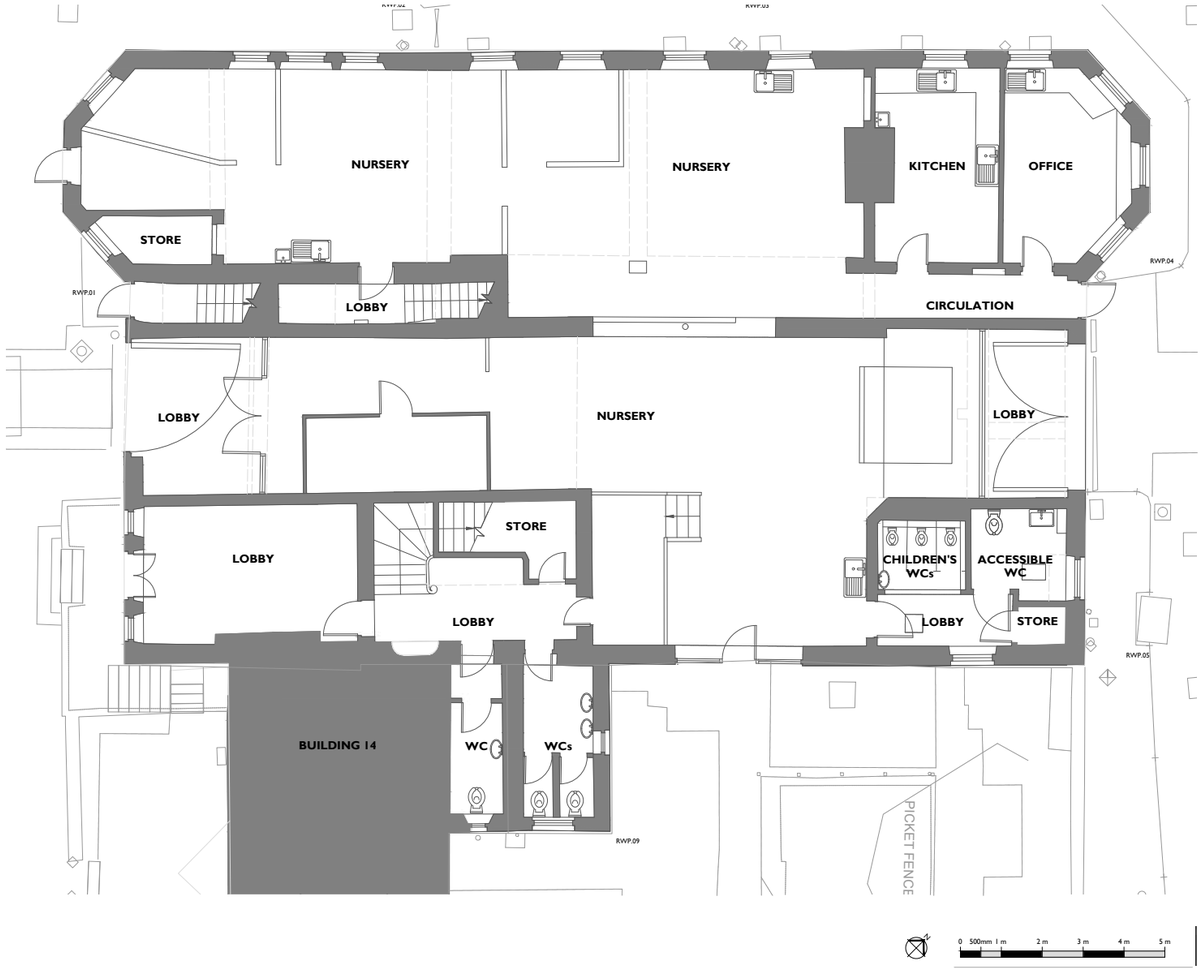
Building 13, Ground Floor Nursery

Building 13, Staircase

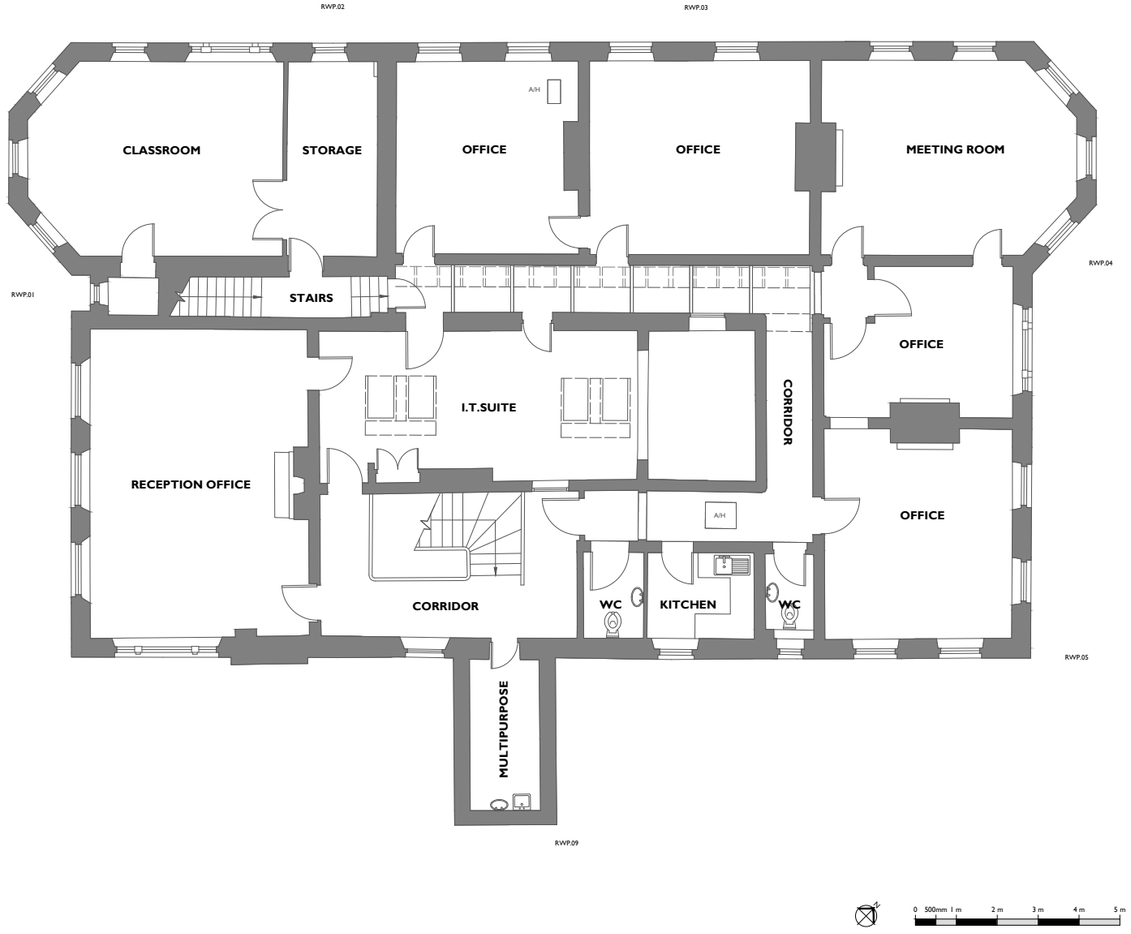
Building 13, northwest elevation

Building 13, northeast elevation

Building 13, office space



Building 13, Ground Floor plan as existing



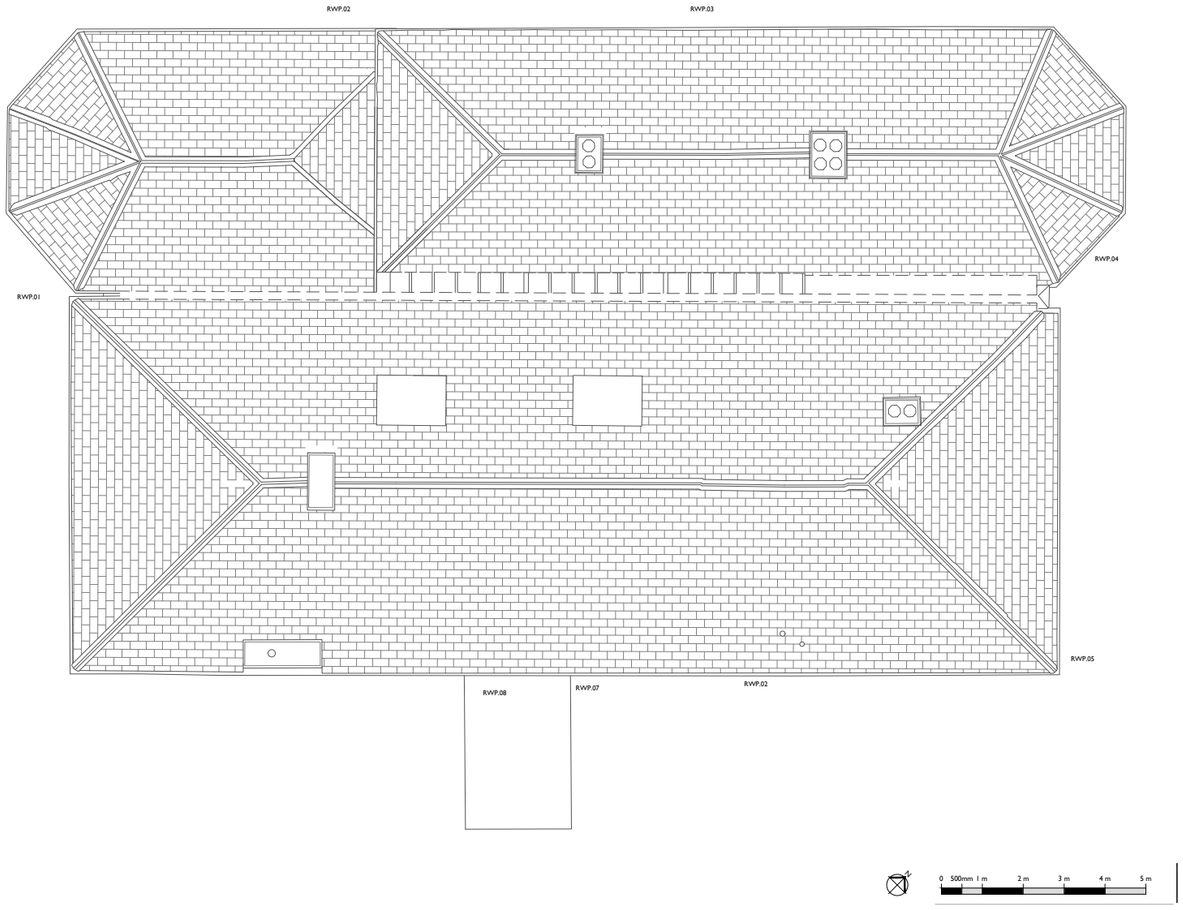
Building 13, First Floor plan as existing

Ground Floor

The Ground floor is currently in use as a Children's nursery. There is a large open space used as the main crèche space with ancillary rooms to the north and east. Access to the First Floor is via a staircase at the south east of the plan. There is what is assumed to be a flat roof single storey and double storey extension to the building on the east side, which sit within an external courtyard.

First Floor

The First Floor includes a series of individual rooms accessed off a single, internal corridor, with a further large room at the centre of the building.



Building 13, Roof Plan as existing

Roof Level

The roof includes a mix of slate pitched roofs as well as discrete areas of flat roof. Of note is an array of inclined rooflights and flat roof / valley gutter at the centre of the plan.

2.2.2 BUILDING 20 & 21

Building 20 and 21 are former industrial shed buildings that are known collectively as 'The Ironworks'. The existing events space of Building 21 is a large open space which is used for a variety of events such as weddings, dining and exhibition. The Ironworks is a popular venue that is usually fully booked months in advance.

