

**Clarence Road**  
February 2025 – March 2025





## CLIENT

LAE Property Ltd



## BUDGET

£100K



## COMPLETION

March 2025



## LOCATION

Leeds, UK



## SECTOR

Residential

## INTRODUCTION

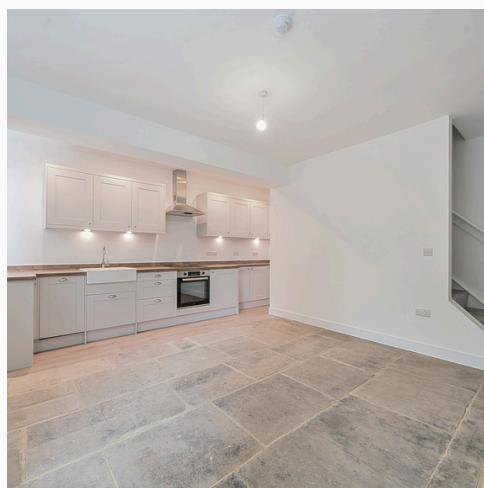
RWB Building Solutions were appointed by local property developer LAE Property Limited to deliver the full conversion and refurbishment of a traditional stone through-terrace property in Horsforth. The project involved reinstating the building to its original configuration as two back-to-back terrace homes, restoring the character of the property while creating two high-quality, functional living spaces suited to modern standards.

With our extensive experience in residential refurbishment, structural alterations, and heritage-sensitive construction, RWB Building Solutions undertook the project from initial strip-out through to final handover. This case study outlines the approach, challenges, and craftsmanship that shaped the successful transformation of this historic Horsforth property.

## THE SCOPE OF WORKS

RWB building solutions delivered a full package of works;

- Rip out existing building
- New Plumbing and Drainage
- New Utility Connections
- New Kitchens
- New Doors throughout
- New Bathrooms
- New Flooring
- Joinery Works
- Decoration
- New Electrics
- Supplied & Fitted New Windows
- General Repairs
- Design
- Planning approval
- Building control



## THE PROCESS

RWB Building Solutions supported LAE Property Limited from the outset, helping to secure planning permission in partnership with a local architect—who, as it happened, had a family connection to the property itself. This early collaboration ensured the proposed conversion was both practical and respectful of the building's original character.

Once approvals were in place, RWB began by removing the existing kitchens, bathrooms, and internal fixtures before progressing into the structural phase of the works. This included the installation of new steel supports, a bespoke staircase, and upgraded external windows and doors to suit the new layout of the two reinstated back-to-back homes.

Our in-house team delivered the core build and joinery elements, including the installation of new kitchens, internal doors, and external walls, ensuring both properties were finished to a high standard. Alongside this, our specialist subcontractors carried out the electrical, plumbing, tiling, and plastering works, coordinated to maintain programme efficiency and quality throughout. A standout moment during the refurbishment was the unexpected discovery of a traditional stone floor in the rear house. Rather than covering it, the decision was made to restore it. Each stone was lifted, cleaned, and carefully re-bedded, preserving a unique historic feature that now adds real character to the finished home.



## TESTIMONIAL

\*\*"The transformation of the Clarence Road properties by RWB Building Solutions is outstanding. The conversion has created two beautifully finished, modern homes that will appeal to a wide range of buyers and tenants in this highly sought-after area.

From the high-quality joinery to the energy-efficient upgrades, every element has clearly been thought through with future occupants in mind. The restored stone floor in the rear property is a particularly charming feature and adds real character to the home.

These properties offer excellent value, comfort, and kerb appeal, and we expect strong interest across both the sales and rental markets. RWB have delivered a first-class result for the client, and it's a pleasure to bring homes of this standard to market."\*\*

— Victoria Illingworth, Adair Paxton, Leeds

## THE RESULTS

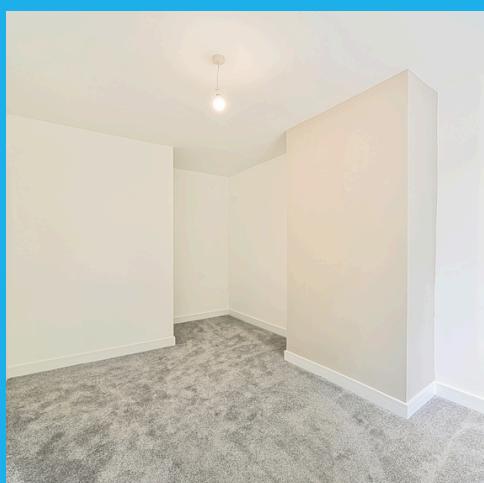
RWB Building Solutions successfully transformed the original through-terrace into two modern, affordable homes in a highly desirable part of Leeds. Each property now benefits from new boilers, upgraded windows, and a complete electrical installation featuring energy-efficient LED lighting, ensuring low running costs and improved sustainability for future occupants.

The high-quality refurbishment has created warm, comfortable living spaces that combine modern finishes with retained character—most notably the restored stone floor in the rear house. Designed to appeal to both the rental and resale markets, the completed homes offer strong demand potential and long-term value.

For LAE Property Limited, the project has delivered a significant uplift in asset value, with RWB's comprehensive approach providing a reliable, cost-effective route from planning support through to final handover.



## THE GALLERY



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