The Victoria Public House, Holmfirth

Survey & Fabric Condition

Introduction

The building was surveyed by TC Surveys.

The core of the pub is circa 1900 with additions probably added mid last century, the latest being a kitchen area built in the 1970s. It is primarily in stone, rendered and painted.

Some offshoots are in brickwork rendered to match the main building.

It is on three levels including the substantial semi-basement area. A large full width offshoot has been demolished in recent history at the gable end facing Wood Royd Hill Lane.

Because the lowest level is partly above ground and the ceiling heights generally are close to three metres the building has a substantial height and can be seen from a distance, dominating the general residential area at the cross roads. Adjacent properties are all residential terraced houses of varying size and scale. It has a substantial well defined curtilage, partly surfaced in tarmac with some outbuildings to the rear.

Building Condition

Roof

The roof was originally in slate but has been surfaced in a blanket of propriety bitumen/glassfibre quilt in an attempt to stop leaks without re-roofing. This has failed over the years since installed and can only be dealt with by completely re-roofing the main building.

The front and side flat roof extensions require complete renewal of the roof structures due to total damp penetration.

Basement

The basement is not watertight and frequently is under water. An area has been raised in concrete to form a beer store area free of flood water. Much of the basement is unused and uninhabitable.

Ground Floor

Although the walls have no damp proof course the most serious problem is direct water penetration of the solid walls into most of the rooms. The walls have no insulation and no floor insulation is present. The ceilings are affected by water penetration. Mould is present on parts of the ground floor because of damp and inadequate natural or forced ventilation.

First Floor

The first floor is similarly affected by direct water penetration of the walls and ceiling. The condition of the roof will lead to more serious problems below as it becomes increasingly fractured. Some of the wall surfaces have had the internal plaster hacked off because the damp was so severe.

General Observations

The building will require full rewiring to modern standards if retained in use. The lack of damp-proofing and integrated wall and floor insulation would be impossible to carry out to modern standards. The layout of the building does not lend itself to conversion.

Essentially the building has no architectural merit, has come to the end of its life and would be uneconomic to restore.

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