

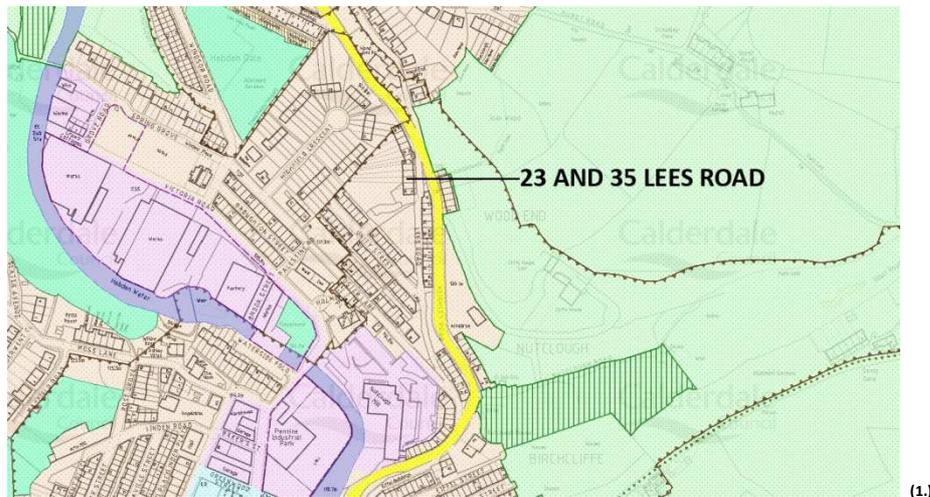
HERITAGE STATEMENT

Proposal

Internal alterations to single storey under dwelling and two storey over dwelling to form a single family home over three levels. External alterations to rear elevation with newly formed egress and stair to rear garden.

Location

23 and 35 Lees Road, Hebden Bridge HX7 8HB are located in Wood End, North of Hebden Bridge town centre just off Keighley Road. The building is in the conservation area as indicated below and is Grade II Listed negating permitted development rights.



(1.)

NTS

LISTING

Details

SD 9927 HEBDEN ROYD C.P. LEES ROAD, Hebden Bridge 5/167 Nos. 19 to 41 (odd)

G.V. II

Row of cottages forming house-over-house dwellings, mid C19. Dressed stone, stone slate roof. 6 bays. 1st 2 bays to street are 3-storey with basement, the rest are 2 storeys with basement. Bays 1 to 4 under a different roof line from bays 2 and 6. Entry to underdwelling in basement directly under overdwelling doorway to ground floor. Doorways with tie-stone jambs and flat faced mullioned windows of 2 lights to ground floor and of 2 lights to upper floors. Quoins, coped gables with kneelers. Rear has 3 or 4 floors of 3-light flat faced mullioned windows to each bay. 6 stacks to ridge.

Listing NGR: SD9944727741

The adjacent and adjoining single cell cottage located at 50 Keighley Road as well as the under / over dwellings 52 – 69 Keighly Road are similarly but separately Grade II Listed. These also date at the latest, from the mid nineteenth century and it's worth noting that the external articulation and detail across the whole development is quirky in places but relatively consistent despite the varying topography across the site suggesting a single development that may have been constructed in three phases.

