

Heritage statement to support the conversion of the basement at Frazer Cottage, 102 Syke Road Rochdale.



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Revision A

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Historic Importance:

Frazer Cottage along with its neighbours are a great example of early 19th century weavers cottages. It is a good surviving example of a once common hybrid example of working and living accommodation. It is designated as grade 2 listed under the listing reference of 1346239.

The Historic Environment Records Officer has been consulted but they have no further information other than the National Heritage list description. Please see email.

History:

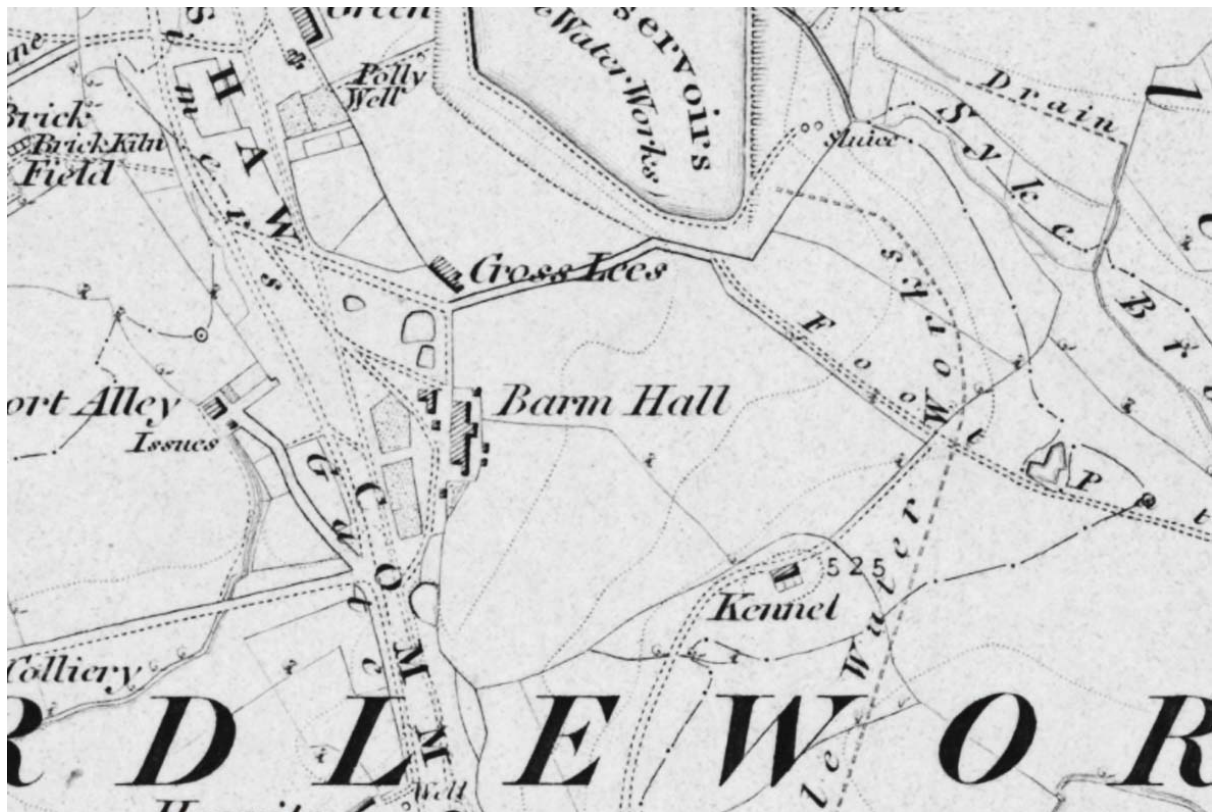
The terrace incorporating 100, 101 and 102 Syke Road, Rochdale was constructed in the early C19, on the east side of Cronkeyshaw Common. The terrace, which may have been built in two phases, was built as six back to back cottages, with the western four cottages incorporating weavers' rooms at upper storey level. The date of combining the front and rear dwellings is not known. Historic maps show a number of rear outshots, possibly external privies.