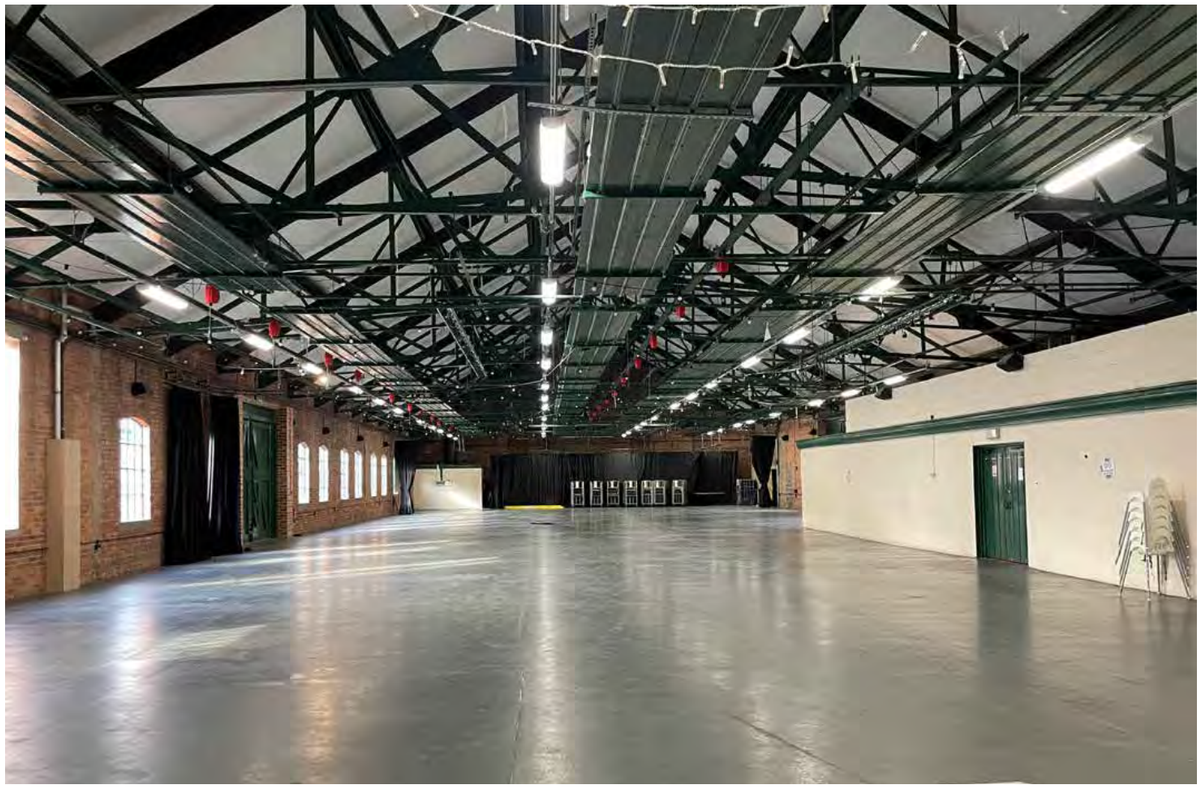
Building 20 is currently in use as stores, having recently been used as a temporary home for the beer tap room.

To the north of Building 20/21 is a small car parking area and the Distillery Side access road. To the east is the open area known as Furnace Yard and the former Elsecar Heritage Railway. Directly to the south is Building 20B which is a 1950s shed building. To the west, Biram Walk provides an access route around the building. Building 19 which is a stone shed, connects to Building 20 at its southwest corner.

Existing use
Building 20 - Stores
Building 21 - Events and exhibition space

Proposed use
Building 20 - Secondary events space
Building 21 - Primary events / exhibitions space with supporting ancillary spaces

