

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



Historic Importance:

Frazer Cottage along with its neighbour is 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.

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.

Details

Weaver's cottage, early C19, architect unknown.

MATERIALS: built from sandstone.

PLAN: number 102 is a double pile dwelling. The ground floor is divided longitudinally. The upper floor comprises a number of rooms opening onto a hall. The basement comprises a single room and corridor.

EXTERIOR: the west elevation of number 102 is built of watershot 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.

INTERIOR: 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. The cellar is of brick and stone and contains the remains of a bricked up door and window to the rear and a fireplace.

Previous Work

Previous work in the existing basement was carried out before the current tenants took occupation. The current occupants moved in in 2016. The basement at this time included a Utility Area, Storage area, WC and playroom.

Proposed Work

This application is to seek permission to undo what has previously been done due to the basement floor areas suffering from extensive damp. The whole of the ground floor area will be tanked with a waterproof membrane, and then a timber stud wall will wit in front of this.