Typical Occupants:

There are records that show that an Elizabeth Harper (Born April 1808) who was a woollen weaver and housewife married William Harper (Born April 1805) and who's occupation was a coal miner in 1829. They had 7 children together, some of whom are listed as being born at 'Barm Hall' but 3 of the children died before they were 2. The surviving daughters married and moved to America while the son's stayed to carry on the same occupation as their parents. One of their son's (John Harper born 1838) became a Woolen Loom Jobber and the other son (Richard Harper born 1842) became a woollen weaver.

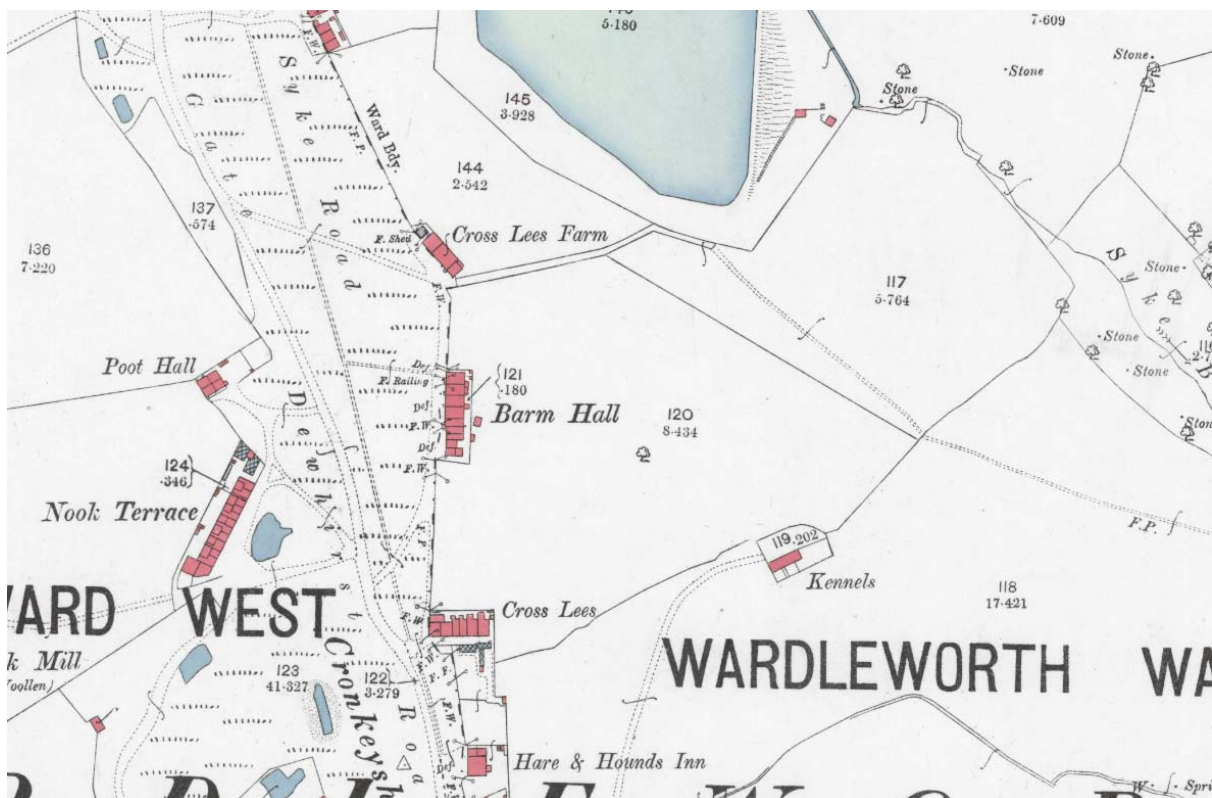
While this represents one family it gives an impression of the occupations of those people at that time.

Below is a series of maps which shows the group of cottages and the development of the surrounding area:

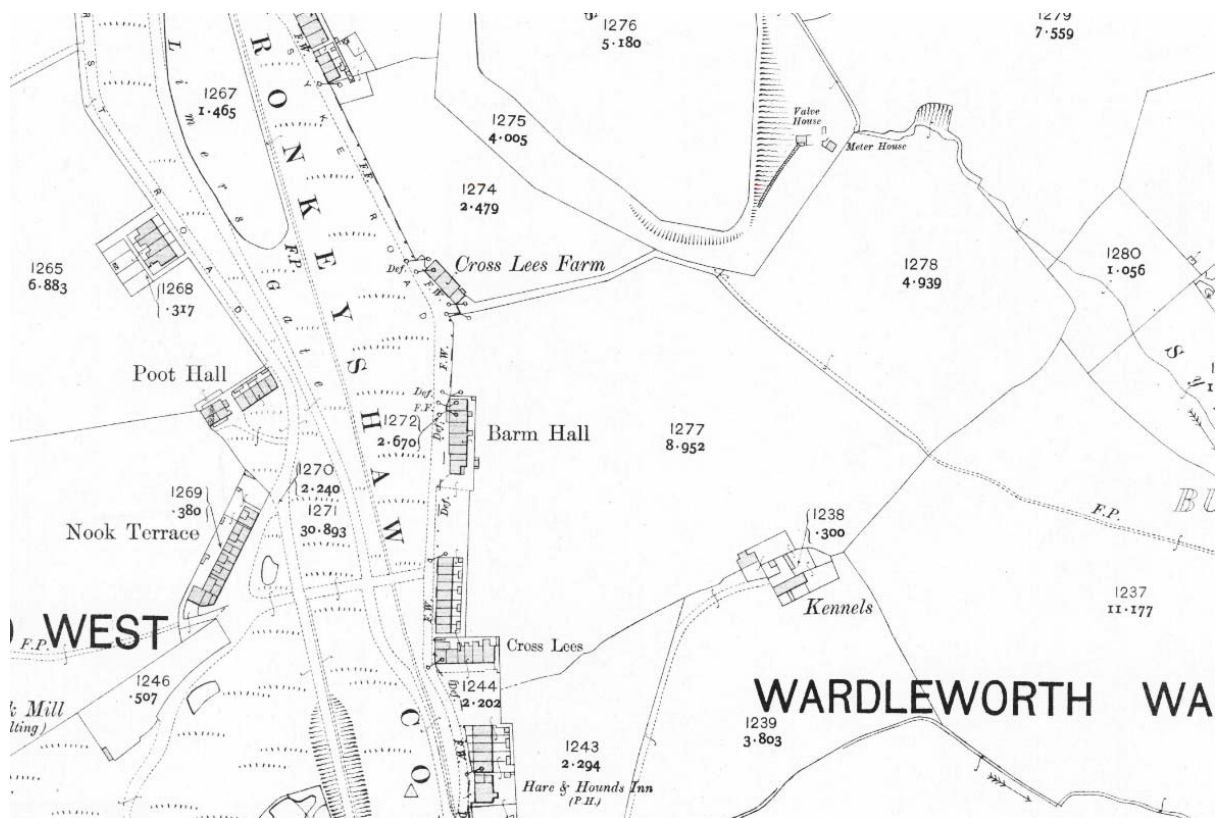


The cottages occupy the block to the immediate left of the word 'Barm Hall'

Map published in 1850.



Map published 1893 – 'Barm Hall Cottages'



Map Published 1910 – ‘Barm Hall Cottages’



Map Published 1943 – ‘Barm Hall Cottages’

Details

Weaver's cottage, early C19, architect unknown.

Materials: built from water-shot sandstone.

PLAN: number 102 is a double pile dwelling. The ground floor is divided longitudinally. The first floor comprises of three bedrooms (one of which has an en-suite), and a family bathroom opening onto a landing. On the second floor is a master bedroom with en-suite. The basement comprises of a lounge, WC, Utility area and store room.



External Materials – Front and Rear

the west elevation of number 102 is built of water-shot coursed sandstone. The ground floor has a two light wooden top hung sash window in a stone surround under a key-stone lintel. The first floor is marked by a line of weavers' windows in stone. The cellar is lit by a three light mullioned window in stone. The rear elevation is of rendered stone with square timber windows in stone surrounds and a pair of French windows. The roof is covered with stone, with brick chimney stacks.



View of the Front (West) Elevation

Interior – Ground and above

The ground floor contains a large fireplace with a stone bressummer projecting from the wall. The upper storey is supported on exposed plain timber beams. The upper storey is modernised but contains the exposed stone surrounds and mullions of the weavers' windows and a cast iron register grate. The garret is supported on exposed moulded timber beams.



Current Lounge showing fireplace



Current Kitchen showing fireplace.