Approx. Gross Internal Area
1765m^2



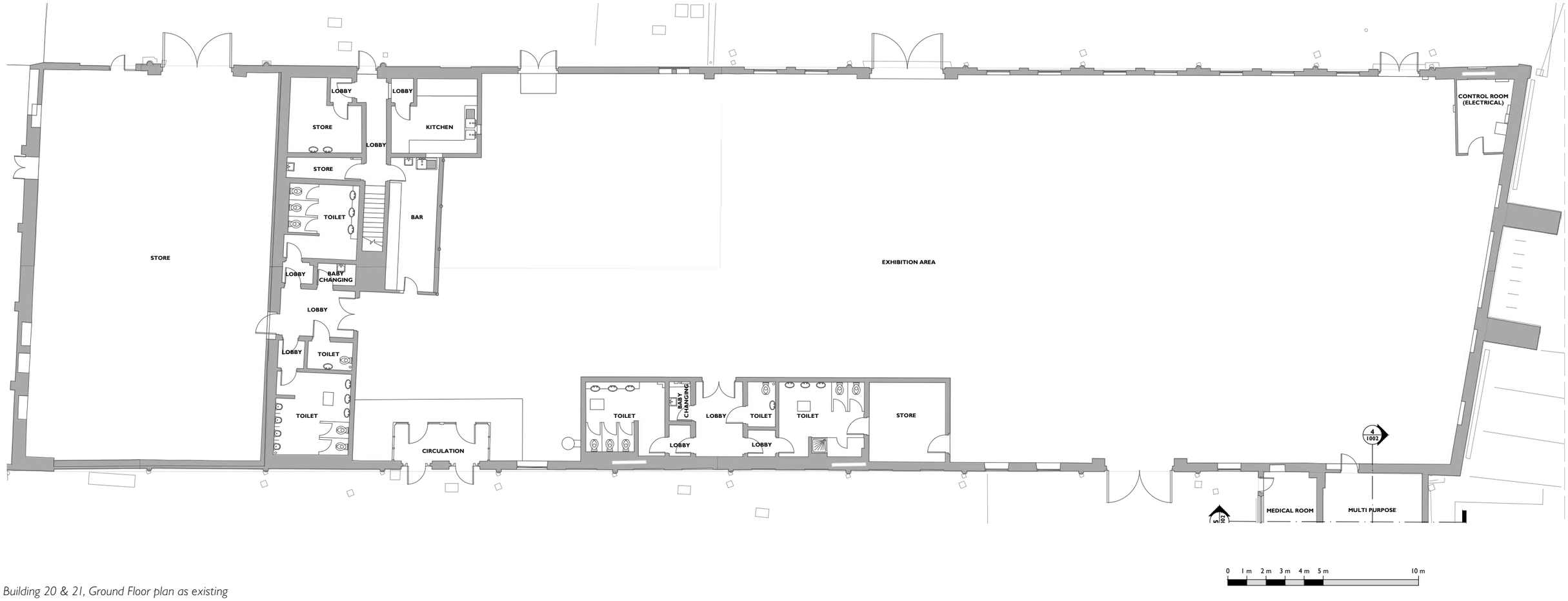
Building 21 Interior

Building 20 interior

Building 21 Exterior

Building 20 & 21 Exterior

Building 20 interior



Building 20 & 21, Ground Floor plan as existing

Ground Floor

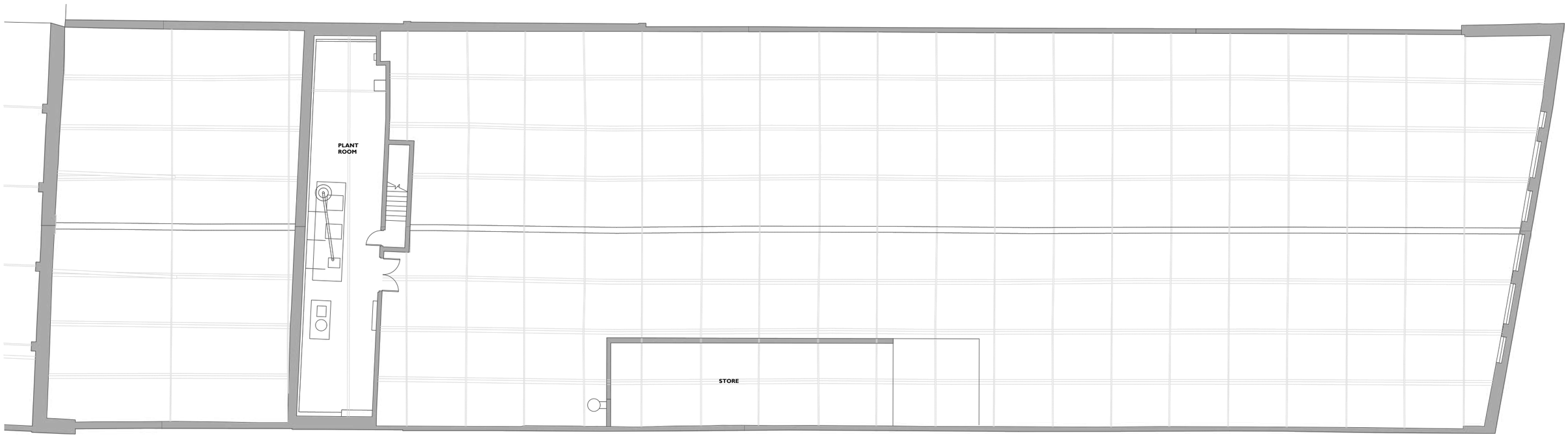
Building 20 is located at the south of the building and is a large, open shed space. It connects to Building 21 via a steep and short ramp. Ancillary facilities are provided at the centre of the plan including WCs and a catering space. Additional WCs are located within a single storey block within the Building 21 Events space.

