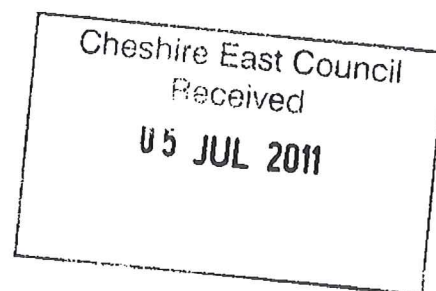


HERITAGE STATEMENT TO ACCOMPANY THE PLANNING APPLICATION
TO EXTEND AND REFURBISH ROSE COTTAGE, CASTLE HILL,
MOTTRAM ST. ANDREWS SK10 4AX

Mr and Mrs S Norris



Parr associates

chartered town planning and development consultants

189 Woodford Road Poynton Stockport SK12 1EH
telephone and facsimile 01625 871105
e mail address winstonparr@btconnectt.com

HERITAGE STATEMENT TO ACCOMPANY THE PLANNING APPLICATION TO EXTEND AND REFURBISH ROSE COTTAGE, CASTLE HILL, MOTTRAM ST. ANDREWS SK10 4AX

This property is included in the List of Locally Important Buildings, and is simply described thus:-

Three bay brick cottage of simple vernacular design, under a steeply pitched plain clay tiled roof. Appears on the tithe map of 1848. Unusual survival on this road.

The date of construction is not known before a deed of 1946 when the property was purchased by the applicant's uncle and aunt, Mr and Mrs N Endley now deceased. The then owners implemented a substantial rebuilding programme around 1950, which included

- Stripping off the vernacular thatched roof
- Raising the eaves by 5 courses of brickwork (see specification in Appendix)
- Re roofing with Marley concrete tiles, (not clay as stated in the List).
- Replacing the roof timbers, the purlins clad in stained timber to appear to be oak originals.
- Enlarging the rear dormer window.
- Raising the ceiling height of most of the ground floor, (all except the hall which has an original beam and ceiling of less than 2.0m height). This was achieved by inserting steel beams clad in faux oak planks as above. The pastiche of faux beams and exposed floor joists betrays the false nature of the rebuilding, by placing the exposed floor joists parallel to the beam rather than at right angles, whereby the beam should have supported the floor joists by dividing the span.
- The construction of stud partition internal walls except between the hall and living room, which demonstrates the total nature of the modern reconstruction of room arrangements.
- Insertion of a crudely constructed faux oak staircase which sits awkwardly and wastefully in the hall
- The painting of the external brick walls in white with black stripes to present a faux half-timbered appearance, and to mask the new brickwork at eaves level.
- The addition of two open porches of ungainly proportions.
- The addition of a small glass walled sun room to the south western elevation, with a clumsy monopitched tile roof

It is therefore misleading to describe the building as an *unusual survival* as the building extant bears no relationship to a building that appears on the tithe map. A comparison of the modern map with the tithe map shows that a much larger building has been replaced by the smaller garage. At present a pastiche half timbered cottage replete with tiled roof, long dormers and added porches has replaced a brick thatched roof cottage.

It is not possible to demonstrate a sense of historical or heritage connection or group value between the subject property and its context. There is no visual connection with the listed pair of haybarns at the nearby Greendale Farm, which in any event are of different appearance, being of brick walls with grey and blue slate roofs.

It is in fact, as indicated in the listing description, the subject property is a small isolated, much altered cottage. It is in truth an anachronism in an area of very large modern detached houses.

CONDITION AND SUITABILITY OF THE BUILDING FOR MODERN OCCUPATION

The building is in poor condition, and the spatial arrangement is awkward cramped and yet wasteful.

