

HERITAGE & DESIGN & ACCESS STATEMENT

55 Quarmby Fold
Quarmby
Huddersfield
HD3 4YT



REPAIRS AND REFURBISHMENT FOLLOWING
SEVERE WATER INGRESS

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INTRODUCTION

This statement has been prepared to support an application for Listed Building consent for the repairs and refurbishment to 55 Quarmby Fold Quarmby Huddersfield HD3 4YT

HISTORIC ENGLAND LISTING

55 Quarmby Fold is an early C19 two storey stone house

List entry No 1230127. Date first listed 29 Sept 1978. Grade II

Hammer dress stone. Pitched stone slate roof. Two storeys. Three 2-light stone mullioned windows on 1st floor. Two 3-light stone mullioned sashes on ground floor (one with one mullion removed). 2 doors (one now glazed).

Listing NGR: SE1140717239

HERITAGE SIGNIFICANCE

55 Quarmby fold is listed under the Planning (Listed Building and Conservation Areas) act 1990 as amended for its special architectural or historic interest.

WORKS CARRIED OUT

Removal of roof tiles, replacement of rotten roof timbers and damaged lead flashings - and reinstatement of original roof tiles.

Repairs to original cast iron gutters and down pipes.

Re rendering of chimney.

New timber floor to landing.

Repairs to staircase treads.

Like for like replacement of rotten internal doors and front door.

Like for like replacement of rotten skirting boards and architraves as required.

Replacement of ceilings to bathroom, landing, and 2 bedrooms.

Repairs to ceilings and beams to lounge.

Re plastering in lime plaster to internal walls as required.

Tanking out to 1m ht to kitchen.

Installation of new bathroom suite.

Installation of new kitchen.

Installation of new boiler, new fuse board, smoke and heat alarms.

Decorations throughout.

HERITAGE IMPACT

The heritage impact of the work was minimised by sympathetic, re-use of existing and like for like materials as practical in the substantial renovation, essential to save the badly deteriorating listed building and bring it in line with modern day living standards

SUMMARY

Prior to the refurbishment the building, which had been inhabited for some time, had suffered severe water damage due to a previously very badly repaired roof, The essential remedial work was carried out to save the building and to return it to a habitable condition.

The work carried out was conservation led and sympathetic, it did not result in any harm to the heritage asset, and It was considered that the work met the objectives and principles of the National Planning Policy Framework – conserving and enhancing the historic environment.

The work carried out represents a sympathetic refurbishment of the property and has no detrimental effect on the listed building.