REPORT

16 OCTOBER 2023

DESIGN, ACCESS & HERITAGE STATEMENT

FITZWILLIAM LODGE EXTERNAL REPAIRS
GREAT PLACES HOUSING GROUP

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1.0 INTRODUCTION

Fitzwilliam Lodge, a Grade II listed building at 72 Fitzwilliam Street, Elsecar, Barnsley, S74 8EZ, stands as a testament to the rich historical and architectural heritage of the region. As we embark on the path of preservation and enhancement, we present this Heritage Statement in conjunction with our application for Listed Building Consent.

The proposed works detailed within this application represent a delicate balance between safeguarding the structural integrity and historical significance of Fitzwilliam Lodge, while simultaneously addressing necessary repairs and improvements essential for its continued existence. These works include comprehensive roof repairs, the replacement of gutters with careful consideration to material choice, restoration of defective mortar joints, meticulous redecoration of all external painted surfaces – windows, doors, gutters, and downpipes – the exploration of a tanking system option for the basement, including a type 3 pump system, and the replacement of two timber windows on the front elevation at the lower ground floor level.

Our commitment to heritage preservation and responsible conservation underpins every aspect of this application. We recognize that Fitzwilliam Lodge is not merely a structure of bricks and mortar, but a repository of stories, craftsmanship, and architectural significance that connects us to the past. Through this Heritage Statement, we seek to articulate our dedication to maintaining the historical essence of this cherished building while ensuring its suitability for contemporary use.

In this document we include commentary on its architectural features of note, and the rationale behind each proposed alteration or addition. This document aims to provide a thorough understanding of our approach, demonstrating our unwavering commitment to the preservation and protection of this unique heritage asset.

By seeking Listed Building Consent for these works, we endeavour to secure a future for Fitzwilliam Lodge that is respectful of its past, sustainable in the present, and preserve the asset for future generations.

2.0 PLANNING POLICY CONTEXT

2.1 OVERVIEW

In addition to the planning framework which is primarily set out in the Town and Country Planning Act 1990, legislation relating to the built historic environment is principally set out within the Planning (Listed Buildings and Conservation Areas) Act 1990, which provides statutory protection for listed buildings and their settings and conservation areas.

In addition to the statutory obligations set out within the Planning Act, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications, are determined in accordance with the Development Plan unless material considerations indicate otherwise.

2.2 NATIONAL LEGISLATION AND POLICY

National policy and guidance in respect to planning is set out in the Government's National Planning Policy Framework (NPPF) published in September 2023. This replaced and updated the previous NPPF published in 2021. The NPPF needs to be read as a whole and is intended to promote the concept of delivering sustainable development. Section 16 of the NPPF relates to guidance on the historic environment.

The NPPF is supplemented by the national Planning Policy Guidance (PPG) which comprises a full and consolidated review of planning practice guidance documents to be read alongside the NPPF and contains a section which relates to the Historic Environment.

The NPPF defines heritage assets as *a building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)*.

Section 16, Paragraph 189 of the NPPF states: *Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.*

Section 16, Paragraph 195 of the NPPF sets out what is required by an applicant for any proposals affecting heritage assets, this is as follows:

- Description of the significance of any heritage asset affected, including any contribution made by their setting. It is noted that the level of detail should be proportionate to the assets' importance.
- Consultation of relevant historic environment records.
- Assessment of heritage asset using appropriate expertise.

The section within the PPG in relation to the Historic Environment confirms that the consideration of significance in decision making is important and states: *Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent, and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.*

3.0 FITZWILLIAM LODGE

3.1 SITE LOCATION

Fitzwilliam Lodge is located in Elsecar, a small village which sits approximately six miles south-east of Barnsley. Fitzwilliam Lodge is sited within the designated conservation area of Elsecar, which is deemed by Barnsley Metropolitan Borough Council to have a particularly high heritage significance. From the late eighteenth century, Elsecar was the industrial village of the Earls Fitzwilliam, whose seat of Wentworth Woodhouse lies nearby. At Elsecar they invested in coal mining and iron working, erecting industrial buildings along with good quality workers' housing and a range of other urban facilities including a church and school, all within what had been an agricultural landscape. The survival of many of these buildings makes Elsecar an important and significant place, telling the story of three centuries of coal mining, Christian paternalism, and industrial boom and decline. The Miners' Lodging House was commissioned by the fifth Earl Fitzwilliam (1786-1857) to provide lodgings for unmarried miners.



3.2 OVERVIEW

Fitzwilliam Lodge is a Grade II listed building that was constructed in 1853, by Earl Fitzwilliam to provide lodging for unmarried miners, with the rear wing being a subscription reading room for the village. The building was formerly known as Miners' Lodging House. The building sits within the Elsecar conservation area.



Fitzwilliam House has now been converted into 14 dwellings; it was derelict for a period before being restored in 1982.

The building is constructed of parallel punched dressed sandstone, with string course, sill course and cornice and a Welsh slate roof. The main building is three storeys above a basement and the rear wing is two storeys, with a single storey central link connection. The front elevation has a symmetrical seven-bay frontage, the central three bays being pedimented with central glazed oculus and slightly broken forward. To the right-hand side of the building, set back is a two-storey extension.

The front elevation has a central doorway with a pair of fielded-panel doors beneath a fanlight with radial glazing bars, the doorway and fanlight being set within an ashlar surround that has moulded imposts, archivolt, paterae and a slight cornice. The windows are sashes with glazing bars, these have been replaced in recent years with double glazed sashes.

The gable ends of the building are of three bays, the central bays having doubled sashes, the gables being pedimented framing a central oculus.

There are four chimney stacks on the main roof and one on the rear wing.

Listing details can be found in Appendix A.

3.3 ELSECAR CONSERVATION AREA

A guide entitled **Elsecar conservation area design and maintenance guide** was produced by Barnsley Metropolitan Borough Council and adopted in November 2019. This provides information and guidelines on how development and maintenance should be approached in the area. Below are extracts from the aforementioned document which are pertinent to this application.

Section 5.2 of the guidance refers to the local plan policy:

Local Plan policy HE3 (Developments affecting Historic Buildings) which states:

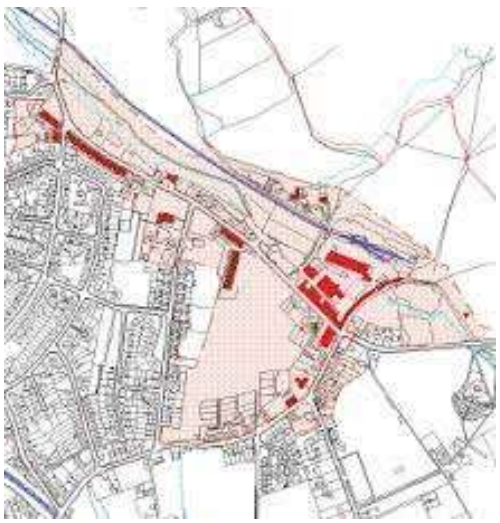
Proposals involving additions or alterations to listed buildings or buildings of evident historic significance such as locally listed buildings (or their setting) should seek to conserve and where appropriate enhance that building's significance. In such circumstances proposals will be expected to:

- *Respect historic precedents of scale, form, massing, architectural detail and the use of appropriate materials that contribute to the special interest of a building.*
- *Capitalise on opportunities to better reveal the significance of a building where elements exist that detract from its special interest.*

Section 10.3 provides guidance on rainwater goods and guttering:

Traditional gutters are usually wooden box section gutters, or cast-iron half round/ogee profile gutters There is evidence for both of these gutter types in Elsecar. In the main, residential and listed properties tend to have wooden box-section gutters. Gutters tend not to be mounted on fascia boards, but instead use metal spiked rise and fall brackets, cast iron round brackets or stone or wooden corbels beneath the gutter. Fascia boards are not typical in Elsecar and therefore should not be introduced unless they are pre-existing and clearly historic.

Downpipes should be circular, cast-iron and painted black, mounted on hardwood bobbins with a traditional discharge shoe at the bottom. With regular maintenance cast-iron gutters will last far longer than plastic and are more visually in-keeping in historic areas. As with other features, rainwater goods should be replaced like for like, or, where later plastic replacements have been used, traditional materials (e.g., cast-iron downpipes and wooden gutters) should ideally be reintroduced to match surrounding properties.



Map of Elsecar Conservation Area

3.4 SIGNIFICANCE AND SETTING

Evidential value derives from the potential of a place to yield evidence about past human activity. Fitzwilliam Lodge has evidential value in its remaining built fabric and works have the potential to reveal further evidential value. However, given the minor nature of the works it is unlikely that further evidential value will be gained from these works.