The outside walls are simply solid 9" (200mm) brick construction without insulation. The internal floor level is less than 100mm above the external floor level and the ground floors are more than likely a thin cement layer on beaten earth. The Vinyl floor tiles are generally becoming detached from the ground floor, a sure sign of the presence of dampness. (Photographs in appendix 2 show other signs of dampness penetration also). The internal door heights are less than 2.0m (Photographs *ibid.*)

The first floor rooms are partly in the roofspace and the eaves level is low and the space next to the wall is of limited use. (Photographs 9 and 10 in appendix 2). There is one main bedroom (photographs 9/10) through which is accessed the bathroom and a small studio. There is a second small bedroom off the landing, which shares its only window with the landing, but without direct access to the bathroom. These rooms have ceilings following the slope of the roof, and the space between the roof tiles and inner surface are not insulated (See Appendix 3 for specification of 1950 reroofing)

It is not possible to create a sustainable well-insulated house in a building so small, cramped and in this condition. (Photographs in appendix 2). In order to achieve anything up to Code 3, the outer walls will have to be lined internally with insulation; the roof will have to be stripped and insulated together with a breathable membrane and re tiled; all the internal ground floor area will have to be excavated and a new concrete slab laid on a damp proof membrane and insulation slabs. The increased wall thickness internally will exacerbate the already small internal room dimensions. The floor reconstruction will probably reduce the height of the ground floor rooms. The original dimensions and pitch of the roof are unknown as the present roof is not original, and the specification (Appendix 3.) shows the eaves height to have been raised.

The ceiling beams above the ground floor rooms appear to be old oak beams, but only the one in the hall is genuine and the ceiling height in the hall is less than 2.0m. The other beams are of unknown, (probably steel,) construction and faced with stained planking, inserted in the process of raising the ground floor ceiling height, to the detriment of the first floor ceiling height.

It should also be noted from the letters dated 30 October 1950 and 30 November 1950 (appendix 3) that there was an apparent instability in the walls, which necessitated the fixing of tie bolts through the house. This together with other matters here discussed shows that there is an urgent need for a thorough building survey and remedial action must proceed soon. This will only be possible if the property is rendered more marketable.

The house has been on the market for a considerable time, and the property is clearly unsalable and uninhabitable in its present state. It requires major refurbishment and extension to provide a three-bedroom house with modern standards, up to Code 3. The present floorspace is some 113 sq.m and the area of extension is some 45 sq.m or 43% or thereabouts. This amount of additional floorspace was considered to be reasonable in pre application discussions with the case officer (Paul Wakefield)

DESCRIPTION OF PROPOSED EXTENSION

The proposed extension will have ceiling heights commensurate with modern living, but the proposed ridge will be lower than the building extant. This will be achieved by having a lower ground floor level in the proposed addition to maintain the same level at first floor between the two parts of the house. The first floor level of the addition will have rooms full height within the roof space.

Dormer windows will be reconstructed to facilitate the inclusion of high performance insulation, and the exteriors will be dressed with lead.

The walls will be of Cheshire red brick, laid in courses to English garden wall bond. The roof will be in blue slate. The new gable will be constructed of natural oak members 150mm square section, with glazed inserts. This will create lightness of structure and will give a reference to the half timbered appearance of the existing building. The addition will appear not to be connected to the building extant, as it will be visually disconnected by narrow, full height glazing that will continue up the slope of the roof.

The extension has been carefully and sensitively designed, with the benefit of productive pre-application discussions with officers, to produce a family home worthy of its siting among generally large houses. The extension will enable the existing house to be revitalised and rehabilitated. Without this extension, the house has been unsalable for two years, during which time ingress of dampness has taken its toll. Without this rescue package, the house would be lost from the List of Locally important buildings

All landscape matters will be secured by condition.

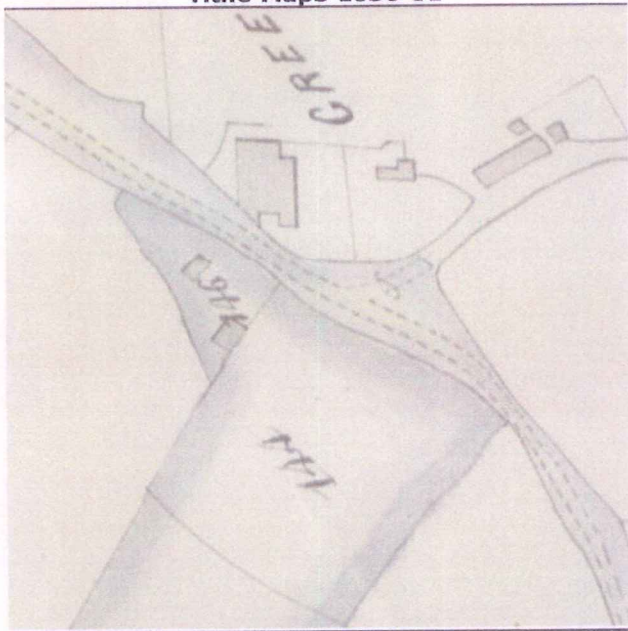
Winston Parr Dp TP (Manc) MRTPI
For Parr Associates
On behalf of Mr and Mrs Norris
30. 06.2011

