

Cabinet Member for Strategic Communities Agenda

Date: Monday 7th October 2013
Time: 9.30 am
Venue: Committee Suite 1 & 2, Westfields, Middlewich Road,
Sandbach CW11 1HZ

The agenda is divided into 2 parts. Part 1 is taken in the presence of the public and press. Part 2 items will be considered in the absence of the public and press for the reasons indicated on the agenda and at the foot of each report.

PART 1 – MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT

1. **Apologies for Absence**

2. **Declarations of Interest**

To provide an opportunity for Members and Officers to declare any disclosable pecuniary and non-pecuniary interests in any item on the agenda.

3. **Public Speaking Time/Open Session**

In accordance with Procedure Rules Nos.11 and 35 a period of 10 minutes is allocated for members of the public to address the meeting on any matter relating to the work of the body in question. Individual members of the public may speak for up to 5 minutes but the Chairman or person presiding will decide how the period of time allocated for public speaking will be apportioned where there are a number of speakers. Members of the public are not required to give notice to use this facility. However, as a matter of courtesy, a period of 24 hours' notice is encouraged.

Members of the public wishing to ask a question at the meeting should provide at least three clear working days' notice in writing and should include the question with that notice. This will enable an informed answer to be given.

4. **Request to Remove Property from the Local List - Rose Cottage, Prestbury**
(Pages 1 - 40)

To consider a request for Rose Cottage to be removed from the Cheshire East Local List of Historic Buildings.

For requests for further information

Contact: Cherry Foreman

Tel: 01270 686463

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CHESHIRE EAST COUNCIL

Cabinet Member for Strategic Communities

Date of Meeting:	7 th October 2013
Report of:	David Hallam, Principal Conservation and Design Officer
Subject/Title:	Request to remove property from the Local List – Rose Cottage, Wilmslow Road, Mottram St Andrew
Portfolio Holder:	Councillor David Brown

1.0 Report Summary

1.1 This report assesses whether Rose Cottage should be removed from the Cheshire East Local List of Historic Buildings (Local List), further to a request by Mr David Armstrong seeking its removal. The request letter is provided as Appendix 1 to this report.

1.2 The original justification for inclusion of the building on the Local List is summarised by the properties' description on the Local List:

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

The list entry from the Local List Supplementary Planning Document (SPD) is included as Appendix 2 to this report

In essence, the building was included because of its presence at the site since the mid 1800s (but potentially earlier), evidenced by the Tithe map; it's modest size and scale, set against a backdrop of larger, grander properties in the locality, and lastly, its simple cottage vernacular and character.

1.3 Since its inclusion on the Local List a number of events have resulted in the property being substantially altered, much of which has received planning permission. The works include substantial demolition and re-build of the cottage, extensions to the building and works within the curtilage (a rebuilding and enlargement of the detached garage and creation of a very formal vehicular entrance).

1.4 The net effect of the work undertaken to the building is a substantial erosion of the heritage significance and authenticity of the building. When assessed against the criteria for selection of buildings set out in the Local List SPD, it is considered that Rose Cottage inadequately fulfils the adopted criteria. It should be stressed however that this is a finely balanced case.

1.5 It should also be stressed that, if the building is removed from the local list it still retains some heritage significance and would be considered as a non-designated heritage asset, albeit one that no longer adequately meets

the Local Listing criteria. The provisions within the NPPF with regards to the assessment of development proposals upon its historic significance would therefore remain.

2.0 Recommendation(s)

- 2.1 That officers be authorised to remove the property from the Local List because of the extent of the changes that have occurred to the building since its inclusion. This has resulted in substantial erosion of its heritage significance, such that it no longer adequately satisfies the selection criteria set out in the Local List SPD.

3.0 Reasons for Recommendation(s)

- 3.1 A formal request has been made to remove the property from the Local List of Historic Buildings, on the basis that *“the building that now stands on the site of the locally listed Rose Cottage is not the building described on the Local Listing”* (extract from letter by Mr Armstrong dated 1/2/13)
- 3.2 The property has been assessed against the criteria for selection of buildings in the Local List SPD, as detailed later in this report. The assessment concludes that the heritage significance of the building has been substantially eroded by the works and development at the property since its inclusion on the Local List. The cumulative impact of this change is that the property as modified does not adequately meet the selection criteria set out in the Local List SPD.