Regional characteristics – Fitzwilliam Lodge has a distinctive style and is cohesive with the surrounding architecture and land use whilst demonstrating the use of local materials.

Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It can be illustrative or associative. Fitzwilliam Lodge has historical value as part of the Elsecar conservation area and the cohesive design of the area.

Fitzwilliam Lodge has a historical association to Earl Fitzwilliam, who built the building to house unmarried miners.

Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place through architectural design. The principal aesthetic elements are considered to include:

Fitzwilliam Lodge sits as a prominent structure in the heart of Elsecar.

The use of locally distinctive materials.

The style and design consistent with the wider conservation area.

Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Fitzwilliam Lodge is currently use for shared dwelling which means it has significant communal value which also echoes its original use.

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4.0 PROPOSED WORKS

4.1 INTRODUCTION

This section details surveys undertaken, and the works proposed to put the building into a good state of repairs as part of this listed building application. The latter part of this section provides further detail on the proposed remedial works requested in the pre-application planning advice.

4.2 OVERVIEW

Date of Survey: Tuesday 09 May 2023

Weather Conditions: Sunny and dry.

Present: Azizul Haque (Plumlife Property Management)

Lewis Wrathall (Rider Levett Bucknall)

Anna Parkin (Rider Levett Bucknall)

Date of Drone Survey: Friday 12 May 2023

Weather Conditions: Overcast and dry.

Present: Ray Langford (Visual Perspectives)

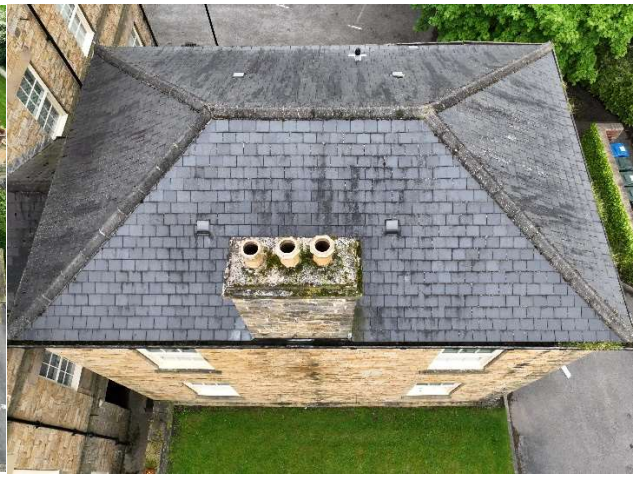
4.3 FLOOD RISK ASSESSMENT

The site is within flood zone 1 - an area with a low probability of flooding. The proposed works will have no impact on the flood risk.

See ‘flood-map-planning-2023-10-02T08_23_55.621Z’ in Appendix B for further information.

4.4 ROOF – EXISTING CONDITION





Welsh Slates	There are numerous slates throughout that are slipped, missing, or cracked. To the front elevation of the main building, slipped slates are lodged in the right-hand side valley causing further issues with the functioning of the rainwater goods. Once access is available a full roof survey is required, as there appears to be some signs of delamination. The condition of the fixings also requires checking. In some areas there is a concern of nail sickness, this appears be isolated to areas affected by water ingress on the front elevation of the main building.
Lead Flashing	The lead flashing detail to either side of the roof of the link building, that connects the main building and rear wing is poorly detailed and allowing further water ingress into the building. This requires replacement.
Ridge	Throughout there are sections of mortar missing, these require re-bedding to prevent water ingress. The condition of the ridge tiles requires further inspection when access is available.
Chimney Stacks	There are four chimney stacks on the main property and one on the rear wing. The flaunching to all chimney stacks requires replacing, as it is cracked with vegetation growth visible. There are localised areas of repointing required throughout all stacks, visible from the drone survey photos. The mortar joint to the base of the four stacks on the main building is defective and requires replacement. The base of the stack to the rear wing has a lead flashing detail, which is showing signs of deterioration.
Stone Capping	There is a pediment to the centre of the front elevation and gable ends of the main building and two-storey extension. The stone capping that forms the pediment has defective or missing mortar joints throughout. Water is tracking through the underside of the open joints and causing erosion of the underside of the stone. Repointing is required throughout with a lime mortar (NHL3.5).

	The mortar fillet between the stone capping and the roof slates is defective or missing, this requires replacing with a lime mortar (NHL3.5).

4.5 RAINWATER GOODS - EXISTING CONDITION





Gutters	The gutters to the main building are lead lined parapet gutters, these are need of clearing out as overgrown with vegetation and debris in areas. The lead is anticipated to have reached the end of its economic life span and requires replacement. The gutters to the two-storey extension, link building and rear wing are timber profiled gutters. These are in poor condition throughout and are showing signs of displacement and rot, these require replacement. It has been identified that Great Places would like to replace these with aluminium profile guttering to match the existing.
Downpipes	The downpipes throughout the property are cast iron, it is clear these are not functioning correctly due to staining of walls in the surrounding areas. The downpipes require rodding and jetting through. The downpipes require an overhaul to check bracket fixings and decoration throughout is required.

4.6 WALLS - EXISTING CONDITION





Stone	The building is constructed of parallel punched dressed sandstone, the sandstone used is extremely soft, so particularly vulnerable to weather conditions. Along with the parallel punching which provides ledges for water to get trapped and creates weak points in the stone. At high level and ground level, there are a number of stones that have eroded and hollowed out by more than 50% of their surface area. There are signs throughout of disaggregation, biological deterioration, masonry bees and frost damage. The property is situated in a coal mining area, this has meant that pollution over the years has greatly accelerated the damage to the fabric of the building. Defective rainwater goods and inappropriate mortar has also contributed further to the deterioration of the stonework. It is recommended that stones that have lost more than 50% of their surface area are replaced. Suitable stone replacement would need to be identified and agreed with the Conservation Officer, with a similar colour, grain size and face finish.
Mortar Joints	The building was originally pointed with a soft lime mortar, over the years mortar repairs have been undertaken with a variety of mixes including some cementitious mortar repairs. This causes deterioration of the stonework as cementitious mortar is harder than lime and the surrounding stone and an impervious material. Hard cementitious pointing does not allow moisture to evaporate through, therefore moisture transfer through the wall evaporates through the sandstone rather than the mortar. When relatively soft sandstone erodes back significantly it is anticipated that the rate of degradation is likely to accelerate further due to the loss of the weather face and the creation of ledges and water traps. There are also areas of defective and missing mortar in localised areas throughout. It is recommended that repointing works are carried out to defective and missing areas. In respect to the cementitious mortar, it is recommended that this is investigated further on site to determine the ease of removal. Cementitious mortar can often be very difficult to remove without causing further damage to the surrounding stone. A sample of the original mortar should be sent away for analysis so that the appropriate lime mortar mix can be established.

4.7 INTERNAL WALLS - EXISTING CONDITION





Front Elevation	Access to flats internally was limited, one second floor flat to the left-hand side of the central pediment was inspected. Evidence of water ingress and mould build up was prevalent. The water ingress and mould build up is attributed to the defective gutters and external repairs required. Once the external works are completed it is recommended defective plaster is removed and internal timbers are inspected.
Basement	The basement rooms to the rear of the main building are damp and showing signs of water ingress and algae growth. A lot of this is attributed to the external ground level being higher than the internal level. Inadequate surface water drainage and the areas of hardstanding adjacent (see below) are adding to this problem. Works to resolve the issues with surface water drainage should be addressed in the first instance, followed by the installation of a sump pump and low-level basement tanking if this is not sufficient.

4.8 SURFACE WATER DRAINAGE - EXISTING CONDITION





Gully's	The gully's throughout require cleaning and rodding to ensure that they are functioning correctly. To the left-hand side rear of the main building one downpipe does not feed into a gully, water is dispersed on to the hardstanding to the open gulley at the bottom of the slope. It is recommended that a gully is installed to this downpipe and connected to the surface water drainage system.
Drainage Survey	It is recommended that a surface water CCTV drainage survey is completed to establish the routes and condition of the system and ascertain whether any remedial repairs are required. There is a lot of standing water in gully's throughout the site, highlighting that the system is not working effectively.
Hard Standing	To the left-hand side rear of the main building there is an area of hardstanding that abuts the building. This area is adjacent to the basement rooms, which are below the external ground level. Damp, water ingress and mould growth are prevalent in these rooms. The hard standing abuts the building, allowing surface water to enter the building rather than being dispersed away. It is recommended that the area of hardstanding is chopped out so that there is a perimeter of free-flowing material around the building and a French drain installed to help disperse water away from the building.