Basement – Current Condition

Basement External Walls

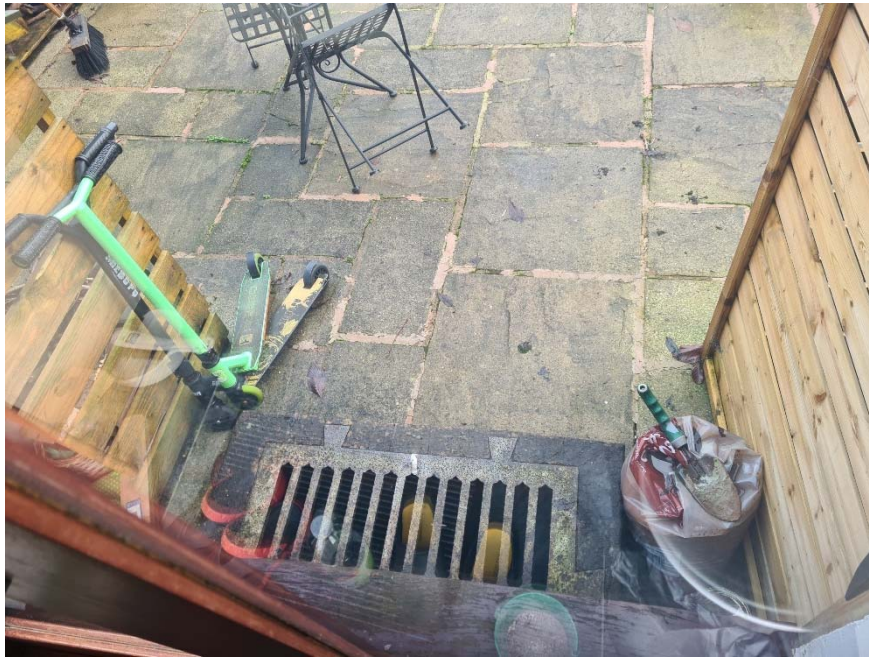
The basement on the front and rear elevations consists of water-shot stonework on the outer face and brickwork on the inner face. This method of masonry was known as ‘ramped’ masonry in the Rochdale area and was popular from about 1740 and died out at about 1840. The images below shows the inner and outer leaf.



The below image shows the original bricked up doorway, which from the style and type of bricks is believed to have happened in either the late 19th century or at the beginning of the 20th century. The area behind the wooden panel is a lightwell that is no longer used, as can be seen from the image below the bricked up doorway. There is also a crack in the lintel above the opening where the prop is located.



Extent of bricked up rear door



Existing redundant lightwell above wooden panel

Lintel above brick opening

The existing lintel above the bricked in doorway has a significant crack in it, as can be seen in the picture below.



It is anticipated that the window lintel will be repaired with helical bars. These reinforcement bars can be used with brick or masonry lintels. Once installed these stainless steel bars improve strength with minimum disruption.

As a last measure if the helical bar system above is ruled out due to space and the existing beam can not be easily removed and repaired a like for like replacement will be found.

Basement Internal Masonry walls

The internal masonry walls that divide the area into four being the wall that runs from north to south between the lounge and workshop, and the wall that runs from east to west, between the storage area and workshop, and utility area and WC are of brick construction with a plaster finish in some areas.



Wall between workshop and lounge



Wall between workshop and storage

Basement Floor

The existing floor is concrete throughout the basement area. In the storage area, utility area, hall in front of the front basement door and the lounge area a blue DPC has been laid and a screed put down in these areas, this is evident in the below area, and happened before 2016 when the current owners purchased the property.



Blue DPM showing under the storage room screed.

The floor in workshop area and the current utility area is still at the lower concrete slab level.

Fireplaces

The fireplace in the workshop is the best example of what both would of originally looked like.

The below image shows the existing random rubble wall that divided the terraced houses with two leaves of brickwork forming the walls of the fireplace. This is then coated with old lime plaster. The fireplaces are only blocked off at the top by the timber floor above.



Existing workshop fireplace

The fireplace in the existing basement lounge it is anticipated would have been similar in design to the workshop fireplace. However, when the previous tenants refurbished some areas of the basement they added a brick feature surround to the base.