APPENDIX1 Tithe Map 1848 and comparable modern map

e-mapping Victorian Cheshire: Twin Maps

Tithe Maps OS c1875 OS c1910 Large Map >>

Tithe Maps 1836-51



Tithe Maps [copyright guidance](#)
OS c1875 and c1910 Copyright © Landmark Information Group: [More Info](#)

Click and drag the maps to move around

Use the bar above to zoom in to maps

[Search All Tithe Apportionments](#) [Print View](#)

Overview Map



Centred On

Scale: 1:1900
Grid ref.: SJ 887 774
Parish: Prestbury
Township: Mottram St Andrew
Map Ref: EDT 282/2
Map: 1848
Date:

[View Original Map](#)

Jump to Township

- Township, Parish

Modern Map OS c1910 Aerial 2000 + Plot Details + Aerial 1970s Show More OS c1875 [Highlighted]

Modern Map



© Crown copyright. All rights reserved. 100049045 2011. 100049046 2011
Aerial photography 2000 © Copyright Getmapping plc 2002.
1971-3 Aerial Survey of Cheshire, © Copyright Cheshire County Council 2011
All rights reserved.

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APPENDIX 2. Photographs of Rose Cottage

Photograph	1	Front (south) elevation
	2	Sun room addition to the left of the front elevation
	3	Rear (north) elevation
	4	Detail of living room window and surround on rear elevation.
	5	Low ceiling and lower beam, entrance hall.
	6	Living room, low door height; dampness in corner; and showing false floor joists spanning the wrong way, should be from external wall to (false) central beam corner of chimney breast
	7	Interior view of living room; inside of north facing elevation photo 4, showing ingress of dampness
	8	Flank wall of above view showing dampness
	9	First floor central bedroom, low door height; false purlins
	10	Central bedroom showing low wall height rendering space next to wall unusable



