

DESIGN ACCESS AND HERITAGE IMPACT STATEMENT

Proposed Installation of Internal Through Floor Lift equipment

For Mrs. H. Carter

at

28a Smithwell Lane, Heptonstall

Hebden Bridge HX7 7NX



DESIGN LINE HUDDERSFIELD LTD.

Jan 2024
Sean Brockbank

Introduction:

28A Smithwell Lane, Heptonstall is a Grade II Listed building and sits within the small hamlet of Heptonstall above Hebden Bridge.

For the general location please (See fig.2) as well as drawing No. DL838-01.

The property is also situated within the historic settlement of Heptonstall Conservation Area (See fig.1)

Description of Proposed works:-

No.28a Smithwell Lane is a 3 storey end stone terrace. The property accommodation has on the ground floor a kitchen with disabled accessible WC, and living room.

To the first floor there is a front bedroom, wet room, and smaller back bedroom previously altered and adapted under application 19/01364/LBC. The through floor lift is now required to aid access for the property owner. This will replace the current stair lift installation and enable the owner to continue living independently.

Summary of works proposed:-

Ceilings – Careful removal of the existing lath and plaster ceiling is proposed local to form the new lift aperture. This will require partial removal of the existing ceiling joists. This will then be framed out with new joists and any new structural strengthening works as highlighted by the structural engineer.

First Floor – T&G floor boards carefully lifted set aside for reinstatement or replaced as necessary like for like. (No chipboard flooring shall be introduced).

Through floor lift installation - Secure lift rails at ground floor level to new floor aperture, then from floor aperture to first floor bedroom ceiling level. Fit lift carriage and fire seal floors around new floor aperture to building control approval. Re-site smoke detector as part of the electrical works.

All existing joinery mouldings and skirting's are to be retained with minimal disturbance. Any making good to joinery items will be expressly to match.

(See Drawing No. DL838-01 for Existing & Proposed Details)

Heritage Impact Statement:

Smithwell Lane comprises of several blocks of stone terraced dwellings to the north and south side of the road. No.28a is a stone end terrace property.

No external works form part of this installation.

The property listing, which is a group listing is highlighted below:-

Reference no. 1226563

Description: Nos. 24, 26, 28 & 28A including railings to front

Address: 24 - 28 Smithwell Lane Heptonstall Hebden Bridge Calderdale HX7 7NX

Grade: II

Group detail: Smithwell Lane (north side) Heptonstall

Full description:

Row of 4 single-cell cottages c1820. Watershot masonry, stone slate roof. 2 storeys. Higher than road level, each approached up a flight of 5 stone steps with own flagged landing with cast iron railings (coal cellars underneath). Quoins. Coped gables with kneelers. Each has doorway with tie-stone jambs to left of 3-light flat-faced mullioned window with projecting sill. 4-light window over to 1st floor with one solid light. 4 stacks to ridge. The rear of Nos. 28 and 28A projects further and has paired doorways to centre with 3-light windows to either side. Stair window has semi-circular arch with impost block and keystone. Tall stack to north-east corner.

Planning Policy:

The proposed internal alterations and installation of the lift **will have no impact** on the historical character or setting of the building. Proposals for the alteration or extension of a listed building are considered in policy BE14, which states that such schemes will only be permitted where there is no adverse effect on the historical or architectural character of the building and it respects the individual details of the building. Policy BE15 provides protection from harm to the setting of listed buildings.

Access and Landscaping:

Remains unaffected

Planning History:

28A Smithwell Lane Heptonstall Hebden Bridge Calderdale HX7 7NX

Ref. No: 19/01364/LBC | Received: Mon 18 Nov 2019 | Validated: Mon 18 Nov 2019 |
Status: Grant Listed Building Consent

Fell one tree (Tree in a Conservation Area).

28A Smithwell Lane Heptonstall Hebden Bridge Calderdale HX7 7NX

Ref. No: 18/22074/TCA | Received: Fri 07 Sep 2018 | Validated: Fri 07 Sep 2018 |
Status: Raise No Objections

Location:

(Not to scale)

Fig.1 – Heptonstall Conservation Boundary (red flagged line)



Fig.2 – Location Plan (Site edged red)

