548A (97) 01 – Heritage, Design and Access Statement

57 – 59 Cliff Road, Cliff, Holmfirth, HD9 1UY

Date – 25th Oct 2023

Client: Dave Makin

Proposals: Renovation of property and division into 2 dwellinghouses. Rear extension of No.57. Demolition of existing single storey lean-to external store to northeast elevation and replacement with new lean-to forming side extension of No.59. Associated external works to widen parking bay off Cliff Road and improve external steps and access to the property. Internal layout alterations and replacement staircases.

57 – 59 Cliff Road, is a Grade II listed, mid-18th century building. Due to its designation as a Listed building, a Heritage Statement is a statutory requirement for any planning and Listed Building Consent application.

Heritage Statement

Property Listing Details:

List entry Number: 1287884

Formerly 2 houses, part of row. Mid to late C18 origin with house to left, and upper floor of house to right, of early C19. Hammer dressed stone. Quoins to right. Stone slate roof with gable copings on cut kneelers. Central ashlar stack. Three storeys. House to right has 4-light, slightly double chamfered, window with outer mullions removed, and entrance with deep lintel and chamfered surround. To first floor is 3-light window as before. To second floor is one 2-light and one 3-light C19

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stone mullioned window. House to left has altered ground floor and two 2-light windows to first and second floors, those to first floor with mullions removed. Right gable has 2 altered 2-light slightly double chamfered windows. Rear of house to right breaks forward from row and has one 3-light chamfered window, as before, to ground and first floors, and two C19 2-light windows to second floor.

Listing NGR: SE1458808366

National Grid Reference: SE 14588 08366

Photographs:

Fig.1 Photograph of the front and side elevation of No.57 - 59 Cliff Road

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Fig.2 Photograph of the side elevation of No.59 Cliff Road

Property History:

The property has been used as one or more dwelling(s) throughout its existence but has been subject to various changes and adaptations throughout its history. Reference to the property deeds provides the earliest reference point dating from 1806. Unfortunately, the 1806 document is difficult to read, however, the date correlates reasonably with the date of origin of the building.

Of particular interest is that later deed documents from 1871, 1888 and 1937 demonstrate the building was formerly 3 dwellings, at least for a certain period (rather than only 2 as is referenced in the listing details) as they refer to '*3 cottages'* and '*the cottage to the rear of No.57 Cliff Road*'.

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A 1959 deed references the building to the rear of No.57 also although refers to it '*being formally used as a cottage'.* Therefore, its reasonable to interpret that the part of the building to the rear of No.57 ceased being a used for dwelling purposes between 1937 and 1959 but it was retained and used *'as a paint and paper warehouse'* or store.

The part of the building referred to as the third cottage, latterly a store (to the rear of No.57) is no longer standing although evidence of its existence remains is clear on the building today.

Fig.3 Photograph of the rear elevation of No.57 Cliff Road

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Remains of an external wall extending all the way to roof eaves level is evident to the rear of the building and a string course of stones on the wall provides evidence of an abutment which we suspect was a floor level. The wall remains provide an indication of windows openings due to it being only partly demolished. Its remains step outerward from the existing building in fashion that indicates the wall is still providing some buttress. The steps appear relatively hap-hazard, with demolition punctuated or paused at window reveal positions.

Fig.4 Photograph of external wall remains of building to rear of No.57 Cliff Road

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There is a clear change in the stonework, in particular stone course depth evident too, which indicates construction and subsequent alteration.

Historic maps illustrate No.57 having a larger footprint to the rear side which offers further credence to our understanding of the buildings history.