4.0 Wards Affected

- 4.1 Prestbury

5.0 Local Ward Members

- 5.1 Councillor Finlow

6.0 Policy Implications (including carbon reduction and health)

- 6.1 The Local List SPD was prepared and adopted by Cheshire East Council under the provisions contained in the Town and Country Planning Act 1990, as amended and added to by the Planning and Compensation Act 2004 and the Planning Act 2008. The associated regulations comprise the Town and Country Planning (Local Development) Regulations 2004 (which the SPD was prepared under) but which are now superseded by the Town and Country Planning (Local Planning) Regulations 2012.
- 6.2 The Spatial Planning Team has been consulted and they have advised that the addition or removal of a building does not constitute an actual revision to the Local List Supplementary Planning Document itself, but more that the list of properties is a live list where properties are able to be added and removed without full review.
- 6.3 There are no direct policy implications, except that removal of a building from the Local List under these circumstances could establish a negative precedent in

respect to other assets that are on the Council's Local List (i.e. removal as a consequence of the erosion of character at Rose Cottage could result in this case being cited as a precedent in future similar cases where property owners also seek to remove their properties from the local list).

7.0 Financial Implications (authorised by Director of Finance and Business Services)

- 7.1 There are no direct costs associated with the report. The administration of the process is being met within the Heritage and Design Team's budget.

8.0 Legal Implications (authorised by Borough Solicitor)

- 8.1 The legal framework within which the Local List SPD was prepared is set out in section 6.0 above.
- 8.2 Legal advice about the appropriate route for this decision is that it should be a Portfolio Holder decision. As it is a Local Plan matter, then the appropriate Portfolio Holder would be the member responsible for Spatial Planning.
- 8.3 There are no direct legal implications associated with the report. However, the issues outlined in relation to the policy implications identified above should be noted.
- 8.4 This decision should be made taking into account the circumstances of this case. Any future decisions will have to be considered on their own merits.

9.0 Risk Management Implications

- 9.1 Whilst there are no specific procedures identified in the Local List SPD with regard to considering removal of assets, based upon legal advice, the appropriate mechanism is via the Executive, namely the Portfolio Holder for Spatial Planning.
- 9.2 It should be noted that the case was subject to an internal complaint - COMPLAINT NUMBER SR1003526, relating to the fact that the request to remove the property from the Local list was not considered prior to the determination of a planning application for an Orangery, reference 12/4834M. However this complaint has now been closed.

10.0 Background and Options

- 10.1 Statutorily and in the context of the National Planning Policy Framework, local authorities have a responsibility to positively manage the built heritage of their areas and ensure its protection, commensurate with its level of significance. This includes identifying locally important and valued assets and management of the impacts of proposals upon them (i.e. those assets

not worthy of statutory protection but which are considered to hold local significance).

10.2 Local significance is usually recognised by an asset's inclusion on the Local List. The Local List prepared by Cheshire East was adopted in October 2010. Rose Cottage was included on the Local List because it was considered to be of local heritage significance derived from:

- A comparable footprint shown on the tithe map of 1848
- it being one of few surviving small properties within an area characterised by significant detached properties with a more formal character
- its simple vernacular architectural form and detailing

10.4 Prior to recent works at the site, the property consisted of a modest cottage, built in brick, painted white with a sham timber frame painted onto the brickwork. The cottage had a single cat slide dormer on the front elevation and had a steeply pitched plain tile roof with timber guttering. A major aspect of Rose Cottage's heritage significance was its cottage character derived from modest proportions, form and detailing. Although previously altered, these changes reflected the evolution and updating typical of this type of property, without compromising its authenticity as a modest cottage.

Photographs of the cottage at the time of its addition to the Local List, prior to the works are provided as Appendix 3

10.4 As part of a previous planning application, Mr Armstrong commissioned a heritage statement that challenged the heritage significance of Rose Cottage and therefore its worthiness in respect to inclusion on the Local List. This heritage statement is included as Appendix 4. The findings of this statement have been used to substantiate the request to remove Rose Cottage from the Local List.