5.0 SPECIFICATION AND JUSTIFICATION

Proposed work area drawings can be found in Appendix C highlighting working areas where these have been defined. Following the erection of scaffolding and further identification of defective masonry and pointing; marked up elevation drawings will be produced for approval.

Pre-Application planning advice (2023 ENQ 00297) was sought prior to this application. The response from the Conservation Officer can be found in Appendix D.

5.1 WELSH SLATES

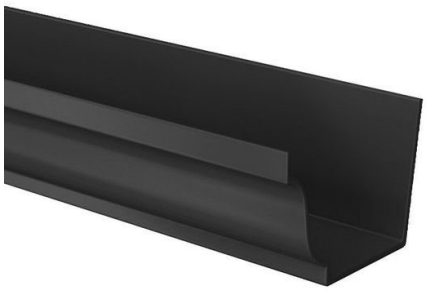
Replacement Welsh slates to be second hand and of matching size to existing slates. Sample to be provided on site for conditional approval.

5.2 GUTTERS

4.2.3 TIMBER GUTTERS: Allow to replace the existing timber guttering on the rear wing and two-storey extension with aluminium guttering. Design, supply and install new guttering. The profile of the new guttering is to match the profile of the timber guttering.



Existing style of timber guttering to replace.





Proposed aluminium gutter to be isntalled. Alumasc Rainwater Aluminium Heritage Moulded Gutter - Moulded MG3 - 150 x 100 mm.

The proposed aluminium gutter closely replicates the existing timber gutters which have reached the end of their serviceable life. The guttering that is to be replaced is situated on the rear extension and therefore predominantly hidden from view by the larger main building. As such, we believe that the replacement guttering will have minimal visual impact on the building whilst providing the following benefits.

Durability: Aluminium gutters are highly durable and resistant to rust and corrosion. They can withstand exposure to harsh weather conditions, making them a long-lasting choice.

Low Maintenance: Aluminium gutters require minimal maintenance. They don't rot, warp, or crack like wood, and they don't need to be repainted frequently.

Cost-Effective: While the initial cost might be higher than timber, aluminium gutters can be cost-effective in the long run due to their durability and low maintenance requirement.

5.3 REPLACEMENT WINDOWS

4.4.3	Allow to replace 2no. Basement windows to the front elevation of the main building, to match existing profile and detailing. Windows are to be replaced using Accoya. (See item 4.4.1 and 4.4.2)	





It is proposed to remove and replace 2nr windows serving basement rooms due to severe rot to the timber frames. The following comment was received in the pre-application advice:

This must be like for like in all ways in terms of design, glazing bars, moulding, single glazing, method of opening, string sash balance to avoid LBC.

The proposal is to replace the windows in a like-for-like manner. Following the appointment of a principal contractor, measurements of the existing windows will be undertaken by a window manufacturer who will then produce drawings for the new windows.

As such, we propose that the replacement of the basement windows is approved subject to a condition whereby the new window drawings will need to be approved by the local authority.

5.4 REPOINTING – EAVES, RIDGES AND CHIMNEY STACKS

Sections of pointing throughout the roof has deteriorated and become brittle or washed away. In conjunction with the pre-application advice received, it is proposed to remove defective areas of pointing and mortar and replace with NHL lime. All works are to be undertaken using hand tools only to prevent unnecessary damage to the existing fabric.

Ridge – NHL5

Chimney Stacks – NHL3.5

Flaunching – NHL5

Stone Capping / Pediment Joints – NHL3.5

Mortar fillet between the stone capping and the roof slates - NHL3.5

5.5 ROOFING - LEADWORK

4.1.6	CHIMNEY STACKS: Allow to replace the lead flashing to the bottom of the rear wing chimney stack with code 5 lead (See item 4.1.2). Lead to be no longer than 1.5m lengths with no less than 100mm laps. New cover flashing to be chased into stonework and turned in no less than 25mm, and mortared in using pre-agreed mix (item 4.1.5).	
4.2.1.	LEAD PARAPET GUTTERS: Allow to replace existing lead parapet gutters to the main building (See item 4.1.2). Design, supply and install new lead parapet gutter using code 8 lead. The detailing of the parapet guttering should follow the recommendations in the Lead Sheet Association Manual and have a tilting fillet and sacrificial lead apron detail.	

5.6 REPLACEMENT STONEWORK

	REPLACEMENT STONES	
	Take measurements from existing masonry units, as instructed, to allow replacements to be matched accurately, and produce drawings and templates.	
	New stone is to be free from vents, cracks, fissures, discolouration, or other defects which may adversely affect strength, durability or appearance.	
	Stone is to be dressed and worked to match the profile of the original, with existing joint widths maintained. It is to be finished to true and regular surfaces, free from hollow or rough areas.	
	Sinkings for fixings and joggles are to be accurately aligned and positioned in relation to existing masonry.	
	Stones in plain walling and balusters - to be orientated to the natural bed.	
	Projecting stones and copings – beds to be vertical and at right angles to wall face.	
	Arch stones – beds to be at right angles to line of thrust.	
	New stones are to be wrapped and boxed to protect them while being transported, to avoid damage in transit.	

Samples of proposed stonework to be provided on site for conditional approval.

5.7 ELEVATIONS – MORTAR JOINTS

The below paragraph was provided within the pre-application planning advice. We have considered the advice and now propose to proceed on this basis using hot lime mortar to repoint elevations.

Raking out of OPC or NHL shall utilise handheld plugging chisels or Arbortech's with slim line heritage blades to a depth of 35mm. Raking out shall not utilise angle grinders due to the risk of overcuts to arises. Once prepared the joints shall be brushed back by hand and thoroughly wetted to the back of the open joint with a hand spray to avoid suction and cracking. The mortar gauging shall include 1 part unslaked powdered quicklime (or 15mm kibble) to 3 parts well graded river sand. The aggregate will require sieving to ensure compatibility with the joint width / height. The mortar shall be as dry as possible before pointing at the top of the wall and working downwards to allow cleaning below. The mortar should be packed as tightly as possible into the back of the joint using and pointing key or spatula and finished to a flush or slightly rebated joint. Thereafter pointing should be mist sprayed to control drying and shall be protected from sun, wind, and rain. Hessian sacking should be used to assist protection and work in temperatures below 5 degrees C should be avoided. Once the pointing has gone off and achieved a green set (resistant to a fingernail), it should be brushed and tamped back to close any fine cracks and consolidate the aggregate. Any final cleaning required can be done at this point.

5.8 FRENCH DRAIN

The existing concrete hardstanding is proposed to be broken out and disposed from site as this covering is not allowing water to drain freely causing a build up of water run off within the rear basement access area.

The proposed French drain will comprise a perforated pipe laid in a shingle-filled trench topped with a free draining gravel. The pipe will be 100-150 mm in diameter accommodated within a trench 150-200 mm wide by 200-300 mm deep. The trench and the pipe will be wrapped in a geotextile filter membrane. The membrane excludes sediment from the drain, allowing a coarser (20-50 mm) fill. Rodding points will be included to facilitate the clearance of any blockages. Water will be conveyed to a nearby mains drainage system.

The final design for the French drain will be undertaken by a suitably qualified persons including connections into the existing drainage system.



Above: Location of French drain highlighted in red.



Above: Typical example of French drain installation.

6.0 ASSESSMENT OF IMPACT

6.1 OVERVIEW

The Planning and Compulsory Purchase Act (2004) requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The policy guidance set out within the NPPF is considered to be a material consideration which attracts significant weight in the decision-making process.

The statutory requirement set out within the Planning (Listed Buildings and Conservation Areas) Act 1990, at Section 66(1) directs that considerable weight should be given to the preservation of the historic and architectural interest of Listed Buildings and their settings.

In addition, the NPPF states that the impact of development proposals upon the particular significance of heritage assets such as Listed Buildings should be considered. It is also important to consider whether the proposals cause harm to the significance of these assets. If they do, then one must consider whether any such harm represents 'substantial harm' or 'less than substantial harm' to the identified designated heritage assets, in the context of paragraphs 201 and 202 of the NPPF.

The PPG clarifies that within each category of harm ('less than substantial' or 'substantial'), the extent of the harm may vary and should be clearly articulated.

The guidance set out within the PPG states that substantial harm is a high test, and that it may not arise in many cases. The PPG makes it clear that it is the degree of harm to the significance of the asset rather than the scale of development which is to be assessed.

6.2 IMPACT OF PROPOSALS

As a general comment it is recognised that the setting of the original listed dwelling lodge has developed over the years since its construction in 1853, throughout its history further dwelling space has been added the site to the rear of the property. The proposed development is therefore considered to be wholly appropriate to its location and is seen as the next phase in the history of Fitzwilliam Lodge.