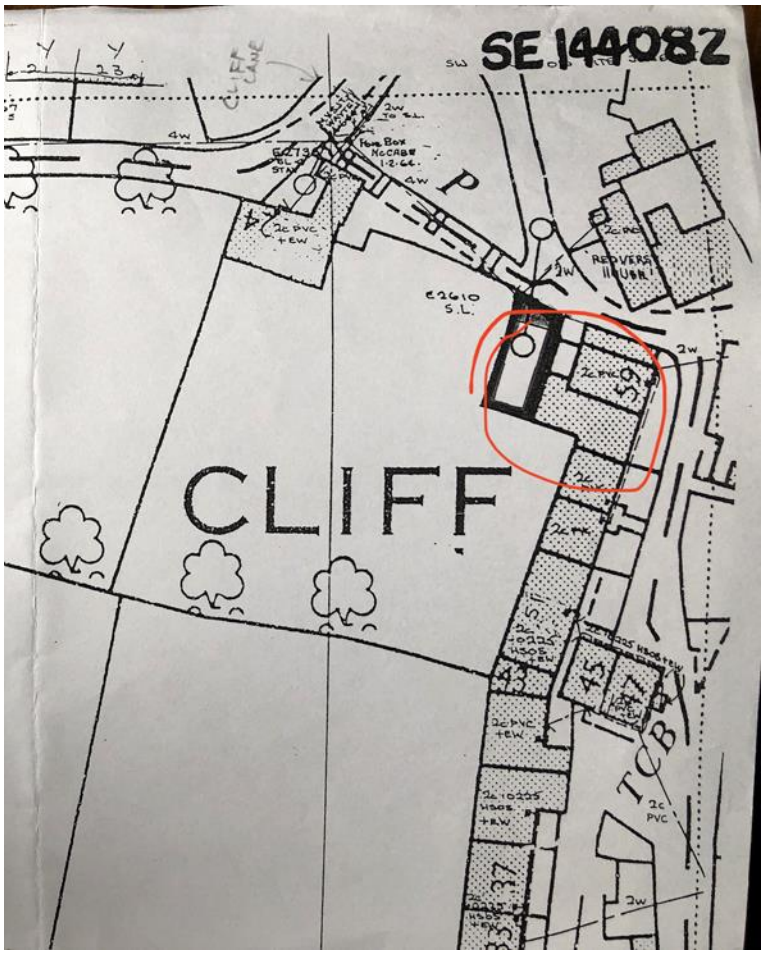

Fig.5 Map illustrating footprint of buildings. (Date unknown.)

In 1966, planning history demonstrates an approval notice for conversion of the building from 2 to 1 dwelling. The property remains a single dwelling in its current form and there is

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evidence of some recent alteration to the property, notably windows with PPC aluminium frames which appear relatively modern.

A planning application (Ref: 06/65/90705/W3) for alterations to convert back to 2 dwellings was approved in 2006 although the proposed work has not been carried out.

The proposal associated with this Planning and Listed Building Consent application is also to renovate and alter or adapt the building to revert to 2 separate dwellings which in principle has merit in heritage terms as it more accurately reflects the original form or use of the building. Some internal changes are proposed but the building heritage value predominantly derives from its external features such as the stone chamfered windows and door surrounds and stonework details to the roof which are to be retained throughout and added to where any extension is proposed.

Design & Access Statement

There are various aspects of proposed work in this application, most notably a rear extension on the same or similar footprint to where we understand the cottage to the rear of No.57 was located. Care has been taken in the design and preparation of drawings to ensure the extension is sympathetic to the building in its current form, whilst also taking account of neighbour's amenity. The proposed extension extends to a level to enable the existing roof to extend continuously and on the same plain, and window openings are design using the same proportions as those on the existing building.

To the north-eastern side of the existing building, there are 2 external stores which 'lean to' the gable end of the main body of the property and we anticipate these stores were originally used for coal storage. Proposals are to demolish these and replace with new to enable extension of the ground floor of the property to increase habitable space.

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Internally, the proposed layout of the dwellings is respectful of the original split of the building and building structure to a large extent. Ceilings are relatively low throughout the dwelling and floor joist spans are divided by timber beams and proposals seek to minimise structural changes. Maintaining staircases in their current location is practical, although proposals for the existing stairs to be removed and replaced with new are designed to improve accessibility. (We don't consider the existing stairs are original features and therefore they don't hold any significant heritage value and suspect they were added at different times during the building's alterations in the 20th century.)

There are some alterations to internal partitions and introduction of new partitions (particularly at first floor level) to form spaces appropriate for a more modern dwelling. Again, we don't consider the existing internal partitioning hold any significant heritage value and suspect they were added at different times during the building's alterations in the 20th century. Any original separation of internal space is unclear.

Proposed alterations to the ground floor layout are more significant in structural terms with steelwork proposed to enable removal of some internal walls. The intention is to create more open plan Kitchen / Living / Dining spaces. Whilst these proposals alterations clearly alter the building to some extent, they are wholly internal alterations as part of a significant renovation proposal. We suspect the section of wall being removed in No.57, is not original external walling, rather a section of infill or reconstruction that occurred around the period the original cottage to the rear of no.57 was demolished. There areas a relatively large section of walling to the rear of the building which is more modern than elsewhere and again we attribute this to some demolition and reconstruction work.

The property has some external space to the front and rear. The area to the front is split into a yard area and a garden space which are divided by an access track to the adjoining properties to the south (45 – 55 Cliff Road) and a change in level. The whole site is on steep topography.

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Both space to the front and rear of the property offer some parking provision. An existing single car parking space is available at the highest and most easterly point in the site which is accessed off Cliff Road. Proposals are to improve and extend this area of hardstanding to make provision for 2 car parking spaces which will be allocated to No.57. Associated with any external works to improve the parking area, are new steps to make the route between parking and the dwelling safer and more accessible.

To the rear of the property is space affording two off street parking spaces which it is proposed are retained and allocated to No.59 Cliff Road.

Summary

In summary, the proposal the proposals associated with this application are carefully considered to enable development back to 2 dwellings which involves a wholesome internal renovation and extensions.

The applicant recognises the heritage value of the property and aims to carry out the work as sympathetically as possible whilst creating two well proportioned dwellings. Internal the properties will benefit from modernisation to some extent, with any works complementary to some original or existing features (such as existing ceilings and floor beams) to combine attractive living spaces whilst maintaining the character of the original building.

Externally, proposals do not alter the main body of the property and associated structural openings which will be retained. Extensions proposed are to the side and rear are sympathetic in terms of scale and design.

Overall, the proposal offers the opportunity for renovation, improvement to the building's accessibility and revision back to two well-proportioned properties which is more akin to the

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original properties. The work provides the basis for some modernisation and continued maintenance of the heritage asset oveall and on this basis, we consider the proposal merits support.

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