

Heritage Statement – 2 Exchange, Honley

INTERNAL ALTERATIONS, REPLACEMENT WINDOWS AND DOORS AND ROOF ALTERATIONS

INTRODUCTION

This Heritage Statement has been prepared in support of an application for Listed Building Consent and Planning Permission for internal and external alterations at 2 Exchange, Honley.

The property is a Grade II Listed Building and is located within the Honley Conservation Area. The proposed works comprise of internal alterations, replacement of existing windows and doors, and alterations to the roof including the formation of rooflights.

This purpose of this statement is to assess the significance of the heritage asset and demonstrate that the proposed works have been carefully designed to minimise any impact upon its special architectural or historic interest whilst ensuring its continued viable use.



Photograph of 2 Exchange, Honley

SITE AND HERITAGE DESIGNATIONS

2 Exchange stands within the historic core of Honley, approached from the small stone-built yard / fold known as Exchange. The relationship between the close-set stone buildings, the narrow routes through the village and the enclosed yard is characteristic of the older settlement pattern.

Historic England lists 1 and 2 Exchange together as a Grade II listed building under List Entry 1134907. The pair was first listed on 4 August 1983 and the list entry records a datestone of 1751. The pair is described as a handed pair at the end of a row, constructed in hammer-dressed stone with rusticated quoins, ashlar dressings and a stone slate roof. The principal south-east elevation includes a string course, carefully detailed central doorways, single-light openings above the doors and four-light stone-mullioned windows.

The building also lies within Honley Conservation Area (Kirklees Conservation Area 04). The Holme Valley Neighbourhood Development Plan records that the conservation area was designated in 1973 and contains numerous 18th- and 19th-century buildings. It describes Honley's historic core as compact, with narrow streets and a strong tradition of stone dwellings and mullioned weavers' cottages. Kirklees Council's current conservation area register confirms that no adopted conservation area appraisal is presently available.

The Neighbourhood Plan places the site within Landscape Character Area 6, Honley Village Centre. The built character of this area is defined in large part by older stone buildings, yards and folds, traditional detailing and the relationship between the village core and its surrounding landscape.

DESCRIPTION

In summary, the works comprise:

Internal reconfiguration at ground and first floor level, including removal of limited elements shown dashed on the plan, formation of en-suite accommodation and a revised stair arrangement.

Investigation and exposure of the original fireplace where surviving fabric is found, together with retention of original architectural details revealed during the works.

Use of the upper floor / roof space as an office, with the existing roof structure exposed and retained as a visible feature.

Repair and, only where structurally necessary, renewal of deteriorated timber beams associated with the roof and floors.

Replacement of the front window frames with traditionally detailed timber units within the existing stone openings.

Replacement of the front door with a timber door informed by the neighbouring listed pair and historic photographic evidence.

Three new roof lights to the roof plane shown on the east elevation.

Patio doors to the rear elevation



HERITAGE CONTEXT

The statutory list entry provides the most reliable dating evidence for the building and records the 1751 datestone and initials B.W.S. A local photographic record published in 2008 additionally attributes the house known as Exchange to William Brooke and connects the building with the Brooke family's long association with the local woollen trade. This local account is useful context but is treated as supplementary rather than as a primary historic source.

The building has clearly been adapted over time. Project photographs show changes to the front joinery between 2016 and the later/current condition. The 2016 photograph shows a traditional-looking arrangement of painted windows and a timber door, whereas later joinery is more modern in appearance. The consent history of those alterations has not been established within this statement and no conclusion is drawn as to whether earlier replacement works were authorised.



2 Exchange – photograph from 2016 showing timber door and windows – the photo on page 1 of this statement from approx. 2024 shows uPVC windows and door, reflecting that there has been a change

ASSESSMENT OF SIGNIFICANCE

Architectural significance

The principal significance of 1 and 2 Exchange is found in the survival and legibility of the mid-18th-century stone pair. Of particular importance are the overall paired composition, stone walling, rusticated quoins, ashlar surrounds, string course, stone-mullioned openings, roof form, stone slates, copings, kneelers and moulded details around the central doorways. These features give the building a strong and recognisable historic character.

Historic significance

The 1751 datestone places the pair firmly within the period when Honley was developing as a local centre associated with domestic and workshop-based textile production. The building therefore contributes to an understanding of the village before the later industrial expansion of the 19th century. Its age, form and location within the historic core give it clear evidential and illustrative value.

