

Design, Access and Heritage Statement

Address: 13 Cuckoo Lane, Honley, HD9 6AS

Application Number: PP-09472569

Prepared by Rachel Smith

Assessment of significance

Built in the early 19th Century, 13 Cuckoo Lane Honley is a Grade Two semi detached cottage situated in the conservation area of Honley.

Overview: Heritage Category: Listed Building Grade: II
List Entry Number: 1134891 Date first listed: 04-Aug-1983
Statutory Address: 13, CUCKOO LANE

The original listing details are as follows:

End of short terrace. Early C19. Hammer dressed stone (part rendered). Stone slate roof. Two storeys and attic. North-west elevation: Ground floor: one 5-light stone mullioned window. Modern porch to right. First floor: one 7-light stone mullioned window with centre light blocked. Attic: one 4-light stone mullioned window with small lights, 2 blocked.

Listing NGR: SE1371111919

Heritage impact assessment and Justification of Works

Many of the windows are rotting, leak or are drafty making the building cold and expensive to heat. The works will ensure no further interior damage will take place for the next few years.

The proposed works should preserve the significance of the heritage asset.

There should be no visual impact heritage asset as the windows are being replaced like for like or double glazed windows added which are acceptable for a building of this listing.

To replace all the windows in the building with hand painted timber frames and slimline double glazing throughout with the same design as the existing windows. The windows are currently a mix of majority double glazed with some single glazing. They are all in varying degrees of disrepair. None of the windows look to be original but I have no idea when there were fitted but at least more than 10 years ago.

Outline of the current windows

Basement- 2 single glazed windows which are split and one has a top opener. The frames are rotting and they can leak inside and are damaging the stone surround.

Ground floor- Front aspect has 5 double glazed windows, two are split with top openers. The frames are rotten (quite badly in some places) and one window has blown. To the side

aspect there is a small double glazed window which is split with a top opener. The window has been silicon sealed as it leaks in bad weather and has caused internal damage. The frames are rotten.

First Floor- The two bedrooms have sets of 3 double glazed windows, the middle one being split with a top opener. The frames are starting to rot. The bathroom has a single glazed patterned window. The frame is very rotten. The landing has a small double glazed window which is split with a top opener. The window has been silicon sealed as it leaks in bad weather and has caused internal damage. The frame is very rotten and the window sill outside has fallen off.

Loft- There are 4 double glazed, floor level windows. They are split. They are top hung rather than side hung with openers for safety reasons. The frames are rotting.

Pictures of existing windows and plans for replacements

NB All plans are Scale 1:20. All frames sapele Hardwood.

Existing Kitchen (basement) windows:	
	
Left hand side (internal)	Right hand side (internal)