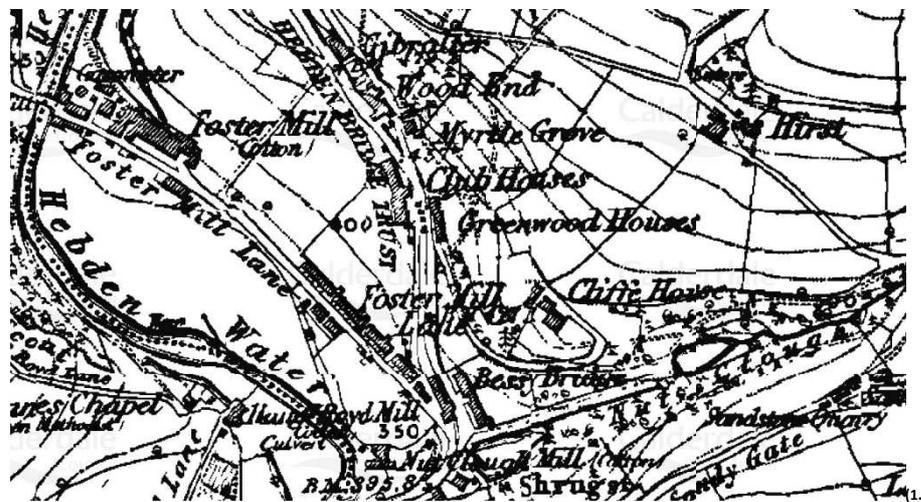
The ground floor projecting window at Number 35 is anomalous and it is unclear if this was a later addition or not. Local folklore suggests that there was some commercial activity in some or one of the houses in the past (public house and shop) and the OS map 1851 – 1855 categorically notes 'club houses'. In addition, the former and free standing 'outside' closets are located on the opposite side of the street and fall within the building curtilage of 23 and 35 Lees Road pointing to a similar theory.

History

'The urban population of West Yorkshire continued to expand rapidly in the second half of the 19th century. More is known about their activities (the developers) from this time than earlier in the century because of the increased scope of documentary records including such valuable sources such as building plans, trade directories and contemporary reports...

... The same desire to produce a maximum of rent for minimum outlay (c.1864) encouraged the further development of earlier home plans on difficult ground.' (2)

Confirmed early dating of the over / under dwelling typology and hybrids appear in the Pennines: Holmfirth 1863, Eastwood 1873 and Hebden Bridge 1887.



