

Yarm Social Centre, Bentley Wynd, Yarm

Historic Building Recording



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Historic Building Recording

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EXECUTIVE SUMMARY

Solstice Heritage LLP was commissioned by Tracey Blenkinsop of Cranbourne Properties Ltd to produce an Historic Building Recording to comply with Condition 3 of planning permission 17/0392/FUL permitting the demolition of the existing former social club building at Bentley Wynd, Yarm, TS15 9BS.

It can be seen from the study of the structural evidence carried out as part of this study that the existing building is much as it was built with only one significant addition: the development of Room G10 as a ladies' toilet. Within the building, its use as a venue for amateur theatrical productions is clearly evidenced by the use of Room G5 as a dressing room, Room G3 as a lighting and costume store and Room G4 as a scenery store. Small alterations are also apparent, such as the partition of Rooms G3 and G4, and the repair work to the gable of the main entrance porch at the centre of the north-east elevation.

The build date of 1938, noted on the keystone of the entrance porch, is supported by the general architectural style and materials present within the building, although much of its interior has been modernised over time. One significant anachronism is the grand Victorian fireplace present within the building. Clearly a re-use from an earlier building, this is the finest architectural feature within the building and should be considered for removal and further re-use before the building is demolished. Aside from this, the building is typical of its type and period, being cheaply constructed with basic materials and to a simple design intended to fulfil a communal function, no doubt accommodating a variety of such uses.

Due to the level of understanding that the study of the building has provided, it is not considered necessary to recommend any further work to better understand the form or significance of the structure.

1. INTRODUCTION

1.1 PROJECT BACKGROUND

This Historic Building Recording (HBR) has been commissioned by Tracey Blenkinsop of Cranbourne Properties Ltd to provide a thorough record of the built heritage resource in compliance with Condition 3 of planning permission 17/0392/FUL permitting the demolition of the existing former social club building at Bentley Wynd, Yarm, TS15 9BS.

1.2 SITE LOCATION AND DESCRIPTION

The former Yarm Social Centre is a single-storey, brick and timber-frame building located within a plot at the south side of Bentley Wynd, in Yarm, Stockton-on-Tees, TS15 9BS. The building is located at grid reference NGR NZ 41832 12619.