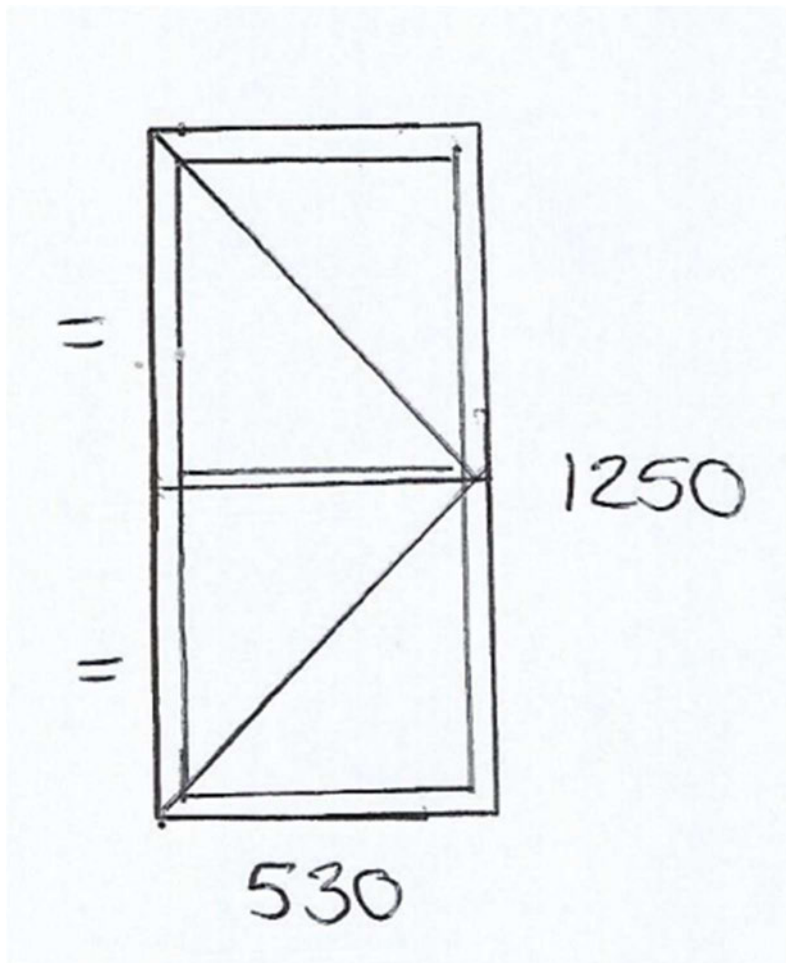


Both windows (external)

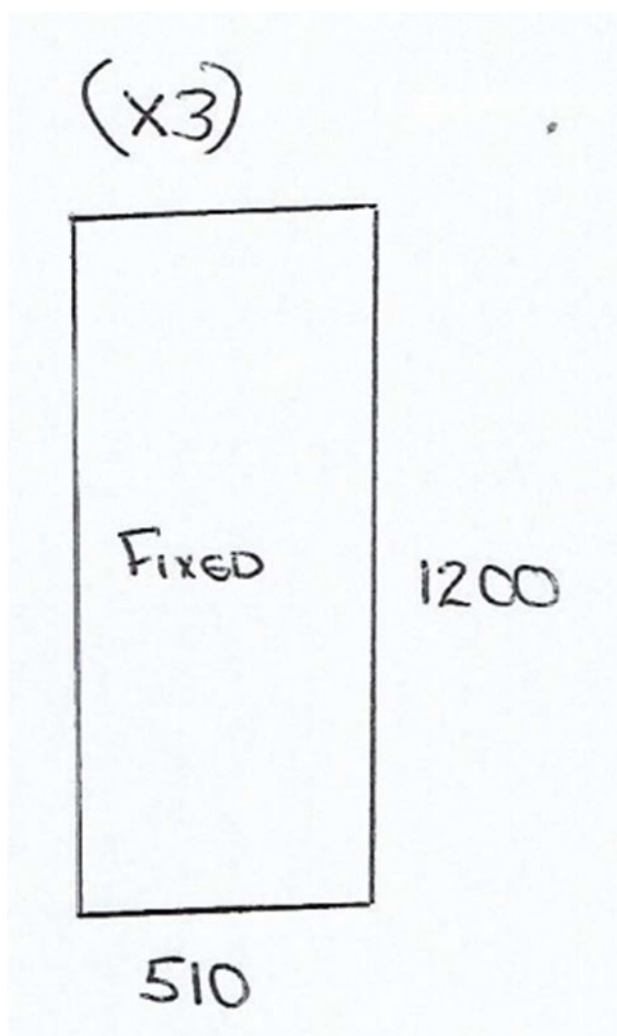


Right hand side internal showing single glazed

Left hand side (internal view)



Right hand side Internal View



Existing Lounge Windows (Ground floor)