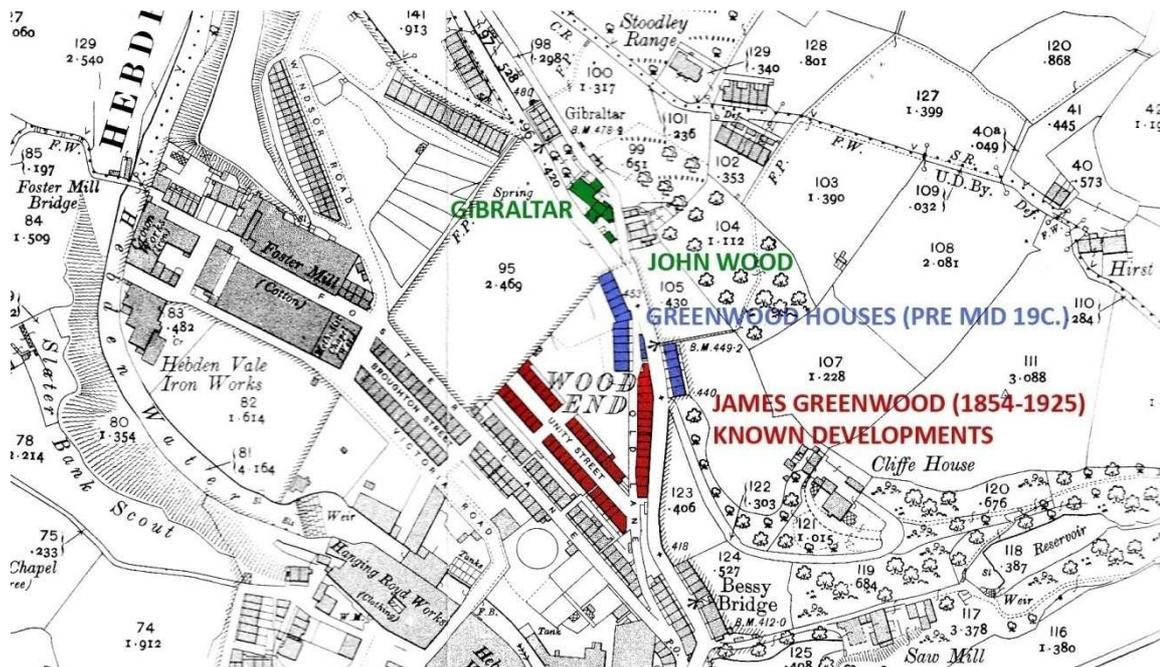
NTS

The OS map 1851 – 1855 (above) took four to five years to complete and publish. This map indicates a similar building footprint on the site to what exists today. This suggests that the building predates this date and therefore original drawings and related documents are unlikely to be traced in local public archives although the WYAS archives have been researched thoroughly. The WYAAS has also been consulted and have confirmed that the Historic Environment Record has been checked revealing no specific information on the houses in question.

Reading between the lines however, the name Greenwood is synonymous with Wood End across multiple generations.

From records that are publicly available in the archives known subsequent developments at Wood End were carried out by James Greenwood (1854 – 1925) who was a Mill owner (cotton) and probable beneficiary of his father's estate.

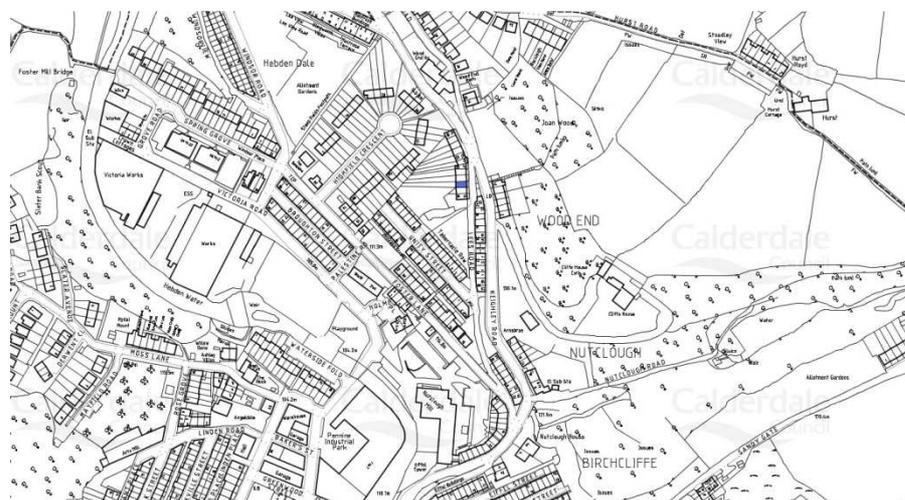
James Greenwood lived at 'Gibraltar' indicated on the map above and below. Along with his associates, some of his known developments (c.1893) can be seen on the OS map (1905) below



Having researched and analysed the historical context Wood End was developed by the Greenwoods over generations predominantly to attract workers with housing for a clear varying social hierarchy and skill set. 23 and 35 Lees Road is a fine example of an early version (and variation) of the under dwelling / over dwelling building type (with possible commercial / social connotations) designed to slot into the onerous topography of Hebden Bridge.

For the record, James Greenwood had a son John, hence John Wood. 'Gibraltar' changed hands in the early 20th century and is now known as Wood End House. Lastly and just to confuse matters, Lees Road was previously named Old Lane and Keighley Road was previously named Lees Road. Numbers 19 – 41 (odd) in addition, were previously numbered 9 – 20 (inclusive).

Current OS Data



(1).

NTS

Existing External Elevations Front Elevation 09.04.16.



Front Elevation 09.04.16.

Rear Elevation 11.04.16



Rear Elevation 11.04.16

POINTS OF INTEREST



Lower Ground Floor Party Wall and Inglenook During Refurbishment 22.03.16.



Lower Ground Floor Structure (RearCell) – Exposed Soffit 15.04.16.



Ground Floor Flags Overhead 20.03.16.