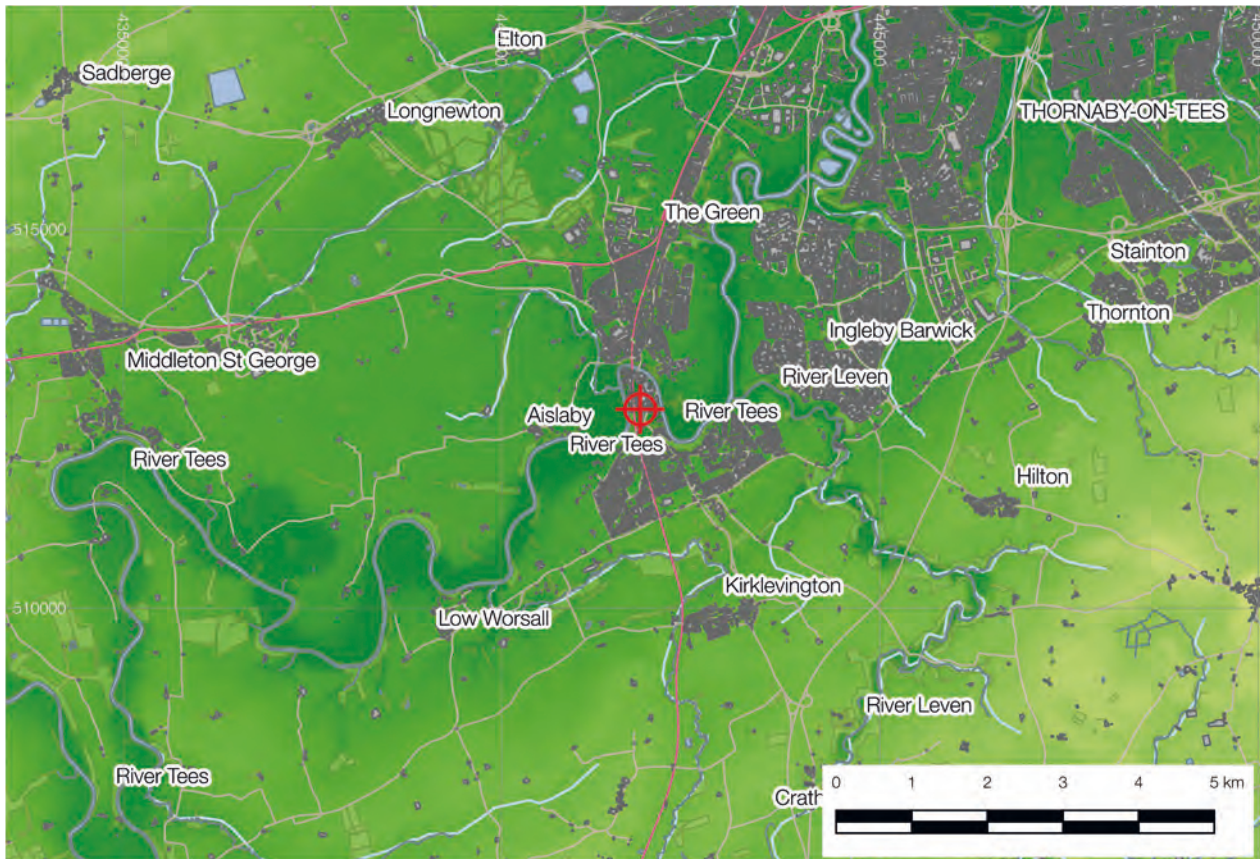


Figure 1 Site Location

2. RESULTS OF THE HISTORIC BUILDING RECORDING

The results of the historic building survey are presented below, with exterior elevations described first, followed by interior rooms. This account identifies all features, fixtures and fittings relevant to the original and subsequent uses of the site. Phased construction plans, derived from architect's plans, have also been produced and are included with elevations in Appendix 1.

2.1 DESCRIPTION

The former Yarm Social Centre is a brick and timber-frame social hall, built in 1938. The building consists of a single-storey main range, aligned north-west to south-east with projecting bays at each extent of its long elevations and a later extension at its south corner. There is some evidence for alterations, with the building having been minimally changed over time. The building was unused at the time of survey.

2.2 EXTERNAL ELEVATIONS

2.2.1 NORTH-EAST-FACING ELEVATION

This principal elevation, of five bays, is constructed with a brickwork plinth in a yellow/cream facing brick, supporting a timber frame main construction clad in horizontal shiplap boarding (Figure 2). The elevation includes a central, projecting entrance porch with replacement uPVC double doors (Figure 3). The porch has a flat brick arch with a projecting central keystone, painted white and bearing the engraved date '1938'. The gable of the entrance porch, above the double doors, has been rebuilt in a modern red facing brick, and the barge boards and dormer roof have been replaced, suggesting that the upper portion of this element of the building was originally of a different design.

To the left of the porch, the building has a row of three original four-light casement windows which give way to a projecting, gabled end-bay with a central eight-light window (Figure 4). The right return of the end-bay includes a further set of double doors. To the right of the porch, the building includes a matching row of three original four-light casement windows which give way to a projecting, gabled end-bay with a central three-light window, probably a replacement (Figure 5). The left return of the end-bay includes a single door. Most of the pitched roof of the building appears to be covered with the original felt, with only the central porch having a replacement modern felt covering.