10.5 There have been a number of applications and works affecting the building since its inclusion on the Local List. These can be summarised as:

- Substantive demolition including taking down the rear elevation, one side elevation and part of the other side elevation (within the gable apex) and removal of the roof and all internal fabric (in effect leaving only part of one gable end and the front elevation intact).
- A 2 storey rear extension with associated excavation to create a sunken rear terrace/patio area
- A single storey lean to on the side of the original part of the cottage,
- Enlargement and adaptation of a garage building, providing ancillary accommodation above
- Erection of a substantial 1.8 - 2 metre high brick entrance gateway and boundary wall with wooden gates

Photographs of the cottage showing the extent of demolition and the appearance of the building are provided as Appendix 5

- 10.5 The options now available, following the request to remove the building from the Local List are: to either retain the building on the local list if it is deemed that it still meets one or more of the listing criteria, or, alternatively to remove it from the Local list if it is considered after re-appraisal that it fails to meet the original local listing criteria.

Comments regarding the heritage assessment prepared for Mr Armstrong

- 10.6 A heritage statement was prepared in support of planning application reference 11/1100M which sought to challenge the basis of the local listing and downplay the properties' heritage significance. Whilst it clarifies that a number of alterations were undertaken to the property circa 1950, which in itself does not adequately justify why the property should not be included on the Local List. It also downplays the fact that many such buildings, including examples on the national list have been subject to alteration and adaptation in their relatively recent historic past without prejudicing a heritage asset's significance. A copy of this heritage statement is provided as Appendix 4.

Assessment against the selection criteria set out in the Local List SPD

- 10.7 Section 3: Criteria for the selection of buildings states: "Nominations should be the best of the non-statutory listed buildings in the borough, be substantially unaltered and retain the majority of original features. The nominated building is required to fulfil one or more of the following to be considered for local listing. Rose Cottage has been assessed against these criteria as set out below:

Criteria	Assessment
<p>Architectural or Historic Character</p> <ul style="list-style-type: none"> <i>Design qualities typical of the local vernacular which contribute to the importance of the building</i> 	<p>The property includes the following characteristics of local vernacular: retaining a sense of the modest scale and proportions of a cottage typology (for the front section, including the retained structural element) and in terms of architectural detailing, the building includes the use of natural slate roofing, painted metal rainwater goods, facing treatment of painted brickwork with brick chimney stacks, traditionally proportioned chimneys, brick arch heads to windows and exposed rafter feet.</p> <p>However, there has been considerable change to the exterior of the building as a consequence of the works, not least replacement of the existing roof materials, demolition and re-build of a significant proportion of the external envelope and use of new brickwork for re-built sections, loss of the timber gutters and downpipes in favour of painted metal.</p>
<ul style="list-style-type: none"> <i>Buildings which are too recent or in some other respect fail to meet the</i> 	

<i>criteria for statutory listing</i>	<p>N/A</p> <p>Conclusion: the property partially meets this criteria but the authenticity and therefore significance of the heritage asset has been substantially eroded by the changes, albeit that many of them typify local vernacular traditions/details</p>
<p>Historical Associations</p> <ul style="list-style-type: none"> Associations with local historic events; people; locally or nationally important architects, engineers or designers 	N/A (based on information available)
<p>Display evidence of "Local Distinctiveness"</p> <ul style="list-style-type: none"> Help define a sense of place and local distinctiveness to individual communities Reflect traditional functional character of, or former use within the area 	<p>The building is a remnant of smaller cottage type properties that would have been more prevalent in the locality but which over time have been replaced by grander houses. Therefore it does play some part in defining local distinctiveness. However, this association has been diluted by the changes and extensions undertaken to the property</p> <p>The cottage form of the property is a reflection of historic links with the locality, being located within the countryside with strong connections to farming. The footprint of the original part of the cottage, is consistent with that shown on the Tithe map</p> <p>Conclusion: the property partially meets this criterion but its contribution to local distinctiveness and reflecting functional character, or former use in the area has been eroded by the changes that have taken place to the property and the extent of loss of original fabric</p>
<p>Group Value</p> <ul style="list-style-type: none"> Buildings and or groups of buildings which due to their form, massing and appearance provide a significant contribution to the street scene. 	N/A - it is considered that there is no group value arising from the building
<p>Townscape Value</p> <ul style="list-style-type: none"> A building that makes a special contribution to the environment of a street or locality by being a characterful, time-honoured or locally valued feature Being part of a planned layout that has remained substantially 	<p>It could be argued that the building is still characterful and locally valued, despite the degree of alteration that has occurred. However, the property could not be said to be time honoured given the extent of change</p> <p>N/A</p>