The ground floor structure and construction is of particular interest. The under dwelling would originally have been a two cell unit, front and rear. The footprint overall is clearly split into five fairly equally proportioned lateral bays, two to the front and three to the rear. The front and rear cells are divided by a structural wall. The primary lateral beams to the rear structure are hefty solid timber (6 inch x 1ft.) with lighter secondary timbers 3 x 4 inch notched into and running perpendicular to the primary beams. On top of this 'coffered' ceiling (and now exposed) are 1ft wide well preserved (on first inspection) timber floor boards visible at the soffit. The boards are finished at ground floor level above with stone floor flags in good condition and now exposed as can be seen above.

The cell to the front is equally intriguing. Again the primary structure is solid timber (6 inch x 1ft.) terminating on the load bearing wall between the pantry and the hall. This time the floor build up is more primitive with the timber beam supporting sizable Elland stones approximately 8 inches thick. Since stone is brittle according to the structural engineer, this form of construction would have great difficulty in passing modern building regulations so should as far as possible remain undisturbed with minimal alterations to the structural wall. Unfortunately the ground floor over has been finished with a dense levelling screed (prohibitively difficult to remove) but the exposed soffit is shown below.



Lower Ground Floor Structure (Front Cell) – Exposed Soffit 17.03.16.



Ground Floor Inglenook 03.05.16.



Existing Stairs to First Floor and Attic Levels 09.04.16.

The original stairs are fairly typical of workers housing in the area: relatively steep, less than generously sized treads, softwood rise and tread with projecting nosing. The fixing of the balusters (ground floor stair) is fairly primitive, the handrail appears to be oak (so too the original skirting boards). The balusters were over-clad in a cladding that was difficult to date but on a factual level consisted of a chip-board backing. The panelling to the stringer is partly removed exposing a rough sawn timber (stringer). This suggests the stringer was always covered up. Furthermore, this panelling including that below the stringer has a strong similarity in appearance to the original panelled doors.

Floorboards (First Floor)

The existing floorboards are not yet completely exposed. What can be seen now is a jumbled mix of original floor boards intermingled with floorboards from later periods. Large areas of the original floor boards have been butchered for the installation of services across the decades or less likely, severe woodworm signs of which are present today.



Landing 09.04.16.



Bedroom 2 09.04.16

PROPOSED ALTERATIONS

Drawings L(00) 05 – 07 describe the internal and external proposals in words, pictures and detail.

The general intention is to retain and enhance existing (and exposed) features of significance, quality or historical importance. This includes exposing the original and well proportioned panel doors and enhancing the fairly utilitarian stairs and skirting, the profile of which is common in the area particularly in softwood.

INTERNAL ALTERATIONS

Structural Alterations

Where internal structural alterations are required for 21st century living and understandably, taste the proposal is to work within the existing structural 'grid' retaining as much load bearing wall, mindful of the large weight carried above for in excess of 160 years. This minimises and simplifies foreign structural steels and complex connections.

Where the lateral structural wall is being removed on the lower ground floor level to facilitate pocket doors, a structural goal post arrangement is required to span one door to the other with the non structural central panel (pocket) reinstated.

Where the structural wall is being removed on the ground floor, nibs are retained either side to allow the original floor plan to be read as well as providing bearing for the new steel lintel. The original line of the cellular footprint is further enhanced on the floor where the wall is removed, floor repaired and a stone, timber or metal threshold is inserted.

Stonework Renovation by Heritage Restorations, Hebden Bridge

Note 1:

All modern plaster and partial cement render removed from original stone walls and exterior fireplace. Modern brick removed from interior fireplace (fireplace cavity had been bricked up with modern bricks). Partial damaged original stone revealed was repaired using the same stone from the building. End result of repaired stone is an excellent match with characteristics of surrounding masonry. Original lime pointing partially raked back and re-pointed with sensitive lime mix and river bed sand aggregates 'Leighton Buzzard' and 'Nosterfield'. Lime and river bed sand were sourced from Womersley's Historic Building Materials suppliers. Choice of lime and aggregate was discussed and advised to be the best match of existing lime mortar and aggregate. The choice of lime will allow the restored stone to 'breathe' and with it being softer than the stone will also stop any future damage when future re-pointing is required (a soft lime can be raked back easily without causing damage to the surrounding stone).