Front facing view internal



Lounge windows external



Internal lounge window showing existing double glazing



Internal lounge window showing blown glass



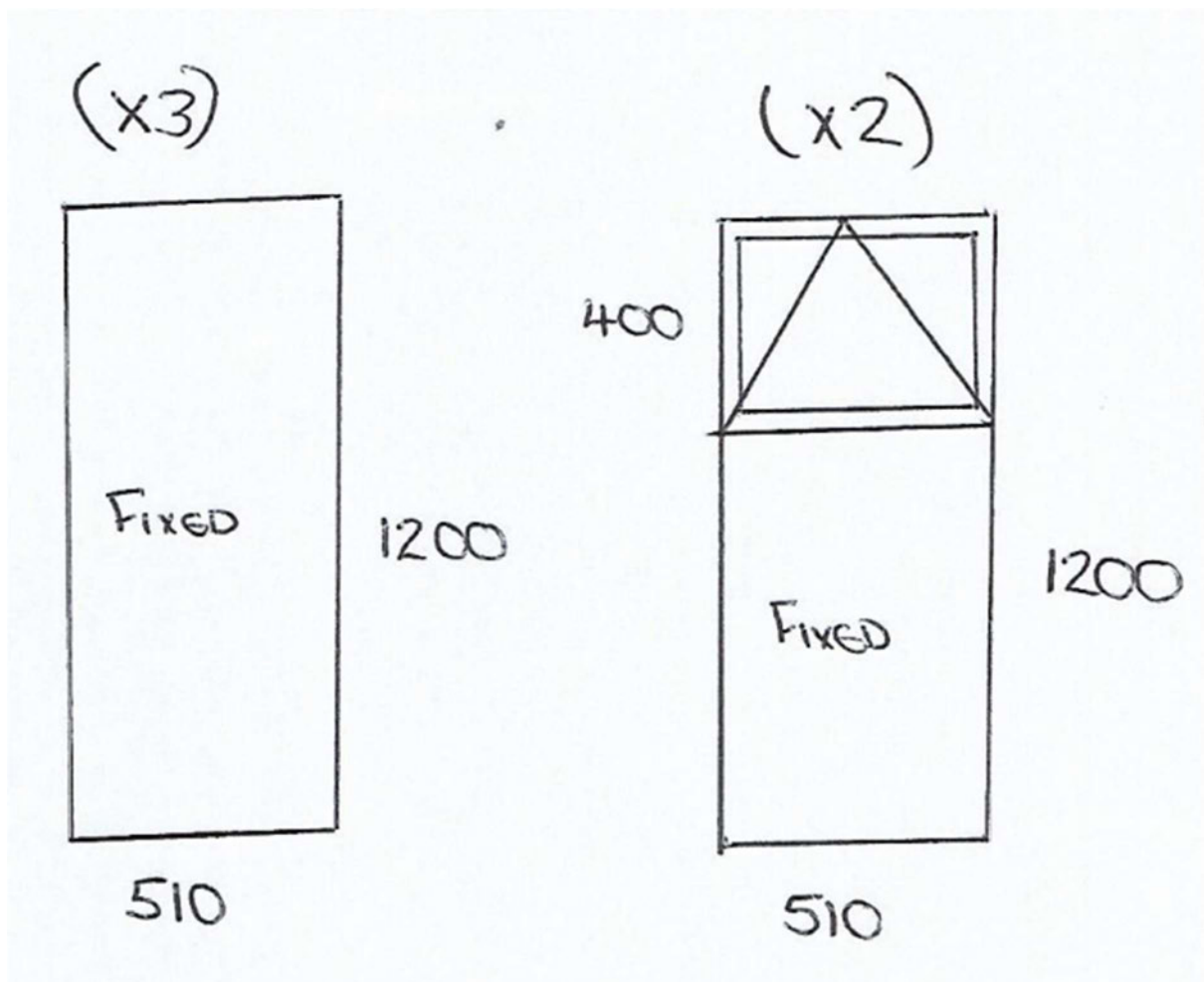
External side lounge window (Ground floor/first floor to back elevation) The window is the lower one