1



3



4



5



6



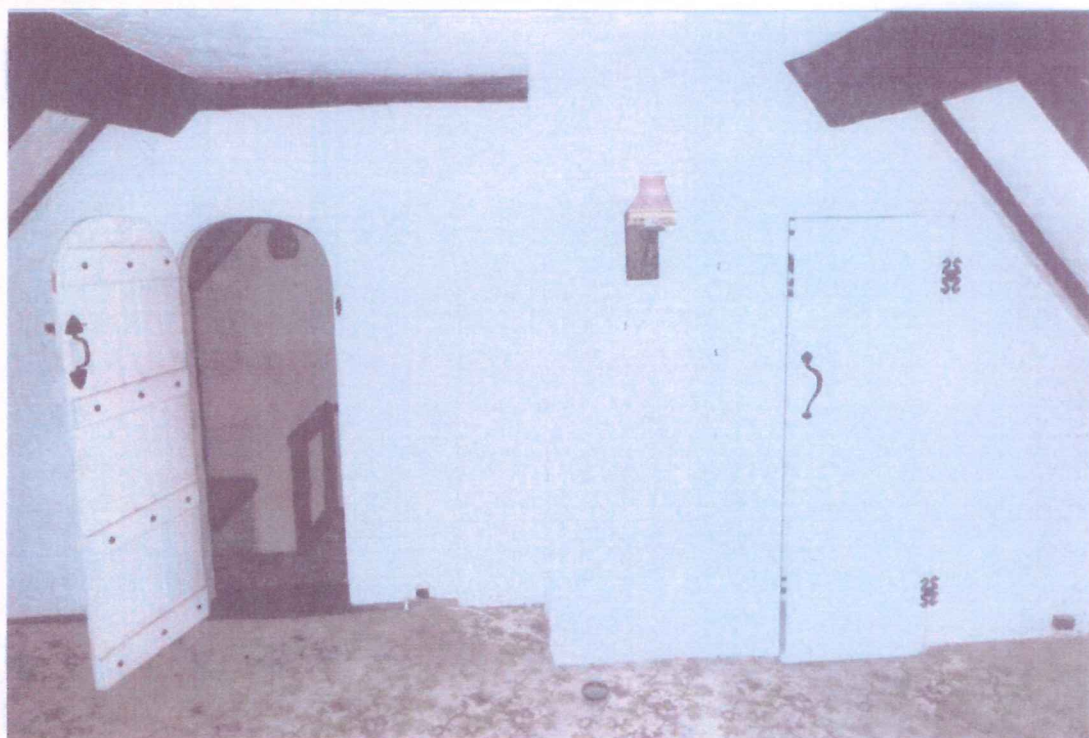
7



8



9



10



APPENDIX 3 Specification for alterations carried out C 1950

PLEASE RETURN TO MR. ENDLEY

W. TURNER (1946) LTD.

BUILDERS AND CONTRACTORS

4 OAT STREET
(OFF CHARLES STREET)
STOCKPORT



OUR REF. A.J.

YOUR REF. ENDLEY

TELEPHONE:
STOCKPORT 4722

18th November 1949.

Mr ~~Henry~~
Rose Cottage
Greenfield
Motton St Andrews
W. Winchfield.

Dear Sir, With reference to Mr. Turner's call last week and your discussion on Saturday last we now have pleasure in submitting our estimate for the alterations which you propose to effect at your cottage.

We undertake to supply all necessary labour, plant, tools, materials and haulage etc to execute the work as per attached specification for the lump sum of:-

Three Hundred Eighty Eight Pounds, Seventeen Shilling and Threepence (£388/17/3).

We are in a position to make an immediate start weather permitting, and subject to the passing of a plan by the local authority, compliance with licensing regulations etc (licence form has already been submitted).

Please let us have your written acceptance of this estimate and as soon as permission etc has been received we will arrange with you for a prompt start.

Yours faithfully
W. TURNER (1946) LTD.
W. Johnson

Specification of Proposed Alterations
at Rose Cottage, Greendale, Mottram St Andrew.

Strip existing thatched roof and remove.

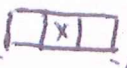
Raise existing brick walls 3 courses in common brickwork.

Provide and lay new 4"x3" Spaced wallplate, 6"x1" Sawn Ridge, 9"x3" Sawn Purlins, 3"x2" Sawn Roof Spans and 3"x1 1/2" Sawn Ceiling Joists (at 18" centres) and fix 7"x1" Plank Spaced barge boards to gables.

Cover roof with dark brown coloured Kerley Roof Tiles laid on 1"x3/4" Laths well underpinned in hair wotter.

Ceiling to be carried up roof spans and then set at approx 2/3rd of the height between wallplate and ridge covered with 3/8" Plasterboard and skimmed with plaster.

Render and skim new brickwork in lime and plaster. We have also allowed for making good any existing plaster which may be disturbed or fall off to the extent of 10 Square yards, any increase in excess of this which may be necessary will be chargeable as an extra.

Provide and fix 1 wood casement window frame approx 2'6" high x 5'0" wide (

All new joinery work to be painted one coat grey priming

Provide and lay necessary $1\frac{1}{2}$ " lead pipe cold
water supply to W.C. flush cistern, and $3\frac{1}{4}$ "
lead overflow pipe carried through wall.

Provide and fix necessary lead bend,
thimble female etc, soil pipe in 4" cast iron
or asbestos with junction to W.C. pedestal
and connect to existing drain, soil pipe to
be carried above ridge of roof as vent pipe.

Remove all rubbish in completion.

In calculating our price we have allowed
for a maximum of 6 ft of 4" drain pipe
to connect to the existing drain, and have
assumed that this will not exceed
3'6" in depth.

Any extra length or depth will be chargeable
as an extra.

DR. TO

W. TURNER (1946) LTD.

BUILDERS AND CONTRACTORS

4 OAT STREET

(OFF CHARLES STREET)

STOCKPORT

OUR REF.

YOUR REF.

TELEPHONE:
STOCKPORT 4722.

-contd-

Mr. Endley, Rose Cottage, Greendale, Mottram St. Andrew, Cheshire.