Figure 2 North-east elevation, facing south-west. Scale 2x2 m



Figure 3 North-east elevation, central entrance porch. Scale 1x2 m



Figure 4 Eastern extent of north-east elevation. Scale 1x2 m



Figure 5 Western extent of north-east elevation. Scale 1x2 m

2.2.2 SOUTH-EAST-FACING ELEVATION

This end elevation, of four bays, includes two pairs of matching four-light casement windows either side of a large, rectangular chimney stack, constructed in low-quality brickwork in a rough English Garden Wall bond (Figure 6). At the western extent of the elevation, an original rear lean-to section is masked by a later side extension constructed in corrugated asbestos sheet with a felt roof and single two-light casement window (Figure 7). The elevation includes an external stair access to a cellar at its eastern extent (Figure 8). The concrete stairway sits behind a low brick parapet wall and gives access to a doorway into the cellar, which has been latterly blocked in brickwork.



Figure 6 South-east elevation, looking west. Scale 1x2 m



Figure 7 South-east elevation, looking north. Scale 1x2 m



Figure 8 External stair access to cellar with blocked door. No scale

2.2.3 SOUTH-WEST-FACING ELEVATION

The south-west-facing elevation of the building includes an original lean-to projection at its southern extent with three two-light casement windows and single and double doorways, both boarded over (Figure 9). The northern extent of this lean-to section shows significant repair, and probable slight alteration, to its roof, where a grey, modern felt has been added, similar to that used to re-roof the main front entrance porch.

The central, recessed section of the building has a row of four original four-light casement windows, punctuated by a further set of double doors (Figure 10) which give way to a projecting, gabled end-bay with a single window and doorway (Figure 11). The right return of the end-bay includes a two-light casement window.

2.2.4 NORTH-WEST-FACING ELEVATION

The north-west-facing elevation of the building has a central gabled bay including a symmetrical arrangement of two two-light windows within two doorways (Figure 12). Either side of this central gable are pitched sections of roof, below which sit two flanking two-light windows also arranged symmetrically (Figure 13). The elevation appears to be as originally constructed with no significant alterations visible.



Figure 9 South-west elevation, facing north. Scale 2x2 m



Figure 10 Central section of south-west elevation. Scale 1x2 m



Figure 11 Northern section of south-west elevation. Scale 1x2 m



Figure 12 North-west elevation, facing east. Scale 1x2 m



Figure 13 Western extent of north-west elevation, facing south-east. Scale 1x2 m

2.3 INTERNAL ROOMS

2.3.1 ROOM G1

Room G1 sits within the brick entrance porch at the centre of the north-east elevation. The room is accessed by a double doorway with replacement uPVC doors at its north-east side. The internal walls are plain brick and are punctuated at the north and south sides by a pair of single-light windows which light the space (Figure 14). At its junction with Room G2, the room is exited through a pair of glazed wooden doors with ten panes in each door. The ceiling of the room is a plain, unfinished plywood board, again, as externally, suggesting that the roof of the porch has been altered.

2.3.2 ROOM G2

Room G2 is a large central hall with a raised, recessed stage area at its north-west side (Figure 15), which includes access doors to Rooms G4, G3 and G5. The south-west side of the room includes a central double doorway with four four-light casement windows and two other doorways at the north and south extents, leading to Rooms G3 and G6 respectively (Figure 16). The north-east wall includes a central glazed double doorway from Room G1 with a symmetrical arrangement of three four-light casement windows to either side (Figure 17). At the northern extent of this wall is a single doorway leading to Room G5. The south-east wall of the room includes three sets of inserted double-doors alongside a single-pane window into Room G7 (Figure 18). Evidence of locking points within the floor suggest that these doors have replaced an earlier partition, perhaps a folding screen. The ceiling of the room is partially open to the roof structure of raised-chord timber trusses. It seems likely that originally the ceiling was even higher and later boarding has partially enclosed these trusses, presumably to encompass additional roof insulation.