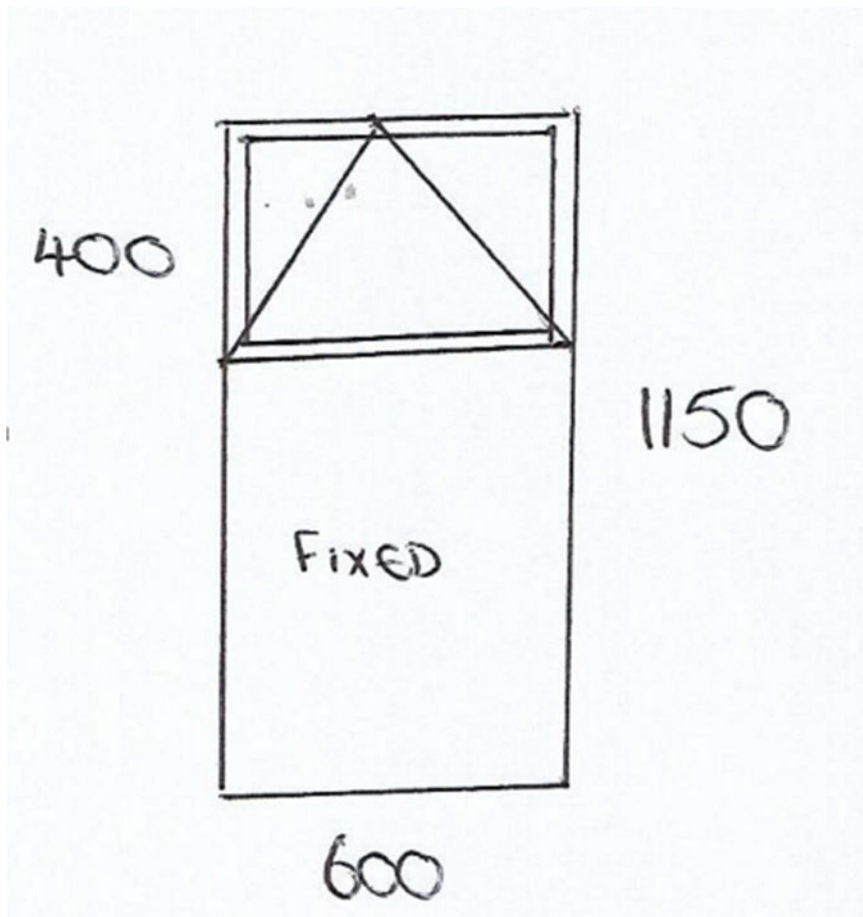
Internal side lounge window

Plans for Lounge/Ground floor/first floor)

Main 5 mullion windows



Small side window



First floor bedrooms and bathroom (second floor to back elevation)



Internal Bathroom



External Bathroom (street view)



Bedroom 1 internal



Bedroom 2 internal



Bedroom 1 showing double glazing



Bedroom 2 showing double glazing



First floor (second floor when looking at back elevation) Internal



First floor (second floor when looking at back elevation) Internal showing damage to wall and stone due to leaks



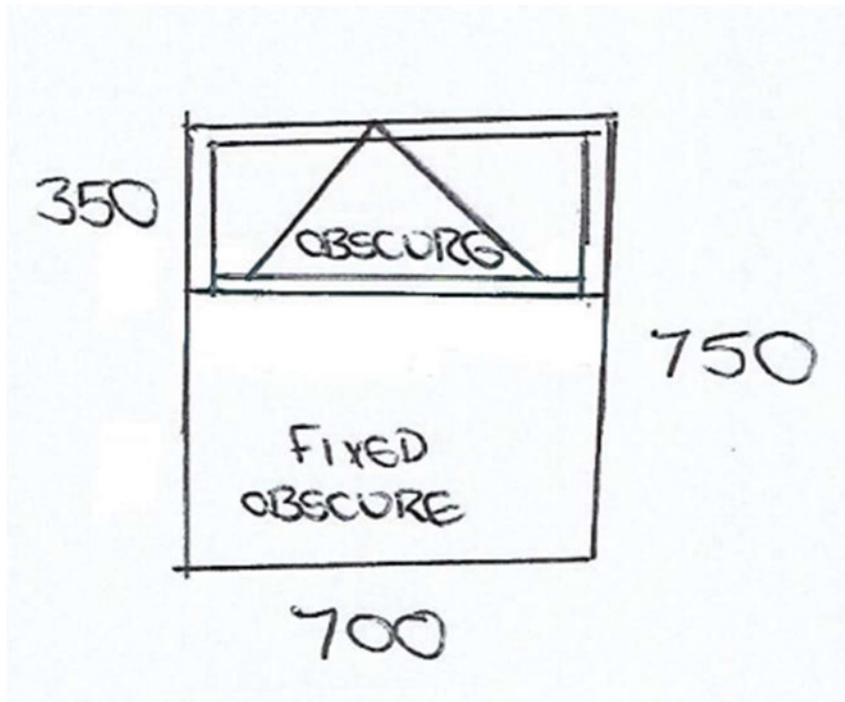
First floor bedrooms (bedroom 1 is on the left)