The setting of the listed building is not deemed to be affected by the proposed development as these consist of sympathetic repairs and minor material alterations to the guttering of the rear extension which are screened from public view by the original building

The impact of the development proposals upon the listed building is not considered to cause any harm to the significance of the listed building. The proposed development embodies the next phases of what the listed building was originally constructed for.

7.0 CONCLUSION

In conclusion, the application for Listed Building Consent reflects a dedicated commitment to preserving our architectural heritage for generations to come. Our intent is not merely to maintain the structural integrity of this historic building, but to ensure its continued relevance and significance in the community.

The selected materials for this restoration project have been chosen with a deep understanding of the building's character. The emphasis on using materials that are not only authentic to the period but also sympathetic to the unique features of the structure underscores our dedication to maintaining the historical integrity of Fitzwilliam Lodge. By harmonizing contemporary restoration techniques with a genuine appreciation for the original craftsmanship, we aim to create a seamless blend between past and present.

By obtaining Listed Building Consent, we seek not only regulatory approval but, more importantly, endorsement from the local authority to embark on this journey of preservation.

APPENDIX A:
LISTING DETAILS

Fitzwilliam Lodge

Fitzwilliam Lodge, Fitzwilliam Street, Elsecar, Barnsley, S74 8EZ

Official list entry

Heritage Category:	**Listed Building**
Grade:	**II**
List Entry Number:	**1151092**
Date first listed:	**23-Apr-1974**
Date of most recent amendment:	**04-Dec-1986**
List Entry Name:	**Fitzwilliam Lodge**
Statutory Address 1:	**Fitzwilliam Lodge, Fitzwilliam Street, Elsecar, Barnsley, S74 8EZ**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries *(https://historicengland.org.uk/listing/the-list/understanding-list-entries/)*

Corrections and minor amendments *(https://historicengland.org.uk/listing/the-list/minor-amendments/)*

Location

Statutory Address:	**Fitzwilliam Lodge, Fitzwilliam Street, Elsecar, Barnsley, S74 8EZ**

The building or site itself may lie within the boundary of more than one authority.

District:	**Barnsley (Metropolitan Authority)**
Parish:	**Non Civil Parish**
National Grid Reference:	**SK 38376 99963**

Details

This list entry was subject to a Minor Enhancement on 22/10/2020

SK39NE 5/8

HOYLAND NETHER Elsecar FITZWILLIAM STREET (north-east side), Fitzwilliam Lodge

(formerly listed as Miners' Lodging House)

23.4.74

GV II Miners' lodging house now 14 dwellings. Built 1853 for the Fitzwilliam estate, restored 1982.

MATERIALS: deeply-coursed, dressed sandstone, Welsh slate roof.

EXTERIOR: the building is of three storeys above a basement. The principal elevation has a symmetrical seven-bay frontage, the central three bays being pedimented and slightly broken forward. Set back to the right there is a two-storey, single-bay addition and to the rear there is a two-storey wing connected to the main block by a lower link block. The principal elevation has a central doorway with a pair of fielded-panel doors beneath a fanlight with radial glazing bars, the doorway and fanlight being set within an ashlar surround that has moulded imposts, archivolt, paterae and a slight cornice. The cornice is set at the level of a first-floor band that runs around the building, a similar band linking the first-floor window sills above. The windows are sashes with glazing bars. The windows to the ground-floor have sunken apron panels; those to the second-floor have projecting sills. There is an eaves cornice and the gables are coped. The central pediment has a glazed oculus window. The roof retains two gable and two ridge-stacks, all being tabled. The gable ends of the building are of three bays, which have bands and cornice, the central bays having doubled sashes, the gables being pedimented framing a central oculus.

INTERIOR: includes a cantilevered stone staircase with an iron balustrade.

HISTORICAL CONTEXT: from the late C18, Elsecar was the industrial village of the Earls Fitzwilliam, whose seat of Wentworth Woodhouse lies nearby. At Elsecar they invested in coal mining and iron working, erecting industrial buildings along with good quality workers' housing and a range of other urban facilities including a church and school, all within what had been an agricultural landscape. The survival of many of these buildings makes Elsecar an important and significant place, telling the story of three centuries of coal mining, Christian paternalism, and industrial boom and decline. The Miners' Lodging House was commissioned by the fifth Earl Fitzwilliam (1786-1857) to provide lodgings for unmarried miners, the rear wing originally being a subscription reading room for the village. It has been described as the most impressive element of the housing provided for the Fitzwilliam mining village. It was admirably restored by a housing association in 1982 following a long period of dereliction.

Listing NGR: SK3837699963

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **333880**

Legacy System: **LBS**

Sources

Books and journals

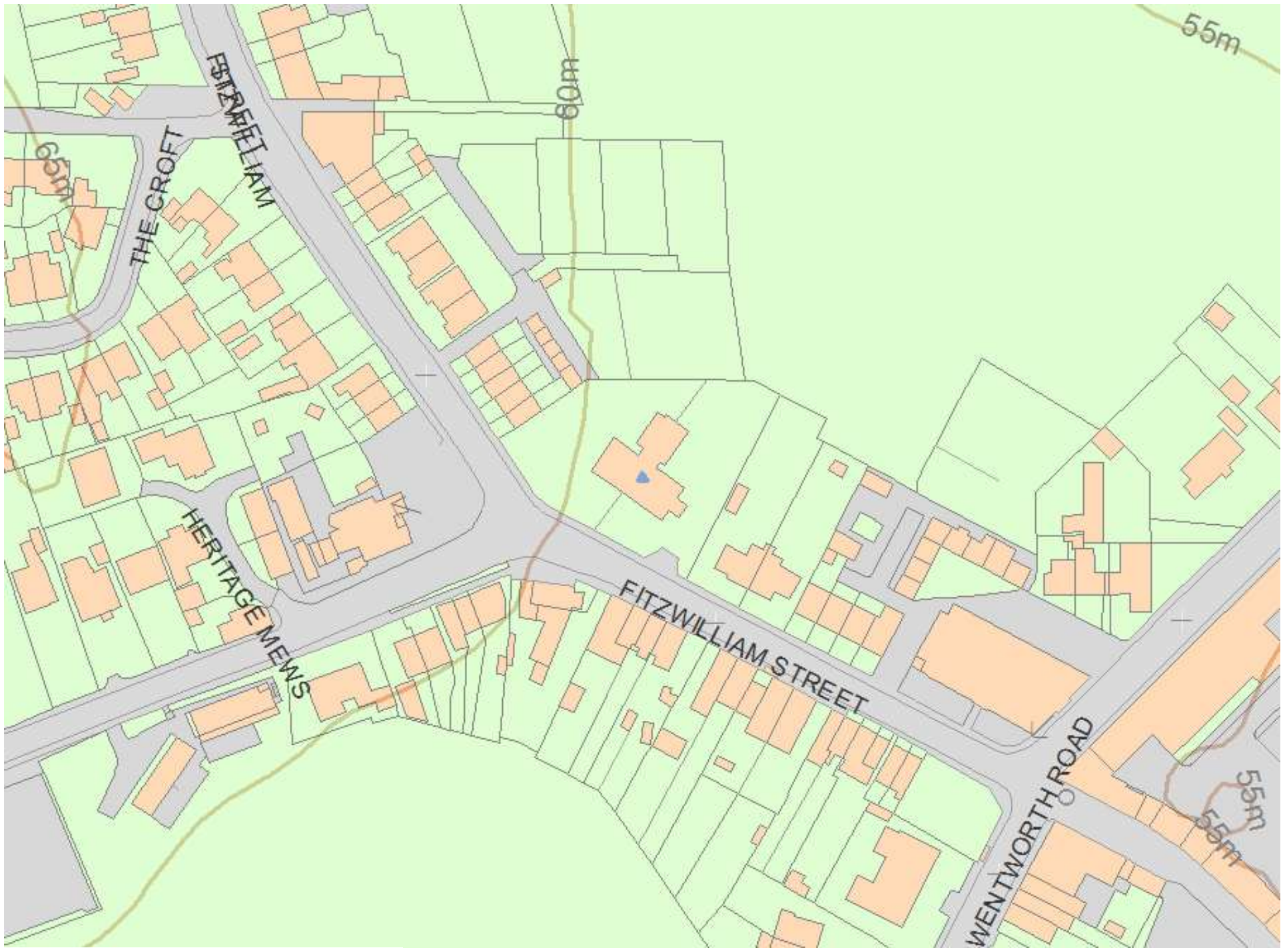
Rimmer, J, Went, D, Jessop, L, The Village of Elsecar, South Yorkshire: Historic Area Assessment. Historic England Research Report 06-2019, (2019)

Other

Buildings at Risk South Yorkshire, (1984)

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 02-Oct-2023 at 09:41:54.