Other images

Images of existing areas:



Existing Basement Playroom/Lounge



Existing Playroom/Lounge



Utility Area



Storage Area

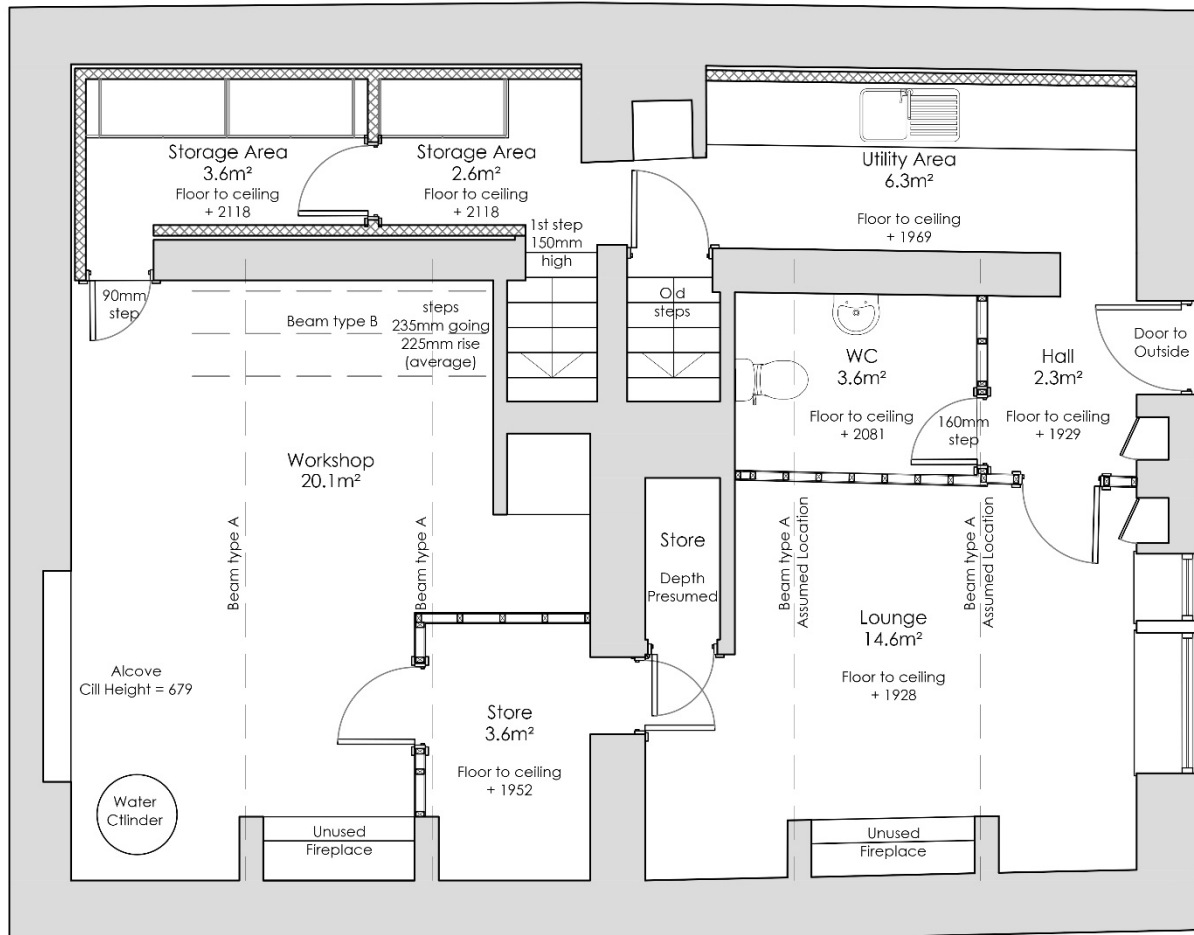


Existing Store



Other previous completed works

Blockwork walls (shown as cross hatch on the below plan) were built in front of the original walls, but stop about an inch from the ceiling. We believe this was done due to damp issues. Stud walls were built to separate the WC and playroom. New floor joists were installed to hold up the kitchen and lounge floor. A plasterboard ceiling was installed throughout, but this is deteriorating due to damp issues. All external walls suffer from severe damp issues, and the previous paint is peeling and rubs off.



