

Design, Access and Heritage Statement

Address: 13 Cuckoo Lane, Honley, HD9 6AS

Application Number: PP-1150 9186

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

Roof

The movement and dipping in roof lines around the valley to the front, left of the roof is likely to be associated with movement in the principal truss member. The significant loss of timber section around the rafter/ceiling tie heel joint through timber decay is likely to be contributing to the movement and displacement in the roof truss and roof lines around the valley.

Structural remedial repair of the heel joint (through bespoke design and fabrication of remedial connection plates bolted through timber members) should be carried out, following further specialist timber survey of the principal members, to mitigate risk of further continued movement of the roof structure.

In addition, bespoke, designed plates should be installed to open joints between principal rafter and internal web members to ensure load transfer between structural members.



Photo 38 – Front elevation - assumed lead covering to nurlin end
Chimneys

The chimneys to the front elevation and party wall both need remedial repair. It appears that the stack to the front elevation will require rebuilding due to the displaced masonry to the side and rear faces of the chimney. It appears that the stack to the party wall will require re-

rending and replacement of flashings as a minimum, but further assessment will be necessary when high level access is available to allow close inspection. Closer inspection of roof coverings, particularly those to the rear slope, should be carried out whilst high level access is available to carry out chimney repairs.





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Rendering

Render coverings to the front and rear elevation are suffering from random cracking and will require replacement in the medium term.



Foundations- front elevations

The subsidence and associated defect/damage to the boiler room to the front elevation of the property is significant and rebuilding of the external room will be necessary, subject to necessary listed building consent. The subsidence and movement to the single storey

outbuilding is clearly of longstanding, but there has been recent and continued movement of the room evidenced through the opening of infilled mortar joints between the side walls and the gable wall to the front of the dwelling. Foundation movement is likely to be due, at least in part, to foundations being constructed off made ground to the rear of the retaining wall to the front of the dwelling to form the lower ground and ground floor accommodation. The intention is to move the boiler inside and therefore making the outhouse redundant.

Carry out trial hole investigation to determine existing foundation construction, founding depth and ground conditions to help provide further comment on the likelihood of excavation of service trenches undermining existing foundations and help prepare designs for replacement foundations.

The Outhouse/ current boiler room

Removal and possible rebuilding the single storey boiler room will require listed building consent. The rebuilding of the boiler room is likely to require minipile foundations to allow for building above the made ground to the rear of the retaining wall. Consideration may be given to relocating the boiler to within the existing dwelling and removing the boiler room completely (without rebuilding) as a possibly more cost effective solution - again, this would be subject to necessary listed building consents.





Rear Elevation

The significant out of plane movement to the rear elevation has clearly accrued over a long period of time. Measures to provide remedial restraint to the wall have historically been installed at around ground floor level in the form of tie rods and pattress plates. There is some evidence to suggest recent and continued movement to the rear wall of the dwelling, through the fine cracking to plaster finishes around the first floor landing window, raking cracking in plaster finishes at ground floor level, minor cracking to the timber surround to the ground floor window opening to the rear elevation and through vertical cracking to the side of the rear reveal of the first floor window to the right elevation. Subject to listed building consent, it is recommended that remedial anchor blocks and straps are installed between the rear wall and timber first and attic floor construction, as well as remedial strapping between the rear wall and return walls to the right elevation and party wall. Remedial strapping involves installation of galvanised steel straps that are securely fixed to existing timber floor and return walls at regular centres. Small pockets are formed in the wall to be restrained (the rear wall of the dwelling in this case) into which the free end of the straps are installed, before concreting in place to form an anchor block, to securely restrain the subject wall back to intermediate floors and return walls. The proposed remedial details should be detailed specifically for the property, and necessary listed building consents sought prior to carrying out the works.

Front and right elevations

Lateral movement to the front and right elevations is less significant than movement to the rear elevation. However, it would be prudent to also install anchor blocks and straps to each of these elevations at first and attic floor levels to help mitigate risk of ongoing lateral movement to these walls.

Window head above the rear door

The fractured window head above the door to the rear elevation will require replacement, again subject to necessary listed building consent.



The vertical cracking to the side of the rear window reveal to the right elevation

This should be repointed with a relatively weak lime mortar following the completion of remedial strapping details as described above



Rear Steps

The movement and settlement of the external stone steps providing access between side and rear gardens appears to be associated with failure of retaining walls to the rear and side walls and settlement of infill material providing support to the landing and steps. The movement appears to be continuing, and the steps require removal to mitigate risk of further continued movement and, ultimately, collapse. The removal of the existing steps should be carried out with care to avoid damage to the existing retaining wall currently covered by the steps; during and following the removal of the steps, the condition of the existing retaining wall should be reviewed - if the existing historic retaining wall itself (currently covered by the existing steps) is found to be showing signs of distress or inadequacy, there may be need to carry out remedial work to enhance lateral support to the historic retaining wall. Replacement of the steps would most pragmatically be carried out with use of more lightweight construction, such as the use of simple steel steps. The use of lightweight construction, such as steelwork, will avoid the need for construction of retaining walls and associated foundations.

The movement in the external stone access steps has led to the complete failure of the connection of the base of the baluster to the handrailing at landing level. The failure of the connection leaves the handrailing unsupported, creating an inherent health and safety risk of falls from height. Accordingly the steps should be taken out of use, until remedial repairs/reconstruction have been carried out.