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End of official list entry

Back to top

APPENDIX B:
FLOOD RISK ASSESSMENT

Flood map for planning

Your reference	Location (easting/northing)	Created
<Unspecified>	**438375/399963**	**2 Oct 2023 9:23**

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger that 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

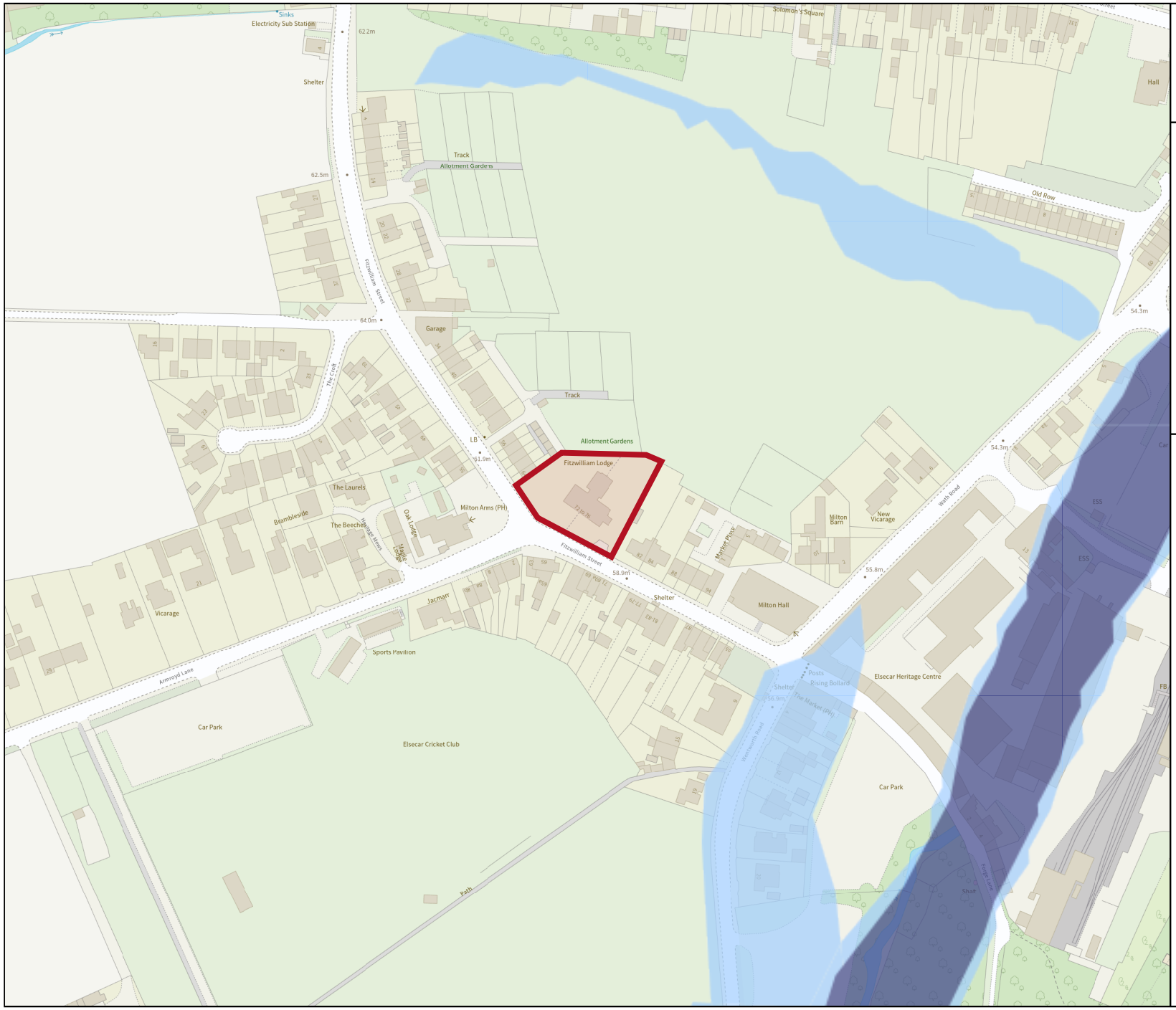
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. https://flood-map-for-planning.service.gov.uk/os-terms



Environment Agency

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
438375/399963

Scale
1:2500

Created
2 Oct 2023 9:23

- Selected area
- Flood zone 3
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Water storage area

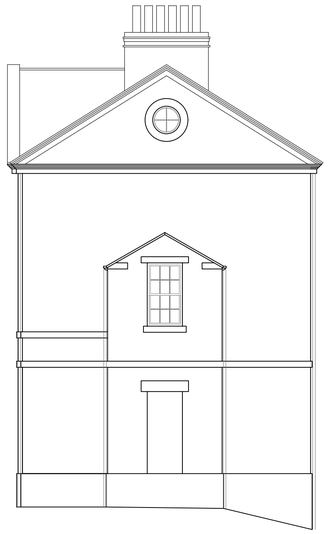
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APPENDIX C:
DRAWINGS



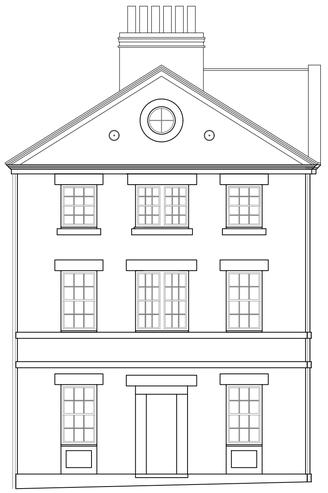
SOUTH-WEST ELEVATION



SOUTH-EAST ELEVATION



NORTH-EAST ELEVATION



NORTH-WEST ELEVATION

NOTE:
ALL MEASUREMENTS WERE TAKEN FROM GROUND FLOOR LEVEL USING A TAPE MEASURE AND LASER MEASURE. MEASUREMENTS FOR ROOF FEATURES ARE INDICATIVE ONLY AND SHOULD BE CHECKED ON SITE WHEN SAFE ACCESS CAN BE PROVIDED.

Rev	Description	Date
P01	First issue.	01/06/23

Client:
GREAT PLACES HOUSING GROUP

Project Title:
FITZWILLIAM HOUSE EXTERNAL REPAIRS

RLB ID: 008888
Drawing Number: 01

Drawing Title:
MAIN HOUSE - EXISTING ELEVATIONS

Stage: ISSUE
Status: S0
Revision: P01

Date: 01/06/2023
Size: A1
Scale: 1:100

RLB Rider Levett Bucknall

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Contact: Lewis.Wrathall@uk.rlb.com
Author: Lewis.Wrathall@uk.rlb.com
QA: Lewis.Wrathall@uk.rlb.com

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All work to comply with Construction Design Management (CDM) 2015.

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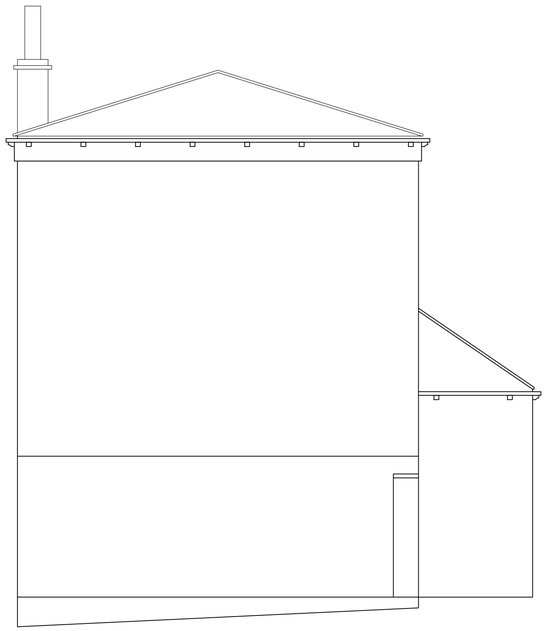
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0 1m 2m 4m 6m 8m
1:100



NORTH-WEST ELEVATION



NORTH-EAST ELEVATION



SOUTH-WEST ELEVATION

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Rev	Description	Date
P01	First issue.	01/06/23