Existing Ground Floor Plan

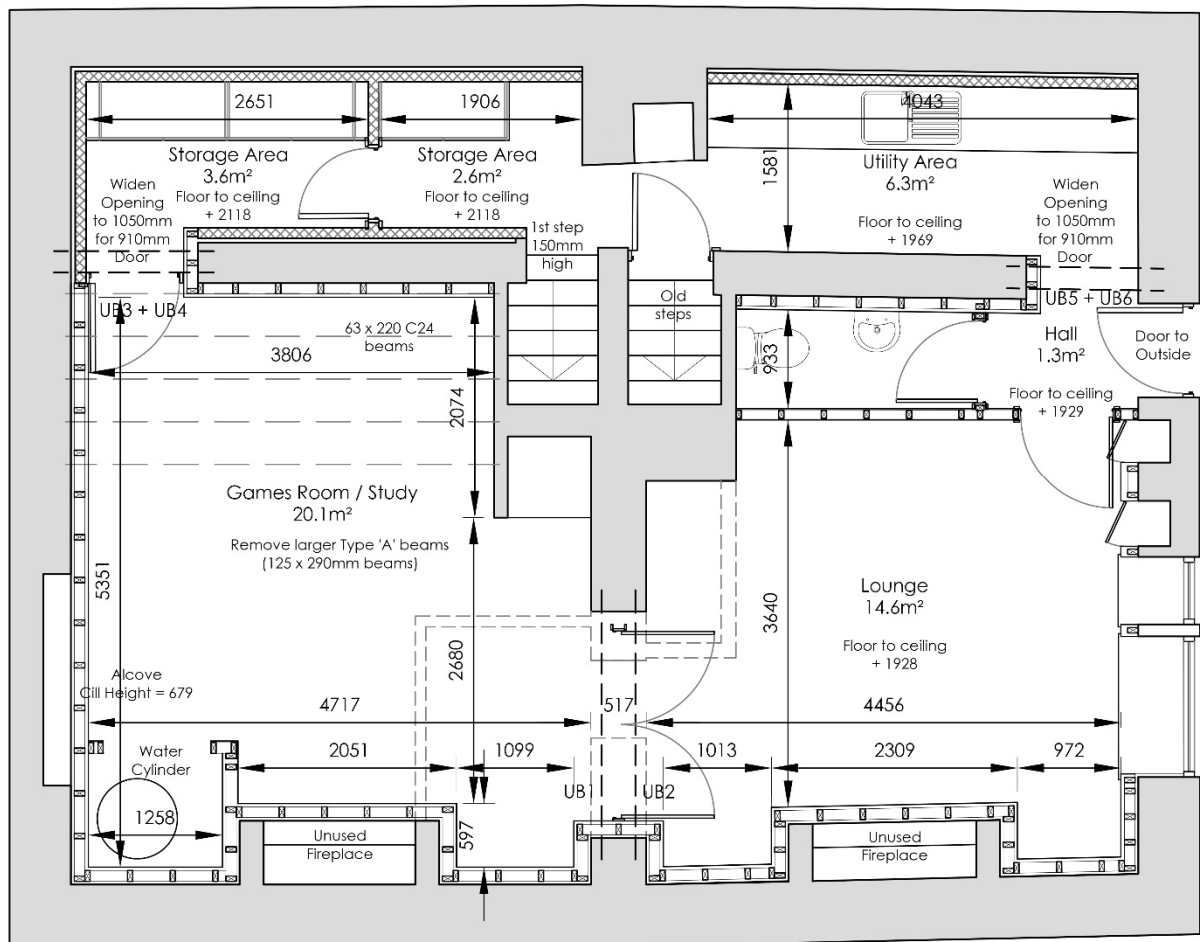
The image to the right shows the relationship between the existing brick and plaster walls and the blockwork wall