Figure 14 Room G1, facing north. No scale



Figure 15 Room G2, north-west wall, including stage. Scale 2x2 m



Figure 16 Room G2, south-west wall facing north-west. Scale 1x2 m



Figure 17 Room G2, north-east wall facing south-east. Scale 1x2 m



Figure 18 Room G2, south-east wall, including inserted doors. Scale 1x2 m

2.3.3 ROOM G3

Room G3 is accessed by a doorway at its eastern corner leading from Room G2, with a further doorway at its north corner leading onto the raised stage area, also in Room G2 (Figure 19). The room includes a single window at its south-west side and shelving against its north-east and south west walls. The north-west wall is covered by a latterly installed, open-fronted hanging space (Figure 20). The north-west wall appears to be a later insertion, suggesting that this room and Room G4 were once a single space.

2.3.4 ROOM G4

Room G4 is accessed by a doorway at its northern corner leading from the raised stage within Room G2, which has been widened at its southern side. The room includes blocked windows at its north-west and south-west sides and was filled with old drama scenery and timber at the time of survey; as such, it could only be viewed from the doorway (Figure 21). The south-west wall appears to be a later insertion, suggesting that this room and Room G3 were once a single space.

2.3.5 ROOM G5

Room G5 is accessed by a doorway at its southern corner leading from Room G2, with a further doorway at its western corner leading onto the raised stage area, also in Room G2, and an external doorway at the centre of its south-east wall (Figure 22). The room includes a large window at the centre of its north-east wall and a smaller, two-light window at the centre of its north-west side (Figure 23). The room also includes latterly installed work-tops with lights and mirrors for use as a dressing room and a meter cupboard at its northern corner. The walls are covered in wood-effect panelling of the c. 1970s-1980s.



Figure 19 Room G3, facing east. Scale 1x2 m



Figure 20 Room G3, facing west. Scale 1x2 m



Figure 21 Room G4, looking south-west. No scale



Figure 22 Room G5, facing south-east. Scale 1x2 m



Figure 23 Room G5, facing north-west. Scale 1x2 m

2.3.6 ROOM G6

Room G6 is accessed by a doorway at its north-east side leading from Room G2, with a further blocked external doorway, not visible internally, at its south-west side. The room also includes two blocked windows at its south-west wall. The room is divided into three spaces, with a raised urinals and hand basin area to the north (Figure 24), a toilet cubicle in the centre (Figure 25) and a store to the south (Figure 26).

2.3.7 ROOM G7

Room G7 is separated from the large central hall, Room G2, by three sets of inserted double-doors alongside a single pane window, which together form the majority of its north-west wall (Figure 27). Evidence of locking points within the floor suggest that these doors have replaced an earlier partition, perhaps a folding screen. Of these three sets of doors, the most easterly set is masked by an inserted set of large cupboards, while the western set is masked by an inserted boiler cupboard. The north-east wall of the room includes a large glazed serving window to the kitchen (Room G8), alongside a set of double doors (Figure 28). The south-west wall of the room is partly masked by the latterly inserted boiler cupboard at its northern extent, and includes a central doorway giving access to Room G9 beyond (Figure 29). The south-east wall includes an inserted doorway to Room G10 at its western extent. To the east of this are two large four-light casement windows which sit between the inserted doorway and a large chimney breast and fireplace at the eastern extent of this wall (Figure 30).

The fireplace appears to include a re-used Victorian, honed slate surround with a moulded mantel supported on two large, fluted, console-moulded corbels either side of a round arched opening with decorative keystone. The span-drels and uprights include recessed panels of black marble with white veining, one of which appears to have been replaced, to the left, with a mismatched grey marble. A cast iron insert is flanked by two tiled panels of plain, cream, rectangular tiles with two bands of repeating foliate tiles with a thin brown border (Figure 31). Some of the tiles appear to have been slightly displaced, with one having been replaced completely with a brown tile. This displacement, alongside the replacement of one of the marble panels and the incongruous probable date and style of the fireplace itself, all suggest that this attractive architectural feature has been re-used and was originally part of an earlier building elsewhere. Despite this re-use, the fireplace is the most architecturally significant item within the building given its date and the quality of its manufacture in comparison with the rest of the structure and its fittings.