Client:
GREAT PLACES HOUSING GROUP

Project Title:
FITZWILLIAM HOUSE EXTERNAL REPAIRS

RLB ID: 008888
Drawing Number: 02

Drawing Title:
REAR EXTENSION - EXISTING ELEVATIONS

Stage:	Status:	Revision:
ISSUE	S0	P01

Date:	Size	Scale:
01/06/2023	A1	1:50

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Author: Lewis.Wrathall@uk.rlb.com
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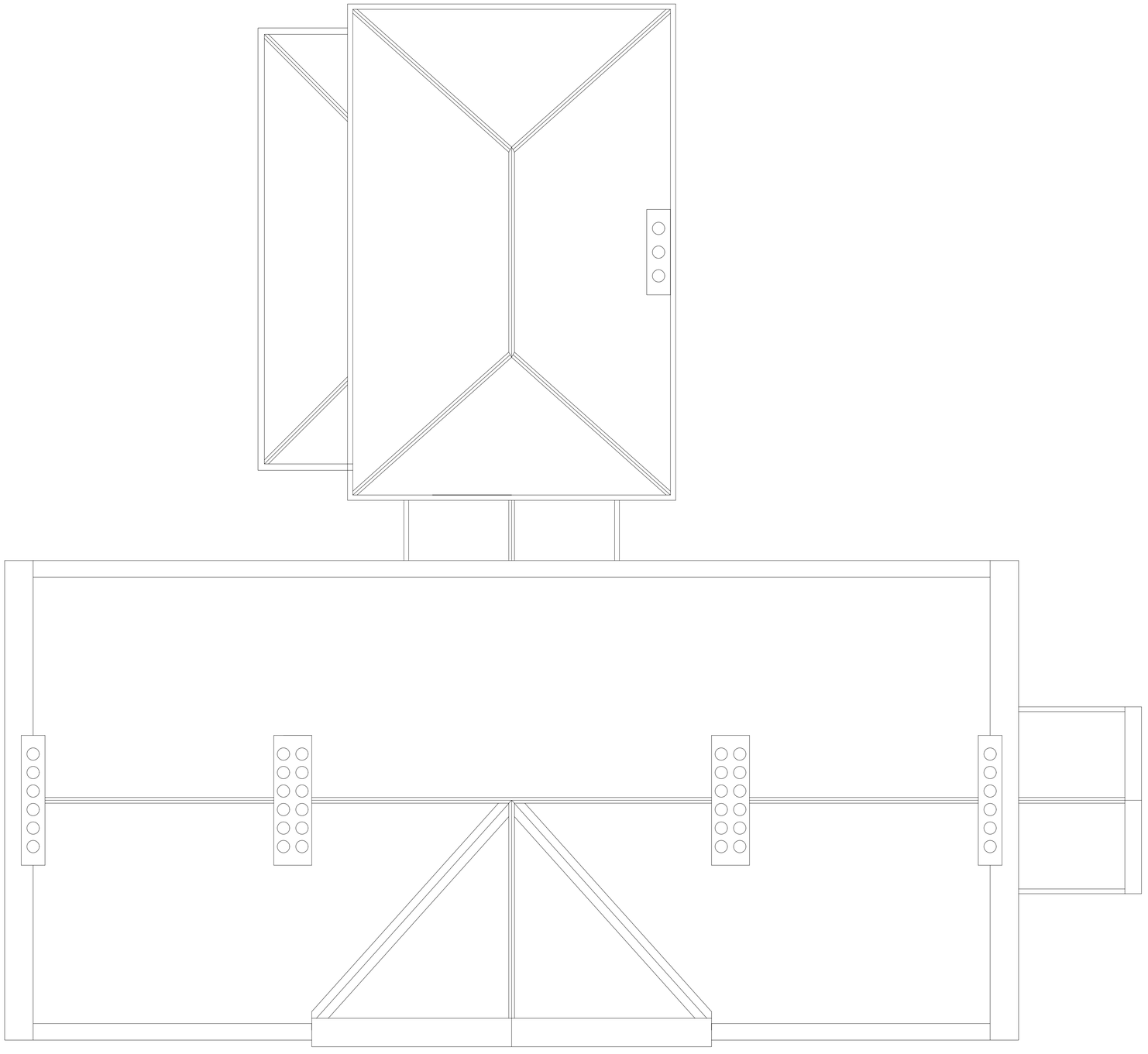
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0 1m 2m 3m 4m
1:50



ROOF PLAN

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Rev	Description	Date
P01	First issue.	01/06/23

Client:
GREAT PLACES HOUSING GROUP

Project Title:
FITZWILLIAM HOUSE EXTERNAL REPAIRS

RLB ID: 008888

Drawing Number: 03

Drawing Title:
EXISTING ROOF PLAN

Stage:	Status:	Revision:
ISSUE	S0	P01

Date:	Size	Scale:
01/06/2023	A1	1:50

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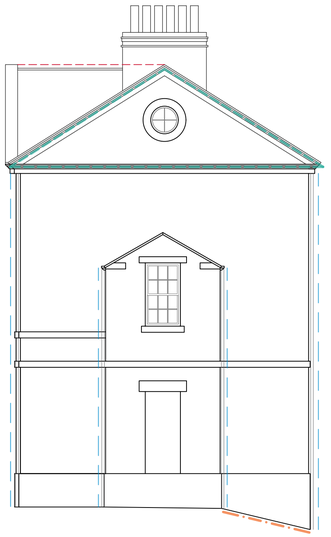
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1:50



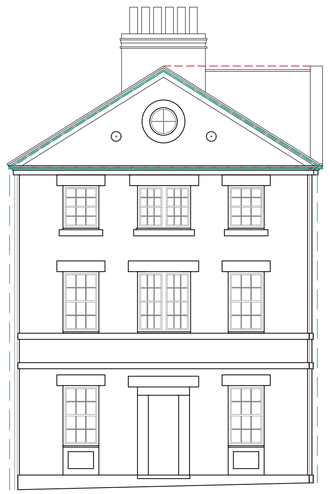
SOUTH-WEST ELEVATION



SOUTH-EAST ELEVATION



NORTH-EAST ELEVATION



NORTH-WEST ELEVATION

KEY

- RE-POINT THE STONE CAPPINGS ON THE MAIN BUILDING.
- CHOP OUT AREA OF HARDSTANDING, INSTALL FRENCH DRAIN AND FINISH WITH LOOSE FILL GRAVEL.
- INSTALL 1NO. NEW GULLY
- REPLACE 2NO. BASEMENT WINDOWS
- CAST IRON DOWNPIPES: ROD THROUGH AND CLEAN, SECURE BRACKETS. REDECORATE.
- RIDGE TILES: REMOVE, RELAY AND REPOINT EXISTING.
- CHIMNEY STACKS: RE-POINT THE BASE OF EACH STACK (4NO.) ON THE MAIN BUILDING.
- CHIMNEY STACKS: REPLACE THE LEAD FLASHING TO THE REAR WING STACK.
- CHIMNEY STACKS: ALLOW FOR REPLACING FLAUNCING TO ALL STACKS.
- LEAD PARAPET GUTTERS: REPLACE EXISTING GUTTERS TO THE MAIN BUILDING.
- TIMBER GUTTERS: REPLACE TIMBER GUTTERING ON THE REAR WING WITH ALUMINUIM GUTTERING.
- ROOF PEDIMENTS: REPLACE MORTAR FILLET BETWEEN STONE CAPPING AND ROOFING SLATES.

NOTE:

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Rev	Description	Date
P01	First issue.	01/06/23

Client:
GREAT PLACES HOUSING GROUP

Project Title:
FITZWILLIAM HOUSE EXTERNAL REPAIRS

RLB ID: 008888
Drawing Number: 04

Drawing Title:
MAIN HOUSE - PROPOSED WORKS

Stage: ISSUE
Status: S0
Revision: P01

Date: 01/06/2023
Size: A1
Scale: 1:100

Rider Levett Bucknall

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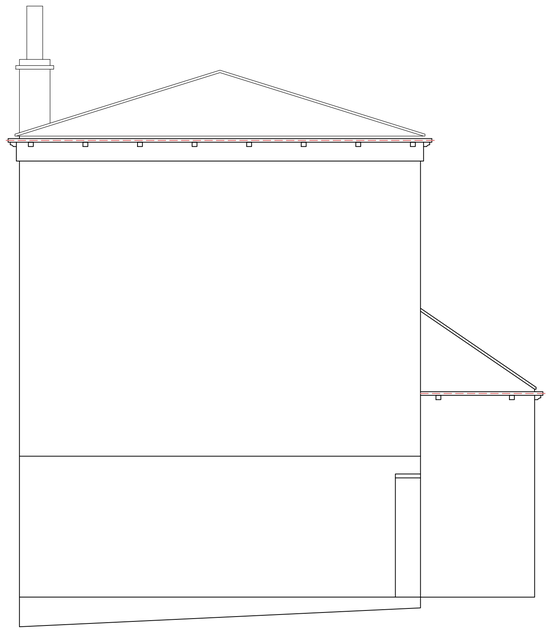
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0 1m 2m 4m 6m 8m
1:100