<p>intact (for example, a terrace, square, crescent, estate, etc)</p> <ul style="list-style-type: none"> Contribute to the local street scene by virtue of landmark quality, interest as a curiosity or contribution to the quality of recognisable space 	<p>Not considered to be of landmark quality but could be argued to be of interest as a local curiosity, given that it is a modest cottage property situated in an area characterised by larger more formal properties. However, its distinct character has been eroded by the alterations to the property</p> <p>Conclusion: the property partially meets this criterion but its characterfulness and local value have been undermined by the extent of alteration to the property. Its contribution as a local curiosity has also been undermined by the extent of change.</p>
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Assessment against Mr Armstrong's Comments

10.8 Mr Armstrong has highlighted that the building that now stands on the site of the locally listed Rose Cottage is not the building as described on the Local List entry, based on changes to the 5 key elements of significance that formed the basis for the listing.

	Comment
1 It is not a 3 bay brick cottage	The external and internal alterations to the cottage have modified its plan form and appearance to a significant degree, comprising changes to window and door positions, such that it longer retains its original 3 bay form
2 It is not 'of simple vernacular design	The majority of elements of its original, simple vernacular character have been removed or substantially modified, including specific architectural components such as timber guttering and the sham timberwork by the demolition and re-build. The extent of extensions has also eroded aspects of its vernacular form and detailing.
3 It is not (nor ever was) 'under a steeply pitched plain clay tile roof	Certain traditional architectural details and vernacular materials have been employed in the re-construction but they are not original to the building and are more generic (such as using cast rainwater goods)
4 It is not the building that 'appears on tithe map of 1848'	It appears from the photographs of the building form at the time of addition to the local list that it did have a plain tiled roof but these appear to be more recent, mass manufactured tiles as opposed to handmade clay tiles. The roof pitch appears steeper than the replacement slate roof now on the building

<p>5 It is certainly not ‘an unusual survival on this road’</p>	<p>At the time of listing, the building was in the approximate location as identified on the Tithe map and it is therefore reasonable to assume that the footprint of the building was constant to that of the mid 1800s. However the works to the building have led to its substantial re-build and extension and therefore it is not wholly the building that was present at the time of the Tithe Map, although remnants of the front and gable do remain in their original position</p> <p>At the time of listing it was an unusual survival of a small rural cottage dwelling. However, the extent of alteration and gentrification of the building, its extensions and the construction of urbanising features such as the walled entrance and gates has increased the grandeur, formality and size of the dwelling, substantially undermining its simple and modest character</p>
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Conclusions

- 10.8 The impact of the works to Rose Cottage has resulted in substantial alteration, eroding its authenticity and heritage significance. The extent of demolition also means that a relatively small amount of the original fabric of the building remains insitu. Its setting has also been adversely affected by the enlargement and modification of the garage but more considerably by the design and height of the front wall and gateway, which creates a very formal entrance for such an unassuming property.
- 10.9 There is still some heritage merit associated with the building, given the remaining original structure on the gable and front elevation, the correlation of the footprint of the front part of the building to that on the Tithe map and aspects of the alterations, in particular the use of natural slate on the roof. Consequently, certain of the selection criteria are partially met by the building in its present form.
- 10.10 To conclude, having regard to the above, it is stressed that this is a finely balanced case. However, taking all factors into consideration, it is concluded that the balance tips in favour of removing the building from the Local List due to it no longer adequately meeting the selection criteria set out in the Local List SPD. It is therefore recommended that Rose Cottage should be removed from the local list.
- 10.11 It should be noted however, that removal from the Local List does not mean that the building no longer maintains any heritage significance, it just means that in terms of the Local Listing Criteria, the changes have undermined its continued inclusion on the list. In the context of the NPPF it is still considered to be a non designated heritage asset and therefore the provisions in terms of assessing the impact and acceptability of development continue to apply.