Figure 24 Room G6, looking north-west. No scale



Figure 25 Room G6, central toilet cubicle. No scale



Figure 26 Room G6, looking south. No scale



Figure 27 Room G7, facing north-west. Scale 1x2 m



Figure 28 Room G7, facing north-east. Scale 1x2 m



Figure 29 Room G7, facing west. Scale 1x2 m



Figure 30 Room G7, facing south. Scale 1x2 m



Figure 31 Detail of re-used Victorian fireplace. Scale 1x1 m

2.3.8 ROOM G8

Room G8 is separated from Room G7 by a large glazed serving window and a set of double doors at its south-west side (Figure 33). The south-east wall includes two large four-light casement windows (Figure 32), whilst the north-east wall has a large central eight-light window. The north-west wall includes a set of centrally-placed double doors (Figure 34). The room includes a fitted kitchen of probable 1970s-1980s style and was probably built as a kitchen or bar originally.

2.3.9 ROOM G9

Room G9 is accessed by a single central doorway at its north-east side from Room G7. The room includes a blocked double door at its north-west corner, immediately to the north of a two-light casement window (Figure 35). Around the room are several rows of coat hooks mounted on wooden battens, suggesting the room may have been originally intended as a cloak room or changing room (Figure 36).

2.3.10 ROOM G10

Room G10 is an inserted ladies' toilet containing two W.C. cubicles, a single window and a hand basin. The room is contained within the later asbestos sheet extension at the southern corner of the former social centre (Figure 37).



Figure 32 Room G8, facing south-east. Scale 1x2 m



Figure 33 Room G8, facing west. Scale 1x2 m



Figure 34 Room G8, facing north-west. Scale 1x2 m



Figure 35 Room G9, facing west. No scale



Figure 36 Room G9, facing south. No scale



Figure 37 Room G10, facing south. No scale

3. DISCUSSION AND RECOMMENDATIONS

3.1 DISCUSSION

The historic building recording of the former Yarm Social Centre has provided a documentary record of the building, which has been analysed through this study.

It can be seen from the study of the structural evidence carried out as part of this study that the existing building is much as it was built with only one significant addition: the development of Room G10 as a ladies' toilet. Within the building, its use as a venue for amateur theatrical productions is clearly evidenced by the use of Room G5 as a dressing room, Room G3 as a lighting and costume store and Room G4 as a scenery store. Small alterations are also apparent, such as the partition of Rooms G3 and G4, and the repair work to the gable of the main entrance porch at the centre of the north-east elevation.

The build date of 1938, noted on the keystone of the entrance porch, is supported by the general architectural style and materials present within the building, although much of its interior has been modernised over time. One significant anachronism is the grand Victorian fireplace present within the building. Clearly a re-use from an earlier building, this is the finest architectural feature within the building and should be considered for removal and further re-use before the building is demolished. Aside from this, the building is typical of its type and period, being cheaply constructed with basic materials and to a simple design intended to fulfil a communal function, no doubt accommodating a variety of such uses (The Northern Echo 2016).

3.2 RECOMMENDATIONS

Due to the level of understanding that the study of the building has provided, it is not considered necessary to recommend any further work to better understand the form or significance of the structure.