NORTH-WEST ELEVATION



NORTH-EAST ELEVATION



SOUTH-WEST ELEVATION

KEY

- RE-POINT THE STONE CAPPINGS ON THE MAIN BUILDING.
- CHOP OUT AREA OF HARDSTANDING, INSTALL FRENCH DRAIN AND FINISH WITH LOOSE FILL GRAVEL.
- INSTALL 1NO. NEW GULLY
- REPLACE 2NO. BASEMENT WINDOWS
- CAST IRON DOWNPIPES: ROD THROUGH AND CLEAN, SECURE BRACKETS. REDECORATE.
- RIDGE TILES: REMOVE, RELAY AND REPOINT EXISTING.
- CHIMNEY STACKS: RE-POINT THE BASE OF EACH STACK (4NO.) ON THE MAIN BUILDING.
- CHIMNEY STACKS: REPLACE THE LEAD FLASHING TO THE REAR WING STACK.
- CHIMNEY STACKS: ALLOW FOR REPLACING FLAUNCING TO ALL STACKS.
- LEAD PARAPET GUTTERS: REPLACE EXISTING GUTTERS TO THE MAIN BUILDING.
- TIMBER GUTTERS: REPLACE TIMBER GUTTERING ON THE REAR WING WITH ALUMINUIM GUTTERING.
- ROOF PEDIMENTS: REPLACE MORTAR FILLET BETWEEN STONE CAPPING AND ROOFING SLATES.

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Rev	Description	Date
P01	First issue.	01/06/23

Client:
GREAT PLACES HOUSING GROUP

Project Title:
FITZWILLIAM HOUSE EXTERNAL REPAIRS

RLB ID: 008888
Drawing Number: 05

Drawing Title:
REAR EXTENSION - PROPOSED WORKS

Stage: ISSUE
Status: S0
Revision: P01

Date: 01/06/2023
Size: A1
Scale: 1:50

Rider Levett Bucknall

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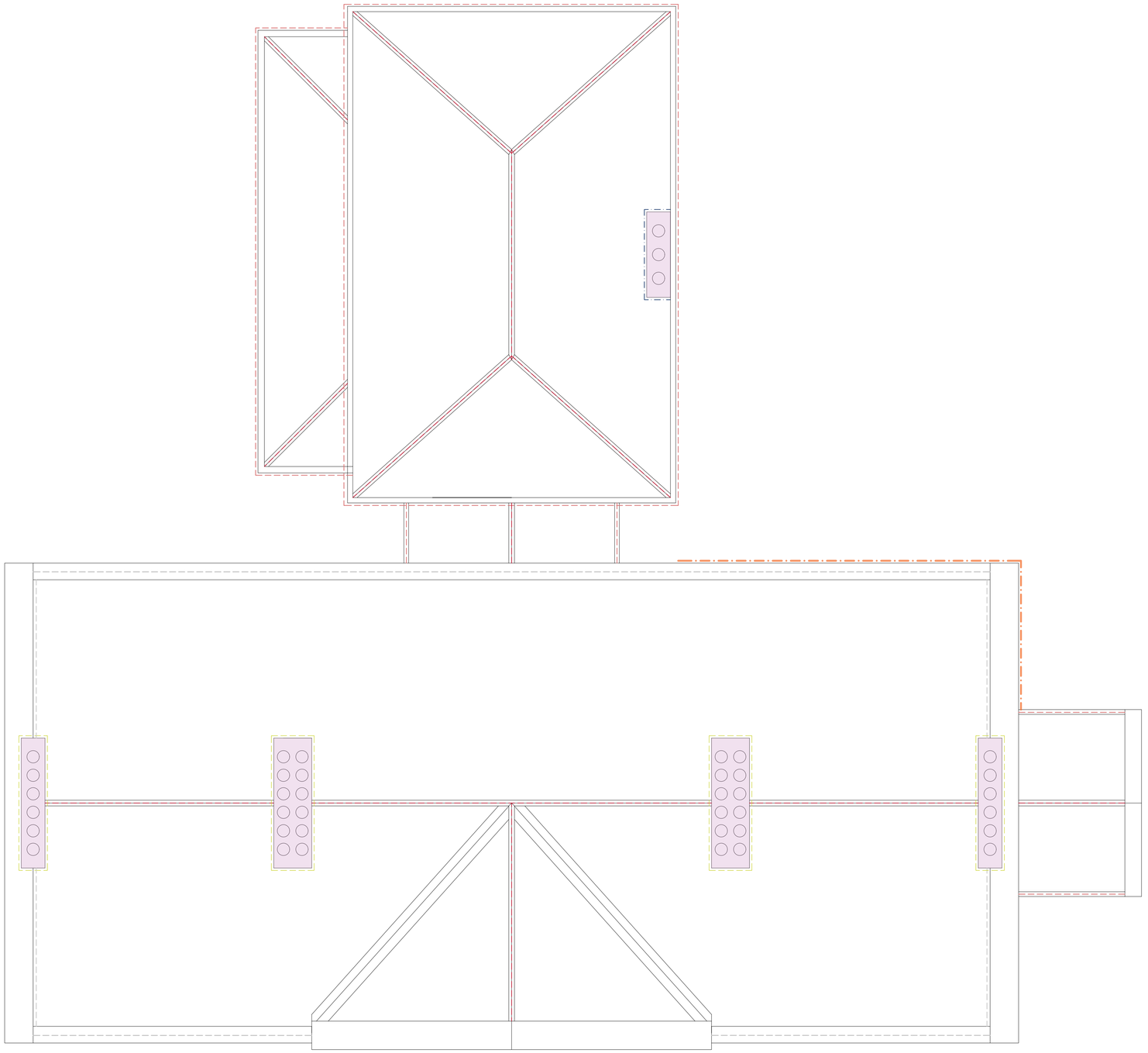
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0 1m 2m 3m 4m
1:50



ROOF PLAN

KEY

- RE-POINT THE STONE CAPPINGS ON THE MAIN BUILDING.
- CHOP OUT AREA OF HARDSTANDING, INSTALL FRENCH DRAIN AND FINISH WITH LOOSE FILL GRAVEL.
- INSTALL 1NO. NEW GULLY
- REPLACE 2NO. BASEMENT WINDOWS
- CAST IRON DOWNPIPES: ROD THROUGH AND CLEAN, SECURE BRACKETS. REDECORATE.
- RIDGE TILES: REMOVE, RELAY AND REPOINT EXISTING.
- CHIMNEY STACKS: RE-POINT THE BASE OF EACH STACK (4NO.) ON THE MAIN BUILDING.
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Rev	Description	Date
P01	First issue.	01/06/23