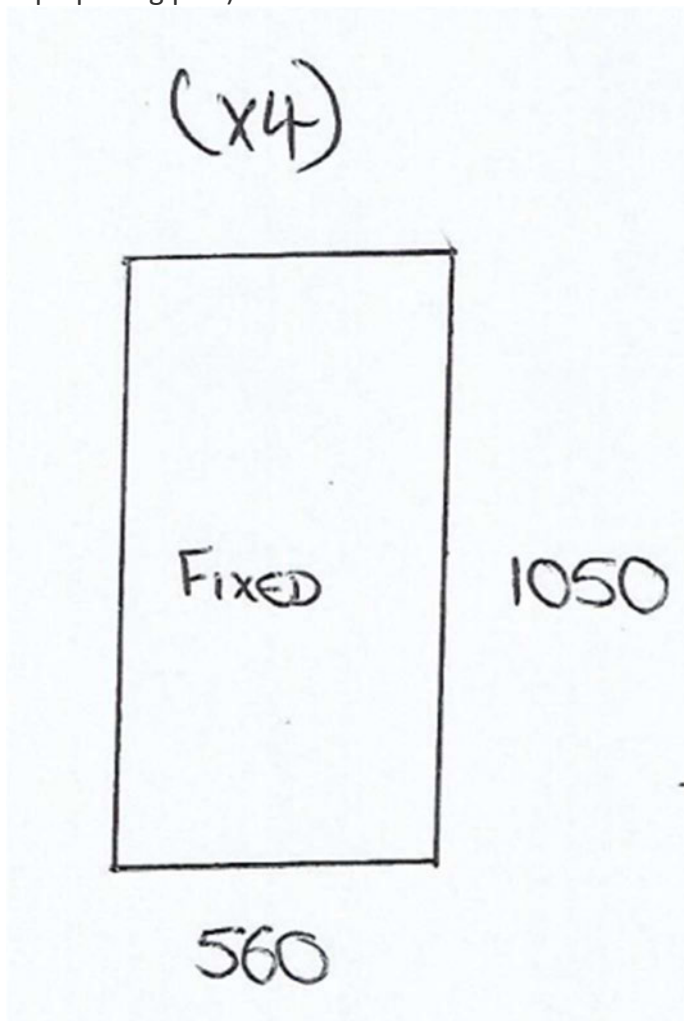
External view from back of the house showing second floor window externally. The window sill has fallen away with rot (Window is the top one)

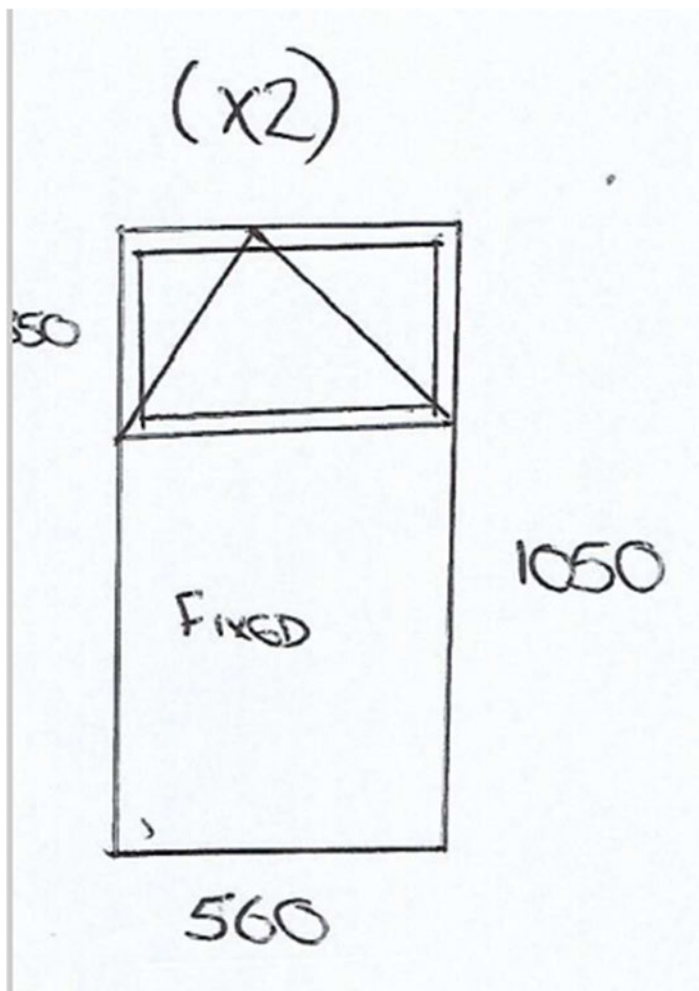
Plans for First floor (second when viewing from back)

