Heritage Statement 75 Birkby Lodge Road

Context

The site is located with Birkby Conversation Area, which is noted for being a mainly nineteenth century residential suburb of Huddersfield, but includes older buildings and a large mill complex together with a Victorian cemetery and public park. The property is also Grade II listed the garden partially backing onto Birkby Fold, the small courtyard of Holroyd's Alm houses.

Assessment of Significance

The building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. Historic England list entry number is 1313781. The property was first listed on 29 September 1978.

Listing information from Heritage England site is produced . The information provided is from the legacy list, meaning that the property has not been updated since the initial listing

BIRKBY LODGE ROAD 1.5113 (West Side) Birkby No 75 SE 1317 27/191 II GV2. C18 or early 19. Hammer -dressed stone. Pitched stone slate roof. 2 storeys. Stone brackets to gutter. Two 2-light stone mullioned windows (one with mullions removed) on 1st floor. One 3-light stone mullioned window on ground floor. National Grid Reference SE 1340117982.

The property is a traditionally constructed house with single storey extensions at the left hand side. The side extensions have a pitched and mon pitched roof over heavily rendered cement walls.

It is this render which extends onto the original building which has blown and requires removal of cement render and pointing . The current render is causing damp issues to the single story extension and is unslightly and not in keeping. The intention is to replace with a flat white lime render.

Heritage impact assessment

There is no proposal at this stage to remove the cement render on the original building and therefore no impact on the original building. It would be hoped that at some point in the future this render can be removed from the original building when a new application will be submitted.

The 1950s extensions have been rendered with multiple layers of cement over the years as repairs.The top cement render layer on the extension building was falling off but layers of cement remain. Rather than repair using existing material, cement the request is to remove the remaining cement as carefully as possible to illicit as little damage to the brick underneath. The bricks are of various types; the front resemble Accrington brick and therefore appear to have withstood the cement a lot better than the rear. These are standard bricks but more porous and therefore are holding the cement tightly.

The intention by using lime pointing and rendering it will add breathability to the extension, reduce the damp issues and improve the overlooks of the property.

Justification

The works are required to make repairs to the fabrication of the extension building to maintain good repair and improve the aesthetics of the extension without a rebuild

There is no impact on the original heritage asset. It is hoped a similar repair can be undertaken at a future date.

This alternative causes less harm than a repair in cement.