First Floor

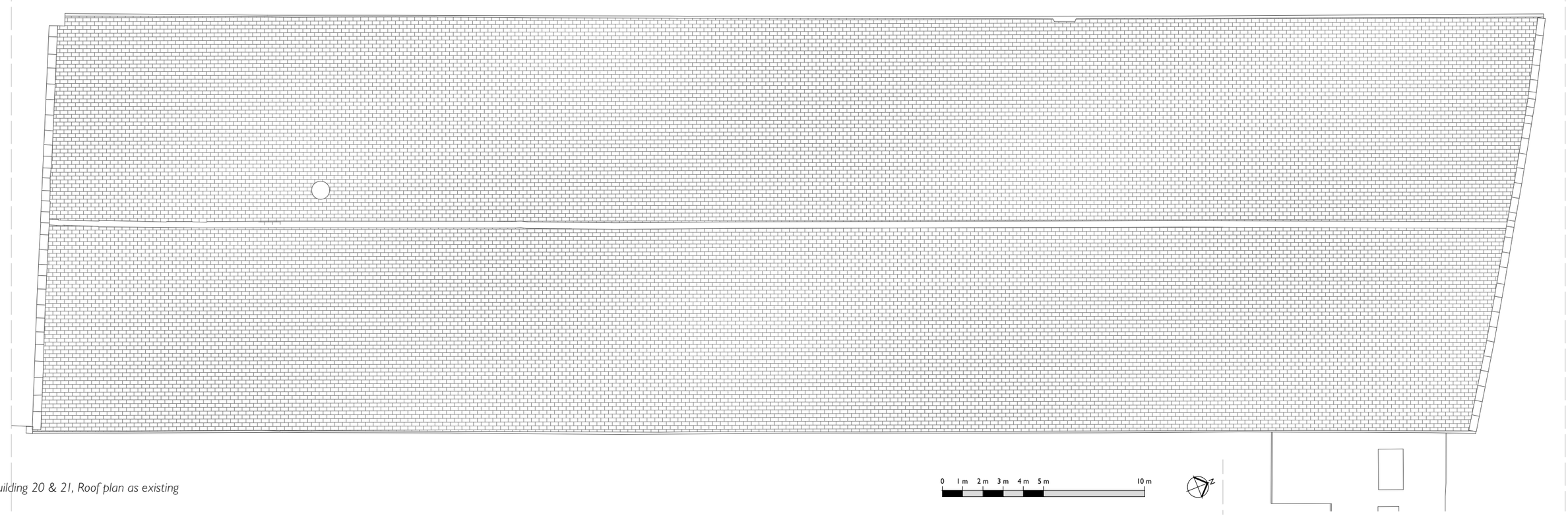
There is a small mezzanine floor above the ancillary space which is in use as the main plant room for the building

Roof Level

The roof is a large, dual pitched slate roof.



Building 20 & 21, First Floor plan as existing



Building 20 & 21, Roof plan as existing

2.2.2 PUBLIC REALM

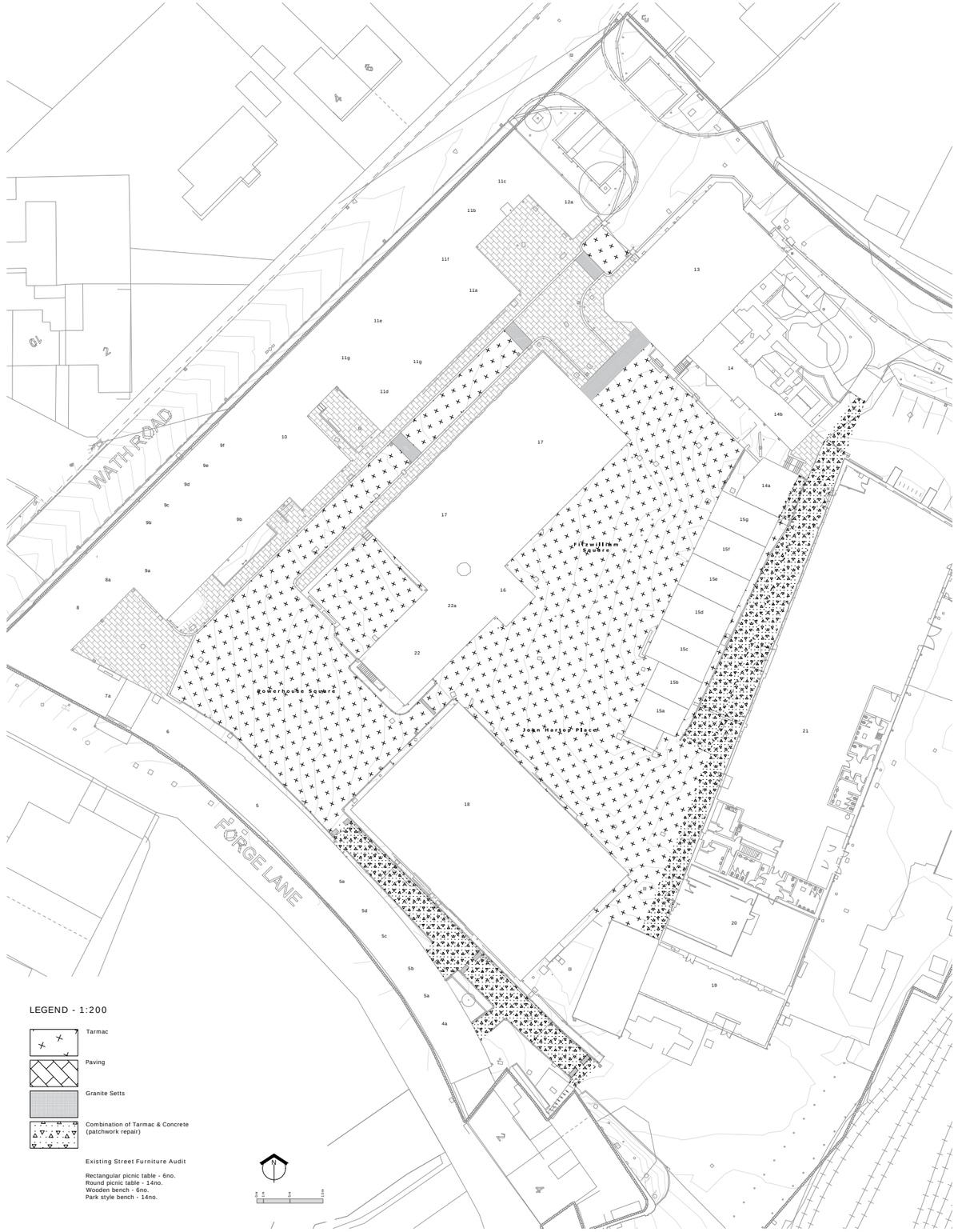
The public realm at Elsecar Heritage Centre will be addressed as part of this project. The existing hard landscape consists of:

- Stone paving (natural York riven with jointing)
- Natural sett paving used as banding, vertical deflections and paving
- In-situ concrete surfacing
- Tarmacadam which has been patch repaired over the years

Large expanses of the site are visually poor including patched tarmac and in-situ concrete in large expanses. There is very little soft landscape of any sort within the scope line, limited to incidental planting around rocks.

Photograph of Powerhouse Square as existing

Photograph of Fitzwilliam Square as existing



Public Realm Site Plan, as existing

3.1 SURVEY AND REPAIRS

3.1.1 FABRIC REPAIRS

A full condition review has taken place of both Building 13 and Building 20 & 21, covering both internal and external areas. The review included an analysis of photos of high level areas taken by drone.

The results of the survey were collated in an itemised schedule of defects. The proposed works will sensitivity address many of these defects in the building fabric.

Examples of some of the defects identified are shown in the photographs opposite. The repair drawings included as part of this LBC application provide full details of the repairs and improvements to the building fabric.

The proposals are intended to be modest and sensitive in scope and are targeted to address the most urgent defects as well as those which may result in further deterioration of the building if left untreated. The repair of elements is prioritised over replacement, which is only considered where repairs are unfeasible or uneconomic those defects that

For Building 13 there a comprehensive suite of fabric repairs are proposed to improve its condition make the building wind, weatherproof and watertight. This includes repairs to the building's stonework and masonry, roof coverings and details, windows, doors and other joinery.

As part of the works to Building 20, urgent defects to the building envelope are to be addressed. These include stonework repairs and repair of joinery. For Building 21 urgent health and safety items will be addressed such as replacing broken glazing.

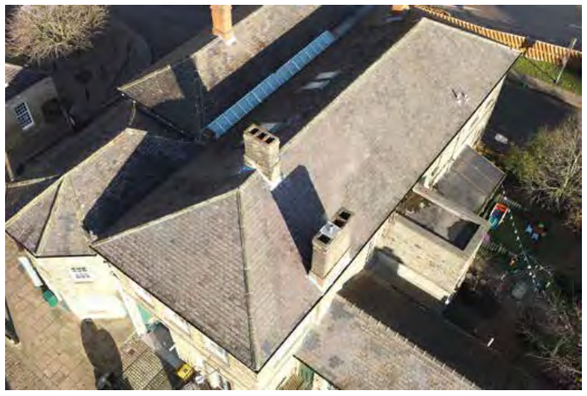
Refer to the following drawings for the full scope of fabric repairs:

- EFAS-PUR-13-XX-DR-A-3000 to 3005
- EFAS-PUR-20-XX-DR-A-2000
- EFAS-PUR-20-XX-DR-A-2010
- EFAS-PUR-20-RF-DR-A-3006

Building 13, deteriorated stone window cill

Building 13, water ingress staining below rooflights

Building 20, thick impermeable paint to stonework



Building 13, drone photo showing slipped slates and other roof defects

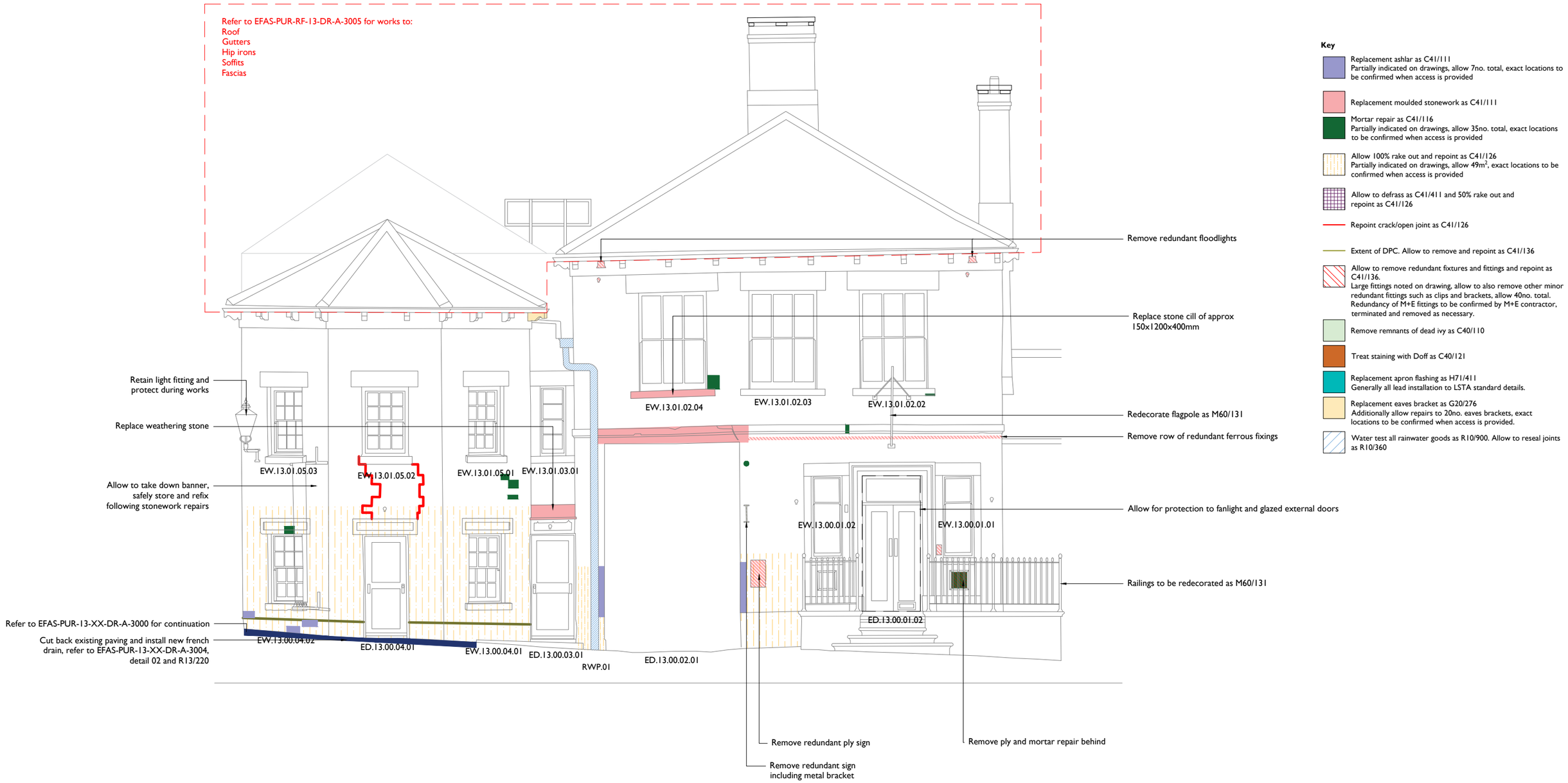
Building 13, window bottom rail in need of replacement

Building 20, high moisture levels in stonework walls

Building 13, cracked concrete window cill

Building 20, cracked panes of glass in fanlight

Building 20, heavily open joined stonework at high level



Proposed fabric repairs to southwest elevation of Building 13