Note 2:

All modern plaster and partial cement render to be removed from fireplace masonry. Modern brick to be removed from interior fireplace (as in the under-dwelling property the fireplace cavity has been bricked up with modern bricks). Damaged original stone to be repaired using original stone sourced from same property and damaged jambs to be repaired using 'Lithomex' (<http://www.stastier.co.uk/lithomex/index.php> [2]). Surface repair of jambs using Lithomex will have characteristics that are comparable with surrounding masonry and have an excellent colour match. The same masonry repair strategy that is used on prominent historic buildings across the continent. The missing fireplace base stone (hearth) will be replaced using locally sourced stone. Original lime pointing within fireplace to be partially raked back and repointed with sensitive lime mix and river bed sand aggregates 'Leighton Buzzard' and 'Nosterfield'. Lime and river bed sand were sourced from Womersley's Historic Building Materials suppliers. Choice of lime and aggregate was discussed and advised to be the best match of existing lime mortar and aggregate.

Note 3:

Stone flags (soffit) to be bristle scrubbed and washed using warm soapy water. Stone flags to be sealed using appropriate stone sealant. Flags to repointed using hydraulic lime NHL and river bed sand aggregate.

For the exposed ground floor flags, sealed sample stones will be prepared on site for the Conservation Officers approval.

Internal Stair leading up to Ground Floor

The layout of the proposed internal stair sits comfortably within the existing (and restrictive) structures to the sides and above running (almost) parallel to the existing stair above and, in a similar plan location. This is the most efficient use of space and minimises floor alterations and unnecessary renovation work at ground floor level.

Ground Floor

To the rear of the full height storage area centrally located in the kitchen, the proposal is to position the partition to the rear but proud of the existing stair. The small void on the other side will be closed off and the original panelling will be concealed and preserved perhaps to be opened up in the future.

From a practical point of view, the overall layout optimises usable space and minimises circulation given the restraints resulting from the low window cill in the kitchen to the street.

First Floor

On the first floor, the proposal is to expose the existing well proportioned panel doors. These doors will be removed retained and refurbished and stored flat for later re-use. The reconfigured partition is to be carefully positioned to maximise usable floor space in the bedroom and compliment the position of the existing mullion.

In the bedroom to the rear, the proposal is to remove the c.1950's fireplace and investigate the original chimney void behind as well as the (potentially) preserved surrounding stone lintel and jambs. Interesting what may be uncovered.

Given the poor condition of the floorboards on the first floor, the proposal is to carefully and completely remove all the floorboards of varying ages re-using the best salvage to patch up the attic floor that is currently in good condition. The floor is to be replaced with a composite build-up and finished in an authentic and 'distressed' 14mm T&G'd engineered oak board. Crucially, the finished floor level will match the level of the top riser of the existing stair.

EXTERNAL ALTERATIONS

The proposal for the rear elevation is to extend the RHS light of the lower ground floor mullion window down to finished floor level to create a door opening. The existing cracked mullion to the LHS of the door opening is to be replaced and new jamb stones to be carefully inserted below with stone detail to match existing.

A new black metal stair is to be positioned off the existing ledge at this point of egress. The proposal is for open risers, perforated or grated treads, square section metal balusters and metal 'flat' handrail. The desired aesthetic is light and simple, modern with industrial overtones.

The boundary to the rear garden is to be enclosed with a close board vertical panel fence 1200mm high to follow the existing topography. Garden gates that match the fence are proposed that maintains the right of way across the site.

SUMMARY

It is the Clients proposal to optimise the historic character of the existing building to their best abilities and modify and convert what was previously two workers housing units into a relatively generous family home with semi-private garden.

Building Regulations

There are numerous stand-alone components that require further detailed consideration for Building Regulations Approval including on a more general level, fire regulations within a three storey building. The Client has been made aware of this.

(1) calderdale.gov.uk

(2) Workers' Housing In West Yorkshire 1750 – 1920 HMSO 1996 1st Edition