Bathroom window

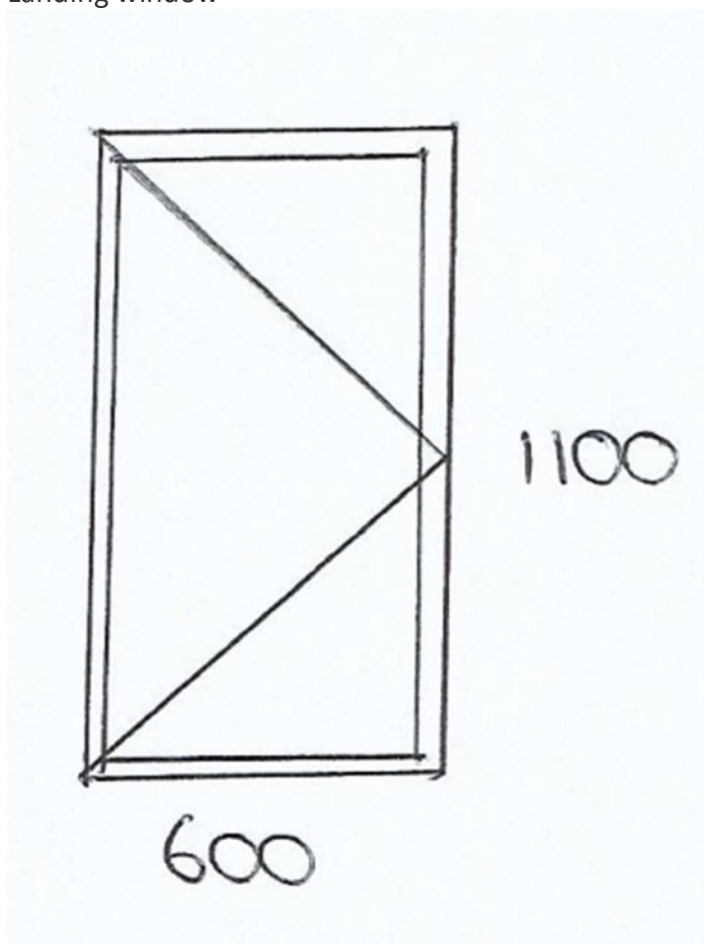


Bedroom windows (both rooms are identical) (two single pain non opening and one with top opening part)





Landing window



Loft (second floor) Internal

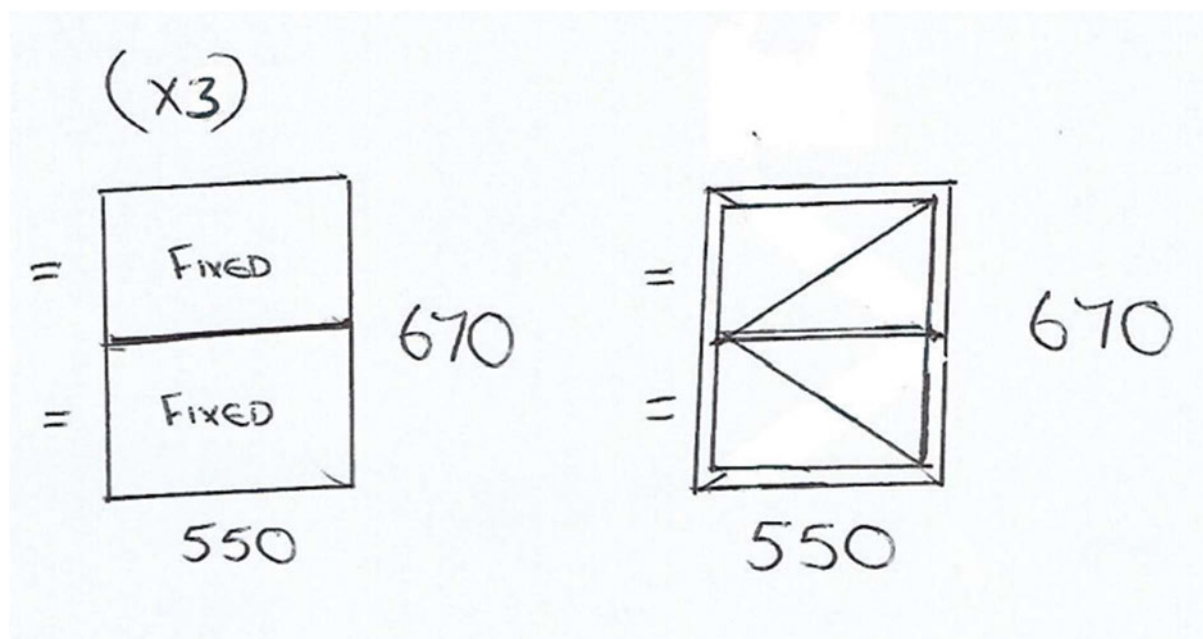


Second floor (loft) internal showing windows positioning at ground floor



Second floor (loft) external

Plans for second floor loft



Finally- the property has three side. Images of each side showing all windows visible

Back view seen from Thurston Road showing basement kitchen, ground floor small lounge window and First floor landing windows.



Side view seen from Honley Liberal Club showing ground floor lounge windows, first floor bedroom windows and second floor loft windows.



Street View (Cuckoo Lane) showing bathroom window on first floor