Proposed Work

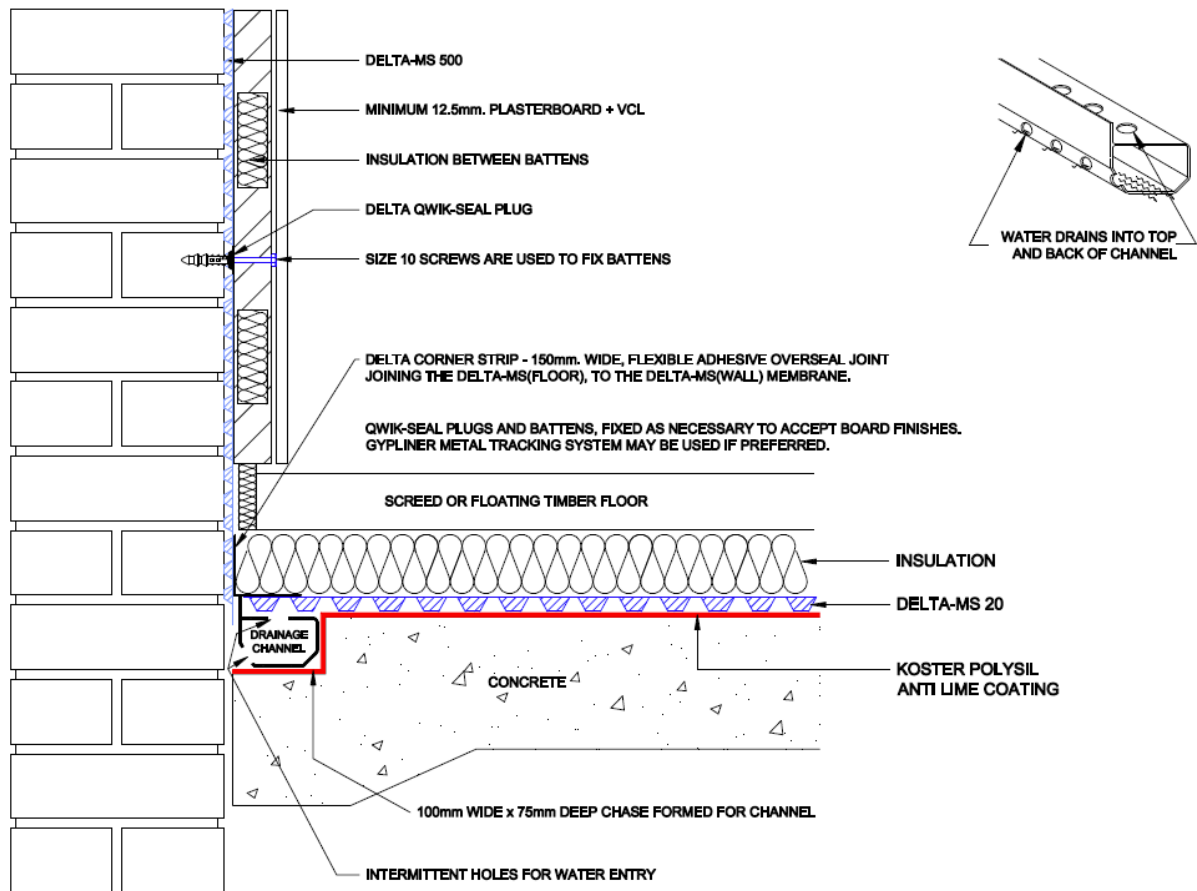
We are looking to remove all the previous timber studwork so that the WC can be made smaller. We will then raise the floor level in the workshop and WC area so that it is the same throughout. A channel will be cut into the new floor around the perimeter of the basement and existing masonry walls. A cavity drain lining will be install on all external wall using Delta Qwik-seal plugs in existing mortar joints, so that the system can be removed if needed in future. Timber studwork is fixed to the walls through the Qwik-seal plugs. There is insulation between studs and Gyproc 37mm insulated plasterboard internally, then finished with a skim finish. Existing openings between the previous workshop and playroom, previous workshop and storage area and between the utility are and hall will be made slightly wider. This will help with the means of escape. The ceiling will be at the same height throughout.

Below is the proposed plan showing studwork in front of the original stone in the games room, lounge, hall and WC area.



Proposed Basement Floor

DELTA SYSTEM 500 WITH DELTA DRAINAGE CHANNEL AND INSULATION



TYPE C, DRAINED PROTECTION, WALL AND FLOOR APPLICATION

Proposed tanking detail

The benefits of this system include:

- Does not require extensive and damaging preparation to the wall surface.
- Only 3mm in thickness and so is ideal for when space is tight, such as with stairs or low headroom.
- Speed of installation.
- Provides vapour control and, when used with humidity control systems, is capable of delivering an environment to all levels within a Grade 3 environment to BS 8102:2009.
- Resistant to chemically aggressive groundwater, efflorescing salts and hydrocarbon contamination.
- Rot-proof and resistant to root penetration.