	B/F	509	9	2
To Re-laying pipes, refixing bath, cistern and cylinder, altering position of taps over sink, fixing new pillars and taps to same. Plumber 22 hours.	@ 4/5	4	17	2
1 Pair 1/2" C.Plated Water Pillars.		2	0	0
1 " 1/2" " Bib Taps.			19	3
1 only 3/4" Cistern Overflow.			1	6
1 " 3/4" Iron to Lead Union.			3	0
12 1/4 ft. 1/2" Lead Water Pipe.	@ 3/-	1	16	9
1 1/4 ft. 3/4" Copper Tube.			2	0
2 3/4" Plumbing Joints.	@ 4/6		9	0
10 1/2" " "	@ 3/6	1	15	0
Materials left for own use:-				
8 8'0" x 4'0" Plaster Boards.	@ 11/-	4	8	0
100 ft. Tile Lath.	@ 8/-		8	0
10 ft. 6" x 1" T.&G. Boards.	@ 6 1/2		5	5
240 Roof Tiles. 10 1/2" x 6 1/2"	@ 16/9	2	0	2
30 " " 10 1/2" x 10 1/2"	@ 33/6		10	0
Constructing Septic Tank and Laying drain to same:- (Wage advance Febry 6/50)				
Tradesmen. 62 1/2 hrs.	@ 4/5 1/2	13	18	7 1/2
Improver. 9 hrs.	@ 2/10 1/2	1	5	10 1/2
Apprentice. 16 hrs.	@ 1/5	1	2	8
Labourers. 78 hrs.	@ 3/8	14	6	0
Transport. 10 1/2 hrs.	@ 11/-	5	15	6
300 Common Bricks. (Glossop)	@ 14/-	2	2	0
1 Second Hand Corragated Sheet (Galvd)			1	6
54 4" Drain Pipes.	@ 2/3	6	1	6
10 4" Bends.	@ 4/-	2	0	0
4 4"/4" Junctions.	@ 5/4	1	1	4
1 4"/4" Gulley complete.			17 1/2	4
1 4" REST BEND	3/-			
		£580	6	9

1950.
Feb 23/
March 1.

DR. TO

W. TURNER (1946) LTD.

BUILDERS AND CONTRACTORS

4 OAT STREET

(OFF CHARLES STREET)

STOCKPORT

OUR REF.

YOUR REF.

TELEPHONE:
STOCKPORT 4722.

-contd-

M. Endley, Rose Cottage, Greendale, Mottram St. Andrew, Cheshire.

		B/F	449	8	6
To	1 Window Frame 3'6" wide x 2'9" high				
	with 1 opening light. Timber only			18	4
	1 Pair 2½" Steel Butt Hinges & Screws.			1	7
	1 B.B. Casement Stay & Screws.			1	3
	1 B.B. " Fasten "			1	3
	1 4" x 2½" Door Frame. Timber only			17	0
	1 Flight Stairs. " "		2	14	6
	2 French Doors. " " @ 24/-		2	8	0
	30'3" x 6" x 1½" Rebated Door Casings (in 2)				
	@ 1/3½		1	19	1
	1 Sq. 24oz. Clear Glass 29¾" x 19"				
	(new window)				
	1 -do- -do- 26" x 16" " "				
	= 6½				
	sq.ft.				
	@ 10d			5	6
	10 -do- -do- 12¼" x 11¼" (french doors)				
	10 -do- 12½" x 11½" (french doors)				
	= 21½				
	sq.ft. @ 10d			18	0
	16 lbs. Putty.	@ 8d		10	8
	2 Pairs 3" Cast Butt Hinges & Screws.	@ 1/6		3	0
	1 Mortice Lock & Screws.			3	6
	1 Set Bakelite Lever Handles.			2	3
	2 Brass Barrel Bolts & Screws.	@ 3/3		6	6
	2 Bakelite Pull Handles & Screws.	@ 2/6		5	0
	Extra for Diamond Pattern Leaded Lights				
	in lieu of sheet glass. 16½ sq.ft.	@ 5/2	4	3	11
	32½ ft. 2" x ¾" Planed Door Stop.	@ 2½d		6	9
To	Fixing new joists, stairs, window and				
	door frames, french doors, door casings etc.				
	and making good.				
	Joiner 72½ hrs.	@ 4/5	16	0	2
	Improver 72½ hrs.	@ 2/10	10	5	5
	Bricklayer 21½ hrs.	@ 4/5	4	15	0
	Apprentice 21 hrs.	@ 1/5	1	9	0
	Transport. 3¾ hrs.	@ 11/-	2	1	0
		@ 1/1	1	19	0
	36 ft. 4" x 3" Spruce Joist.	@ 6½d	5	8	4
	200 ft. 6" x 1" T.&G. Boards.	@ 6d		5	0
	10 lbs. Nails.			1	8
	1 7'6" x 4" x 4" Rolled Steel Joist.			11	
		C/F	309	9	2