10.12 Furthermore, it should also be stressed that whilst each case should be assessed on its merits, this case should be seen as wholly exceptional and not a precedent for de-listing in the future.

11.0 Access to Information

Appendix 1 - Letter from Mr Armstrong requesting to de-list the property

Appendix 2 - Local list entry

Appendix 3 –Photographs at time of inclusion on Local List

Appendix 4 – Heritage statement commissioned by Mr Armstrong

Appendix 5 – Photographs of demolition and present day character

The background papers relating to this report can be inspected by contacting the report writer:

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01.02.2013

APPLICATION TO REMOVE ROSE COTTAGE FROM LOCAL LIST OF HISTORIC
BUILDINGS AND SBP

Rose Cottage, Castle Hill, Mottram St Andrew, Cheshire SK103AX

Dear Andrew,

On 20th October 2010 a design officer in Cheshire East Planning Department, wrote to the owners of Rose Cottage informing them of the decision to include Rose Cottage on the Local List.

The description within the Local Listing states that the building is a 'Three bay brick cottage of simple vernacular design, under a steeply pitched plain clay tile roof. Appears on tithe map of 1848. Unusual survival on this road.'

A planning Application (Ref 11/1100M) followed for a two storey rear extension.

The Officer's report on this application reads; 'SPD Local List of Historic Buildings. Between them, these policies aim to protect the living conditions of adjoining residential properties from harmful loss of amenity such as loss of privacy, overshadowing, loss of light or overbearing impact. They aim to ensure that the design of any extension or new building is sympathetic to the existing building on the site, surrounding properties and the wider street scene by virtue of being appropriate in form and scale and utilising sympathetic building materials. They also aim to protect the openness, character and appearance and visual amenity of the North Cheshire Green Belt.'

A Heritage statement submitted by Parr Associates with this application (11/1100M) stated '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 off different appearance, being of brick walls with grey and blue slate roofs.'

Parr Associates proved, with submissions of copies of addressed and dated Builder's Invoices etc, that the property had been originally thatched, then in 1949/50 a substantial building programme had been carried out including; stripping of the thatched roof, replacing all the roof timbers and

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Letter of 01.02.2013 re delisting of Rose Cottage, continued.....

altering the roof pitch, reroofing with concrete tiles (not clay as stated in the 2010 description), raising the eaves by 5 courses, enlarging the dormers, raising the ground floor ceiling/first floor height, addition of a new entrance and staircase, painting of brick walls to create a faux half timbered appearance, addition of 2 porches etc.

The Heritage statement goes on to say;

‘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....At present a pastiche half timbered cottage replete with tiles roof, long dormers and added porches has replaced a brick thatched roof cottage.’

Despite the strong case made, the Local Listing was not removed by Cheshire East.

In February 2012, Rose Cottage was completely demolished, apart from two lengths of wall. (see photo attached)

In May 2012 a planning application was made for the rebuilding the dwelling (Ref 12/1269) This was approved, and the new dwelling has now been completed. Since then two extensions have also been approved and added (under application 12/3378M)

Cheshire East decided to retain the local listing on the newly built house.

In order to be worthy of local listing a building must have architectural or historic interest.

The building that now stands on the site of the locally listed Rose Cottage is not the building described on the Local Listing. See attached photographs of Rose Cottage today.

It is not a ‘3 bay brick cottage’

It is not ‘of simple vernacular design’

It is not (nor ever was) ‘under a steeply pitched plain clay tile roof’

It is not the building that ‘appears on tithe map of 1848’

It is certainly not ‘an unusual survival on this road’

According to best practice guides a local authority is expected to review their listings regularly.

Therefore we request that you remove Rose Cottage from your local list.