4. SOURCES

4.1 BIBLIOGRAPHY

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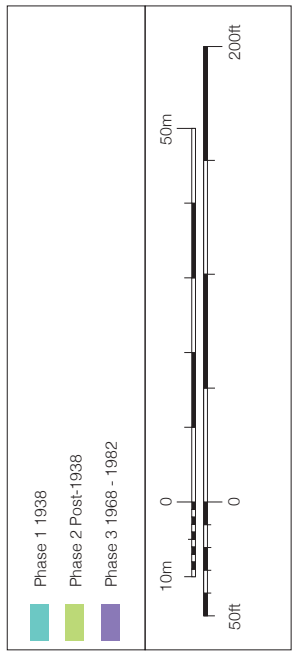
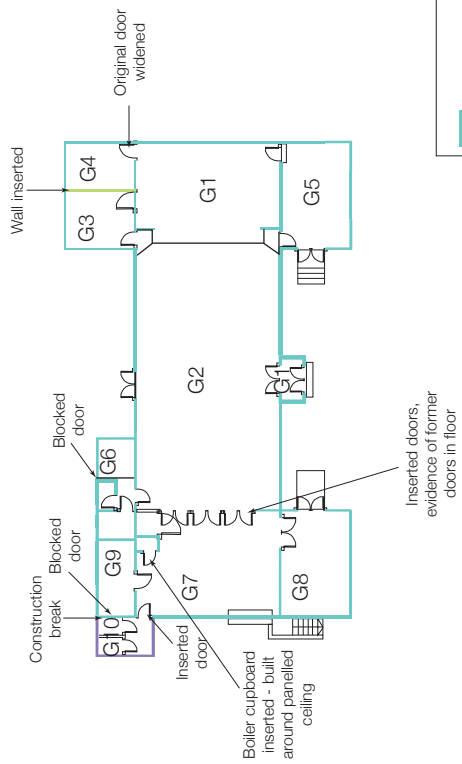
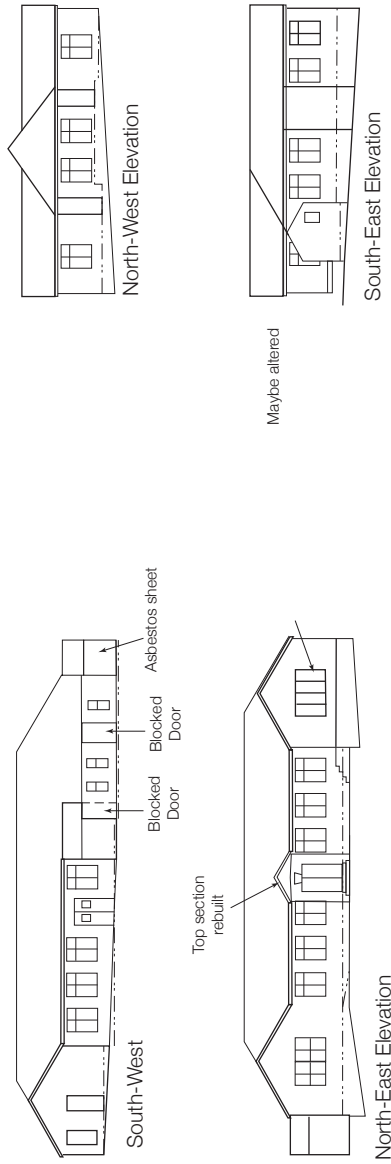
4.2 WEB SOURCES

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APPENDIX 1 - PLANS AND ELEVATIONS



Project	Bentley Wynd, Yarm, North Yorkshire Historic Building Recording
Drawing	Figure 38 Phased plans and elevations

