

Ivy Lodge, 75 Crowlees Road, Mirfield WF14 9JE

HERITAGE IMPACT STATEMENT



INTRODUCTION

This Heritage Impact statement has been prepared in support of a listed building application to undertake remedial works to the gable end of Ivy Lodge.

The aim of the assessment is to briefly identify the historical significance of Ivy Lodge, to consider its particular visual and historic characteristics and values, and to assess how the heritage asset will be affected by the proposals.

The proposed works will involve the dismantling and rebuilding of the existing gable wall, whilst still preserving the overall historic character of the building.

Conservation Principles and Policies – English Heritage 2008 states ‘ change in the historic environment is inevitable, caused by natural processes, the wear and tear of use, and people’s responses to social, economic and technical change’. It is important to embrace change where necessary to facilitate the preservation of historic assets, but without detriment to the significance of the asset.

The assessment provides information including a brief description of the building and it’s special architectural and historical interest. It also describes what impact the proposals may have on the historic character of the building.

CONTEXT OF THE BUILDING

Ivy Lodge is located at the junction of Crowlees Road and Towngate, Mirfield and is surrounded by mainly recent housing development. There are two buildings The Main House and The Coach House

Planning and Listed Building Consent has already been granted for the extension and alterations to The Main House and extension and conversion of The Coach House to form an annexe, these works are currently ongoing.

The property does not lie within any Conservation Area and there are no tree preservation orders in place.

HISTORY, DESCRIPTION AND STATUS OF THE BUILDING

We will deal here only with The Main House, The Coach House is a separate building and is not affected by these proposals.

The House is Grade II listed, having been first listed on 25th July 1985.

There is little history known of the building and the site. According to the listing, parts of the building are thought to date from C17 or early C18 and it appears that this is the section of the house on the north east with the lower eaves. The taller section, which is the subject of this application, is probably C19.

The House is of traditional construction, the external walls being of solid coursed stone 400-600mm thick, with quoins of varying course heights. The roof is finished in stone slates.

The building suffers from structural defects, evidenced in the vertical mis-alignment of the gable, the subject of this application.

SIGNIFICANCE, CHARACTER ASSESSMENT AND VULNERABILITY

The Main House is deemed to be significant by its inclusion on the statutory list, but because of its basic Grade II listing is not considered to be of national or outstanding importance.

The significance lies mainly with its several historic features, most of which are described in the listed entry. There are no parts or elements of the building which can be considered as highly significant.

OUTLINE OF PROPOSALS

Having committed substantial investment in the property and adjacent coach house, the owner has growing concerns as to the stability and overall appearance of the projecting gable to Ivy Lodge and seeks to undertake repair / rebuilding.

The aim would be to re-use the existing quoins and window surrounds, the quoins to be numbered as removed and replaced in their exact position. Some elements would need replacing, (in particular the fractured first floor window sill), which would be undertaken in sawn stone to match. The existing stone is crumbling and considered unsuitable for re-use and it would be the intention to rebuild in second hand stone in diminishing coursing to match the other parts of Ivy Lodge.

Vertical alignment will be taken from eaves level to ground level, avoiding alterations to the roof structure. The work will be limited to the gable frontage and quoins, which will tie back into the existing stone on the returns.

This is also seen as an opportunity to remove the incongruous stone buttress, clearly an addition to the original structure, added presumably in an attempt to prevent further movement and/or collapse.

The windows will be replaced in identical style to the existing in painted timber with 4mm clear single glazing.



IMPACT ON THE HERITAGE ASSET

The buildings and site have undergone considerable change over time and further managed change is carefully considered by this proposal.

These proposals are designed to ensure that wherever possible the original character and appearance of the building is maintained.

SUMMARY

The applicant has already made significant financial commitment to the property and seeks to further secure the long term future of the property.

The aim is to conserve and enhance the character and heritage value of the buildings whilst allowing for remedial structural work to be undertaken.

It is considered that these works can be undertaken sympathetically and without harm to the character and appearance of the building.

PHOTOGRAPHS

Photographs below show the condition of the walls and the deviation of vertical alignment



Photographs below show the buttress