Yours sincerely,

David Armstrong



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Contact
Tel: 01244 973997
[email the HER](#)

Address
Cheshire Historic
Environment Record,
Cheshire West and
Chester Council,
The Forum,
Chester,
CH1 2HS



Supported by the
Heritage Lottery Fund



Designation details

Name: Rose Cottage, Wilmslow Road, Mottram St. Andrew,
Cheshire, SK10 4AX
Record Type: Locally Listed Building
Status Date: 14 Oct 2010

Description

Village/Town: Mottram St Andrew
Rose Cottage
Castle Hill
SK10

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

Organisation: Cheshire East Council

Location

Grid Centred SJ 8871 7749
Reference:
Parish: MOTTRAM ST ANDREW, MACCLESFIELD, CHESHIRE
EAST
Postal Rose Cottage, Wilmslow Road, Macclesfield, Cheshire.
Address: SK10 4AX

Sources

Report: Cheshire East Council. 2010. Cheshire East LDF Local List of Historic Buildings. N/A.

Associated Monuments

[5579](#) Rose Cottage, Wilmslow Road, Mottram St. Andrew,
Cheshire (Building)

Images



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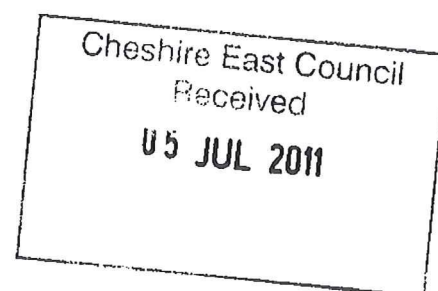
Appendix 3 – Photographs taken at time of Local listing



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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
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**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.

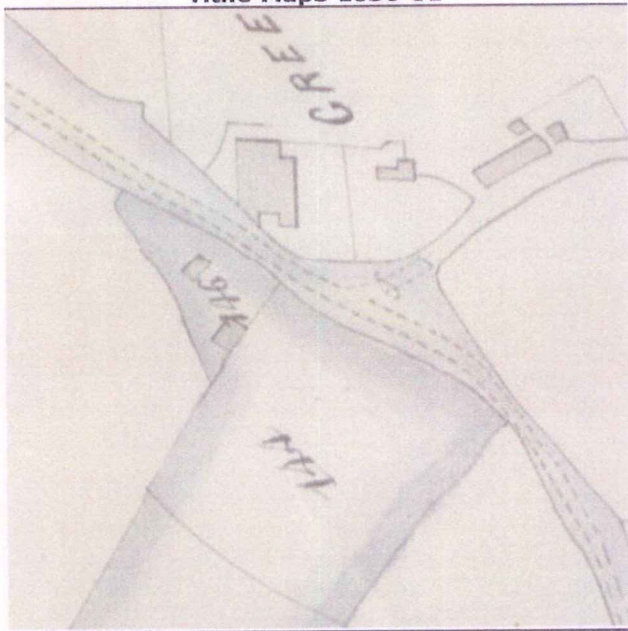
Winston Parr Dp TP (Manc) MRTPI
For Parr Associates
On behalf of Mr and Mrs Norris
30. 06.2011

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 2002.
All rights reserved.