Client:
GREAT PLACES HOUSING GROUP

Project Title:
FITZWILLIAM HOUSE EXTERNAL REPAIRS

RLB ID: 008888
Drawing Number: 06

Drawing Title:
ROOF PLAN - PROPOSED WORKS

Stage: ISSUE
Status: S0
Revision: P01

Date: 01/06/2023
Size: A1
Scale: 1:50

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Author: Lewis.Wrathall@uk.rlb.com
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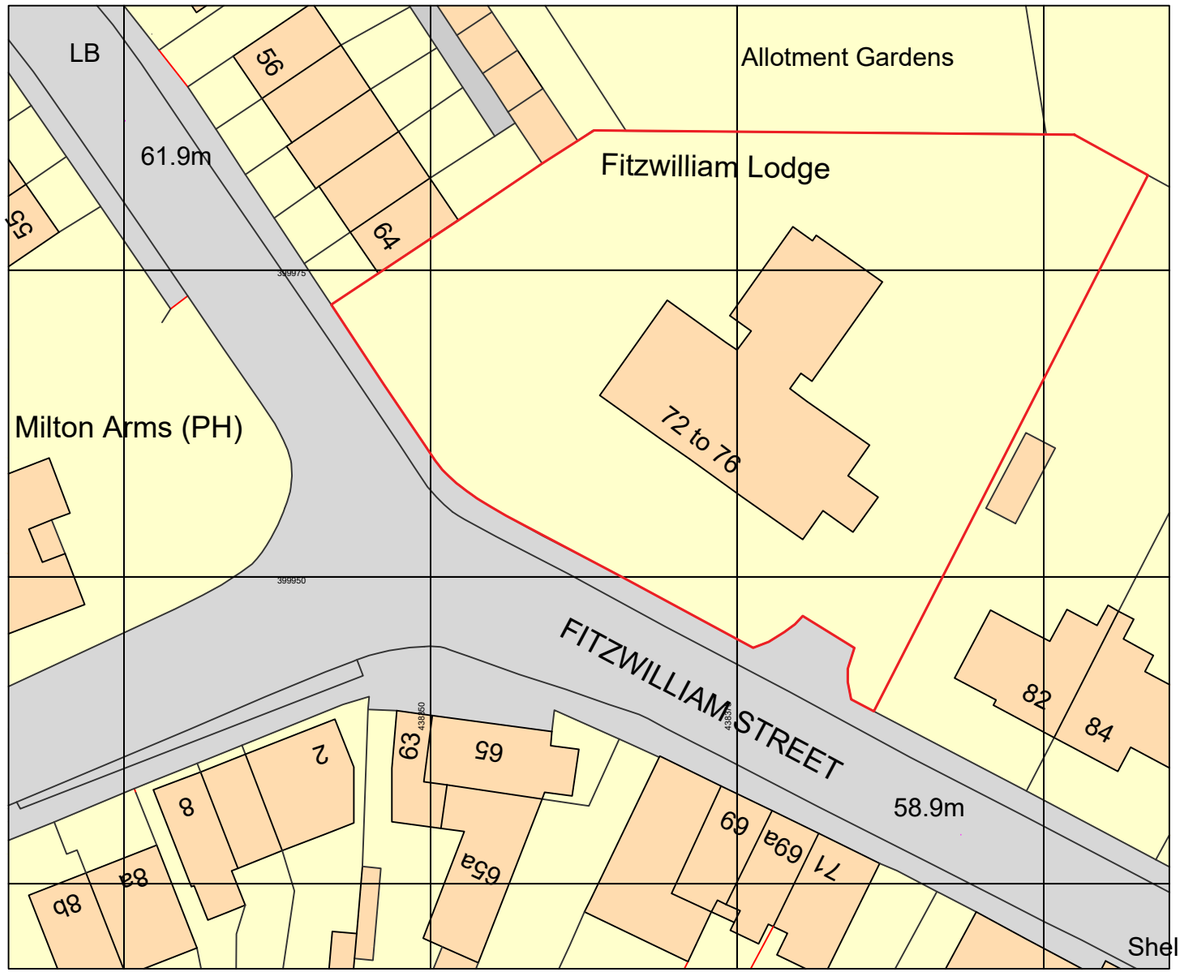
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0 1m 2m 3m 4m
1:50



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Rev	Description	Date
P01	First issue.	03/10/23

Client:
GREAT PLACES HOUSING GROUP

Project Title:
FITZWILLIAM HOUSE EXTERNAL REPAIRS

RLB ID: 008888

Drawing Number: 07

Drawing Title:
BLOCK PLAN

Stage: ISSUE

Status: S0

Revision: P01

Date: 03/10/2023

Size A3

Scale: 1:500

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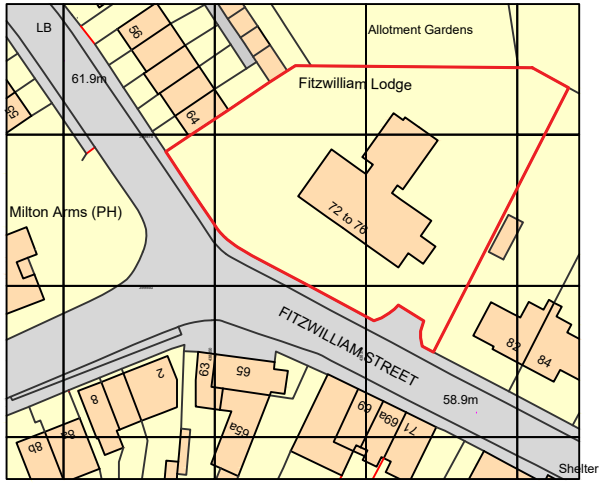
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0 5m 10m 15m 20m 30m

1:500



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Rev	Description	Date
P01	First issue.	03/10/23

Client:
GREAT PLACES HOUSING GROUP

Project Title:
FITZWILLIAM HOUSE EXTERNAL REPAIRS

RLB ID: 008888
Drawing Number: 08

Drawing Title:
SITE PLAN

Stage:	Status:	Revision:
ISSUE	S0	01

Date:	Size	Scale:
03/10/2023	A4	1:1250

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Author: Lewis.Wrathall@uk.rlb.com
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APPENDIX D:
PRE-APPLICATION ADVICE

Lewis Wrathall

From: Anna Parkin
Sent: 22 September 2023 16:03
To: Lewis Wrathall
Subject: FW: 2023 ENQ 00297 Fitzwilliam Lodge Elsecar Repairs and Works

Hi Lewis,

This was the initial email sent by the Conservation Officer. I have had numerous chats with him since all along the same lines.

Many thanks

Anna

Anna Parkin
Building Surveyor
0044 7774 809003

From: Wiles , Anthony (SENIOR CONSERVATION OFFICER) <TonyWiles@barnsley.gov.uk>
Sent: Thursday, August 10, 2023 4:17 PM
To: Anna Parkin <Anna.Parkin@uk.rlb.com>
Cc: DevelopmentControl & DevelopmentManagement <DevelopmentControl@barnsley.gov.uk>; NewsAppsandEnquiries <NewsAppsandEnquiries@barnsley.gov.uk>
Subject: 2023 ENQ 00297 Fitzwilliam Lodge Elsecar Repairs and Works

Anna, I have just tried to call you to discuss but appreciate you may be busy. I tried to call because I am about to go on leave and felt it would be useful to outline our approach to this and what you many need to do as the Agent. I've been aware of the issues with Fitzwilliam Lodge for some time. These have included various problems with water ingress, leaking gutters (the front elevation recently looked very stained and showed evidence of mineral salts coming out of the stonework due to roof run- off). Generally, the repair works proposed have become very pressing for the conservation of this listed building and I am glad something is planned to resolve the issues. In terms of the works, I've looked over the Condition Appraisal and it seems to me the bulk of works are repairs. The appraisal is thorough, and I agree with the majority of the suggestions for repair with one or two exceptions. However, I am sure we can agree that most works are like for like as long as the methods and materials are appropriate. Essentially, I note that beyond repairs there is a proposal to change the timber box gutters for aluminium. Assuming we can agree repair approaches, this and potentially the French Drain are the only items that will require listed building consent (LBC). The works appear to detail the following (see my notes in blue):

- Repointing: NHL is becoming increasingly discredited due to lack of authenticity of material and approach and general hardness and lack or relative permeability compared to a hot mix. Consequently, I would advocate the following instead:

Raking out of OPC or NHL shall utilise handheld plugging chisels or Arbortech's with slim line heritage blades to a depth of 35mm. Raking out shall not utilise angle grinders due to the risk of overcuts to arises. Once prepared the joints shall be brushed back by hand and thoroughly wetted to the back of the open joint with a hand spray to avoid suction and cracking. The mortar gauging shall include 1 part unslaked powdered quicklime (or 15mm kibble) to 3 parts well graded river sand. The aggregate will require sieving to ensure compatibility with the joint width / height. The mortar shall be as dry as possible before pointing at the top of the wall and working downwards to allow cleaning below. The mortar should be packed as tightly as possible into the back of the joint using and pointing key or spatula and finished to a flush or slightly rebated joint. Thereafter pointing should be mist sprayed to control drying and shall be protected from sun, wind, and rain. Hessian sacking should be used to assist protection and work in temperatures below 5 degrees C should be avoided. Once the pointing has gone

off and achieved a green set (resistant to a fingernail), it should be brushed and tamped back to close any fine cracks and consolidate the aggregate. Any final cleaning required can be done at this point.

New French Drain at base of wall – Might require LBC due to proximity to wall and possible minor harm to fabric.
Replacement of 2x basement windows – This must be like for like in all ways in terms of design, glazing bars, moulding, single glazing, method of opening, string sash balance (I presume) to avoid LBC. If there are any changes to the design, approach or use of authentic fabric this will require LBC.
Rod cast downpipes and decorate
Relay and repoint ridge tiles – NHL can be use on roof and chimneys due to relative exposed area.
Repoint stacks - NHL can be use on roof and chimneys due to relative exposed area.
Reflash stacks
Repair flaunching on stacks NHL can be use on roof and chimneys due to relative exposed area.
Lead parapet gutters – replace like for like
Roof pediments – replace mortar fillet at junction - NHL can be use on roof and chimneys due to relative exposed area.
Timber box gutter – replace with extruded aluminium. This will require LBC.

Thanks.

Regards,

Tony Wiles
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