DR. TO

W. TURNER (1946) LTD.

BUILDERS AND CONTRACTORS

4 OAT STREET

(OFF CHARLES STREET)

STOCKPORTOUR REF. S.A. 211.

YOUR REF.

TELEPHONE:
STOCKPORT 4722.

31st March, 1950.

Mr. Endley, Rose Cottage, Greendale, Mottram St. Andrew, Cheshire

1949. Dec 5/8	<p>To taking out old grate and building new, building wall Bricklayer 34 hours Labourer 34 hours Haulage 7 hours</p> <p>80 Common Bricks 209 Selected Common Bricks 5 cwts Mortar 1 Box Damper 1 16" Cutaway Brick Back 3 cwts Cement Hydrated Lime 1 3'6" x 4" x 3" Spruce Lintol Part Load Sand</p>	<p>@ 4/5 @ 3/7 @ 11/- @ 13/- @ 15/6 @ 1/10 @ 6/- @ 1/1</p>	<p>7 10 6 1 3 17 10 1 12 9 8 1 0 18 4 3 1</p>	1
			23 17	
1949/50 Dec/Jany.	<p>To alterations as per revised estimate of 16th November 1949 Raising brickwork 5 courses instead of 3 courses as estimate (Proportionate) Extra plastering in lieu of skimming to plaster board, no charge. Scaffolding to & taking down dangerous chimney stack and rebuilding and fixing 2 new chimney pots. Tradesmen 21 hrs. Improver 10 hrs. Apprentice 16 hrs. Labourer 16 hrs.</p> <p>220 Common Bricks. 5 cwts Mortar. 2 18" Red Chimney Pots. Cement. Making one additional window frame, making door frame, stairs, two french doors. Joiner 4 hours Improver 53½ hours</p>	<p>@ 4/5 @ 2/10 @ 1/5 @ 3/7 @ 13/- @ 1/10 @ 7/6 @ 4/5 @ 2/10</p>	<p>388 17 15 9 - - 4 12 1 8 1 2 2 17 1 8 9 15 1 7 17 11</p>	
	C/F		449 8	

DR. TO

W. TURNER (1946) LTD.

BUILDERS AND CONTRACTORS

OUR REF. S.A. 89.

YOUR REF.

4 OAT STREET
(OFF CHARLES STREET)
STOCKPORT

TELEPHONE:
STOCKPORT 4722.

30th November, 1950.

Mr. Endley, Rose Cottage, Greendale, Mottram St. Andrew.

1950.
Oct 31st.

To Fixing tie bolts through house as per
estimate of the 30th October £8/12/-.

Two days allowed for, but only one day
required.

1 4" Galvanised Wire Leaf Guard for
Vent Shaft.

4 6 0

1 6

£4 7 6

W. TURNER (1946) LTD.

BUILDERS AND CONTRACTORS

4, Oat Street,

(OFF CHARLES STREET)

STOCKPORT



OUR REF A.J.

YOUR REF

TELEPHONE:
STOCKPORT 4722

30th October, 1950.

Mr. Endley,
Rose Cottage,
Greendale,
Mottram St. Andrew,
Nr. Stockport.

Dear Sir,

We confirm telephone conversation when we informed you that we estimated the cost of fixing Bolts and Plates, (provided by you), through your house including all making good would be approx: Eight Pounds, Sixteen Shillings. (£8/16/-).

We shall be coming to do the work tomorrow, Tuesday, as promised.

Yours faithfully,
p.p. W. Turner (1946) Ltd.