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







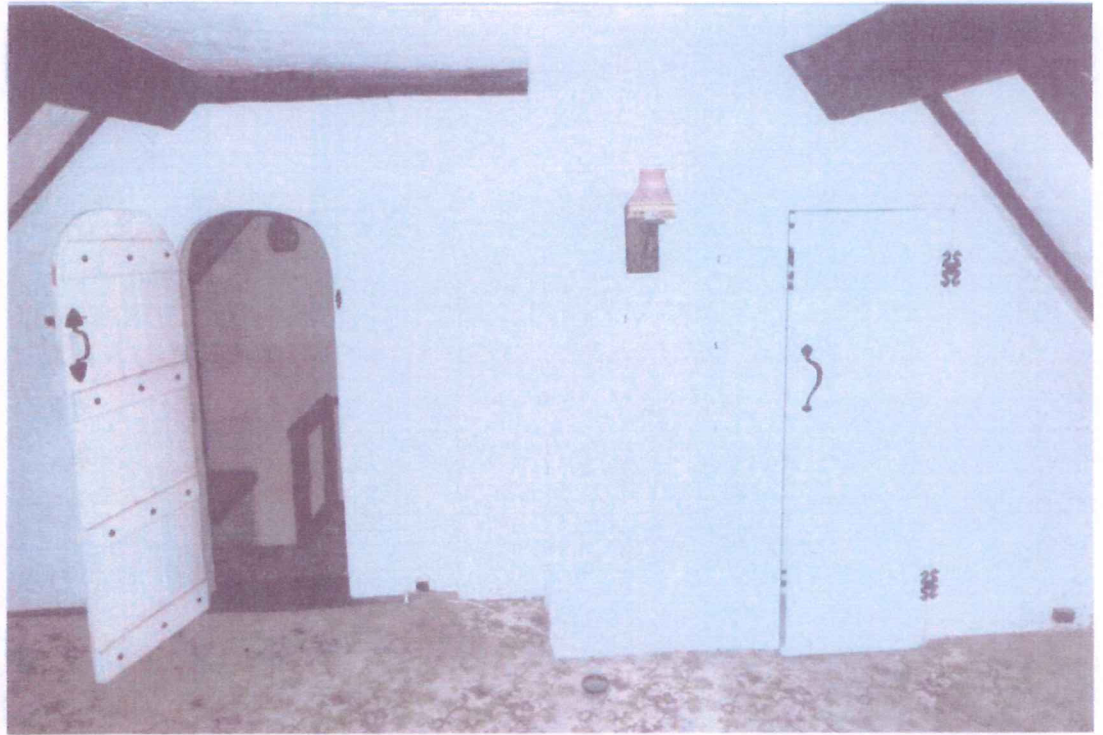
7



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)
STOCKPORTTELEPHONE:
STOCKPORT 4722OUR REF. A.J.YOUR REF. ENDLEY

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

18th November 1949.

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, Wotton St Andrews

Strip existing thatched roof and remove.

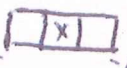
Raise existing brick walls 3 courses in common brickwork.

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" Planed Spaced batten boards to joists.

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 measure 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 () with centre opening light in place of defective window frame, and provide and fix 2 new wood casement window frames approx 2'6" high x 5'0" wide clear sheet glass, and fitted with necessary Berlin Black ironmongery.

All new joinery work to be painted one coat grey priming

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

Provide and fix necessary lead bend, thinkable 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**

OUR REF.

4 OAT STREET**(OFF CHARLES STREET)**

YOUR REF.

STOCKPORTTELEPHONE:
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 ½" C.Plated Water Pillars.		2	0	0
1 " ½" " Bib Taps.			19	3
1 only ¾" Cistern Overflow.			1	6
1 " ¾" Iron to Lead Union.			3	0
12¼ ft. ½" Lead Water Pipe.	@ 3/-	1	16	9
1¼ ft. ¾" Copper Tube.			2	0
2 ¾" Plumbing Joints.	@ 4/6		9	0
10 ½" " "	@ 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.	@ 6½		5	5
240 Roof Tiles. 10½" x 6½"	@ 16/9	2	0	2
30 " " 10½" x 10½"	@ 33/6		10	0
Constructing Septic Tank and Laying drain to same:- (Wage advance Febry 6/50)				
Tradesmen. 62½ hrs.	@ 4/5½	13	18	7½
Improver. 9 hrs.	@ 2/10½	1	5	10½
Apprentice. 16 hrs.	@ 1/5	1	2	8
Labourers. 78 hrs.	@ 3/8	14	6	0
Transport. 10½ 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.			17½	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	11
	1 7'6" x 4" x 4" Rolled Steel Joist.				8
		C/F	309	9	2

DR. TO

W. TURNER (1946) LTD.**BUILDERS AND CONTRACTORS****4 OAT STREET****(OFF CHARLES STREET)****STOCKPORT**OUR 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 cwtg Mortar 1 Box Damper 1 16" Cutaway Brick Back 3 cwtg 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 3 10 1 12 1 9 1 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 cwtg 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 1 9 15 15 1 1 7 17 11 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)
STOCKPORTTELEPHONE:
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.

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