Internal fabric

The Historic England list entry is a concise legacy description and does not identify every feature protected by the listing. The statutory protection applies to the listed building as a whole, including its interior. The fact that internal features are not individually described should not be taken to mean that they are without significance.

The internal significance is likely to be concentrated in surviving early masonry, floor and roof structures, fireplaces or chimney features, historic joinery where present, and elements of the earlier plan form. Some partitions and finishes may be later, but their age and significance should be established by inspection before removal. The existing roof timbers are particularly important because they may retain evidence of the building's historic construction even where individual members require repair.

Group value and conservation area contribution

No. 2 is not read in isolation. It forms one half of the listed pair with No. 1 and contributes directly to the character of the small Exchange yard and the wider Honley Conservation Area. The paired front elevation, traditional stonework and modest scale are important to the close-grained, historic character of the village core. Alterations to the front elevation and roof are therefore more sensitive than changes within areas of demonstrably later fabric.



DESIGN DEVELOPMENT AND CONSERVATION APPROACH

The design has developed from the existing building rather than introducing a new architectural language. The front openings and stone surrounds remain unchanged. The intention is to improve the quality of the inserted joinery and return the front elevation to materials and proportions that sit more comfortably with the listed pair.

The earlier photograph and the adjoining property have informed the front window and door approach. They provide useful evidence of the type and rhythm of traditional joinery associated with the pair, although the final joinery should be controlled by detailed drawings rather than by appearance alone. Sections should confirm frame and glazing-bar profiles, opening method, glazing, cill treatment, finish and position within the stone reveals.

Internally, the scheme seeks to make the accommodation workable while retaining the character of the older building. The proposed exposure of the fireplace and roof timbers has the potential to better reveal historic fabric. Where opening-up shows a feature to be historic, the detail should be adjusted to retain it where reasonably possible.



Internal photo showing the current conditions of the existing roof

The roof works are driven in part by the condition of the existing fabric. The project photograph shows evidence of water ingress and deterioration around the existing structure. The appropriate conservation approach is repair first: sound historic timber should be retained, local repairs or spliced repairs used where practical, and complete replacement limited to members that cannot reasonably be repaired. The current planning drawing notes that structural components are indicative and that structural engineer details are to be provided.

OVERALL HERITAGE EFFECT

The scheme has clear heritage benefits through repair of the building and the move back towards traditionally detailed timber joinery. The internal changes and rooflights introduce some potential for limited harm, but that harm can be minimised through a repair-first approach, careful opening-up and appropriately detailed conservation rooflights. To the extent that a residual limited degree of harm remains from the rooflights, that harm is considered to be outweighed by the public heritage benefits of repairing deteriorating fabric, reinstating more appropriate timber joinery and better revealing surviving historic fabric, while supporting the building's continued viable occupation. Subject to those controls, the significance of the Grade II listed building is conserved and the character and appearance of the Honley Conservation Area are preserved, with a modest enhancement to the principal elevation.

CONCLUSION

2 Exchange is a sensitive Grade II listed building whose significance is derived from its 1751 date, its paired composition with No. 1, its stone construction and architectural detailing, surviving internal and roof fabric, and its contribution to the compact historic core of Honley Conservation Area.

The proposal has been developed around the retention of that significance. The replacement of modern-looking front joinery with traditionally detailed timber units and the repair of the deteriorating roof are positive conservation measures. The internal alterations are capable of being accommodated without material loss of significance provided that surviving historic fabric is identified and retained during opening-up. The three rooflights introduce a limited change to the historic roof plane, but their effect can be minimised through conservation-type units, flush installation and careful positioning. Any residual limited harm associated with the rooflights is considered to be outweighed by the identified public heritage benefits of repair, improved traditional detailing, better revealing historic fabric and securing the building's continued viable occupation.

On that basis, and subject to the detailed conservation controls set out above, the proposal is considered to conserve the special architectural and historic interest of the listed building and preserve the character and appearance of the Honley Conservation Area. It accords with the relevant statutory duties, NPPF policies HE4, HE5, HE6 and HE9, Kirklees Local Plan Policies LP24 and LP35, and Policy 2 of the Holme Valley Neighbourhood Development Plan.



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