APPENDIX 2 - PHOTOGRAPH REGISTER

Shot No.	Direction of View	Scale	Description	Photo By
1	SW	2x2m	NE elevation	CS
2	SW	1x2m	NE elevation, N section	CS
3	SW	1x2m	NE elevation, S section	CS
4	SW	1x2m	NE elevation, detail of entrance porch	CS
5	W	1x2m	SE elevation	CS
6	N	1x2m	SE elevation	CS
7	N	2x2m	SW elevation	CS
8	NE	1x2m	SW elevation, S section	CS
9	NE	1x2m	SW elevation, central section	CS
10	N	1x2m	SW elevation, N section	CS
11	SE	1x2m	NW elevation, E section	CS
12	SW	1x2m	NW elevation, W section	CS
13	SW	n/a	Cellar entrance, SE elevation	CS
14	S	n/a	Room G1	CS
15	NW	2x2m	G2, NW wall	CS
16	N	2x2m	G2, SW wall	CS
17	S	2x2m	G2, SW wall	CS
18	N	2x2m	G2 NE wall	CS
19	SE	2x2m	G2 NE wall	CS
20	SE	2x2m	G2 SE wall	CS
21	NW	1x2m	G2, NW wall stage area	CS
22	N	1x2m	G2, NE wall stage area	CS
23	W	1x2m	G2, SW wall stage area	CS
24	W	1x2m	Room G3	CS
25	E	1x2m	Room G3	CS
26	S	n/a	Room G4	CS
27	SE	1x2m	G5, SE wall	CS
28	S	1x2m	G5, SW wall	CS
29	NW	1x2m	G5, NW wall	CS
30	N	1x2m	G5, NE wall	CS
31	NW	n/a	G6, NW wall	CS
32	SE	n/a	G6, SE wall	CS
33	SW	n/a	G6, SW wall	CS
34	NE	1x2m	G7, NE wall	CS
35	W	1x2m	G7, NW wall	CS
36	SW	1x2m	G7, SW wall	CS
37	S	1x2m	G7, SE wall	CS
38	SE	1x1m	G7, detail of fireplace	CS
39	SE	1x2m	G8, SE wall	CS

Shot No.	Direction of View	Scale	Description	Photo By
40	W	1x2m	G8, SW wall	CS
41	NW	1x2m	G8, NW wall	CS
42	N	1x2m	G8, NE wall	CS
43	W	1x2m	Room G9	CS
44	S	1x2m	Room G9	CS
45	SE	1x2m	Room G10	CS

APPENDIX 3 - METHODOLOGY AND SOURCES

BUILDING RECORDING

An historic building survey to Historic England Level 2 standard (Historic England 2016) was carried out by Chris Scott MCI(A) of Solstice Heritage LLP in September 2017. This level of survey provides a descriptive account of the building, together with a systematic account of its origins, development and use. The survey consisted of a written, drawn (measured) and photographic account involving the following:

- The written record comprised: the precise location of the building together with any statutory and non-statutory designations; the date of the survey and the location of the archive; a descriptive account of the form, function and phasing of the building. This element of the work also identified all features, fixtures and fittings relevant to the original and subsequent uses of the site.
- The drawn record comprised: measured plans of each of the floors, together with drawings of the principal elevations. Existing architect's plans and elevations were adapted for the building, and their accuracy was checked. The plans show the form and location of features such as blocked windows and doors, and evidence for fixtures of significance.
- The photographic record comprised: photographs of the building's wider aspect together with general views of the external appearance of the building. These are normally oblique, but right-angle photographs of elevations containing complex detail were taken. The overall appearance of internal rooms and circulation areas was also captured, together with detailed views of features of significance. The photographic archive consists of digital colour photography at a minimum of 20 megapixels. All detailed photographs contain a graduated photographic scale where possible. A photographic register detailing (as a minimum) location and direction of each shot was compiled.

ASSUMPTIONS AND LIMITATIONS

Data and information obtained and consulted in the compilation of this report has been derived from a number of secondary sources. Where it has not been practicable to verify the accuracy of secondary information, its accuracy has been assumed in good faith. The information accessed from the relevant HER and national lists of designated heritage assets represents a record of known assets and their discovery and further investigation. Such information is not complete and does not preclude the future discovery of additional assets and the amendment of information about known assets which may affect their significance and/or sensitivity to development effects. All statements and opinions arising from the works undertaken are provided in good faith and compiled according to professional standards. No responsibility can be accepted by the author/s of the report for any errors of fact or opinion resulting from data supplied by any third party, or for loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in any such report(s), howsoever such facts and opinions may have been derived.

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