

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



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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:

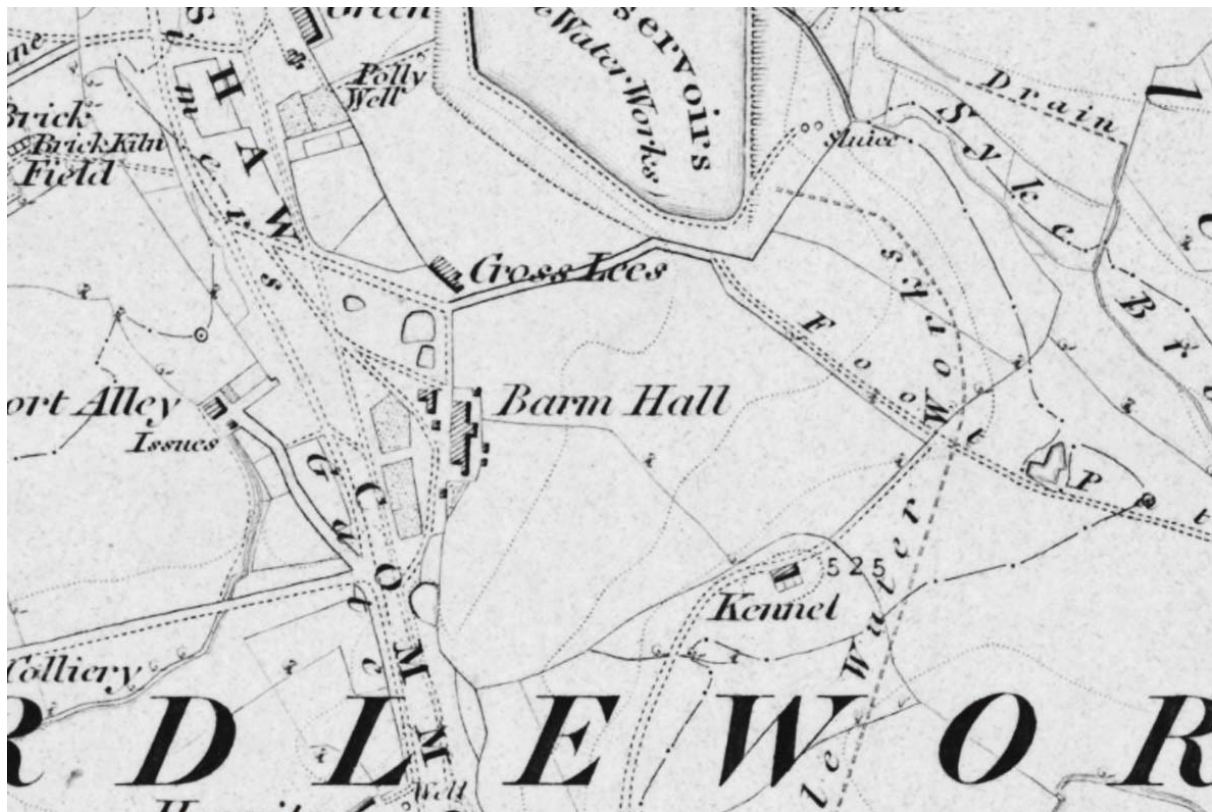
The terrace incorporating 100, 101 and 102 Syke Road, Rochdale was constructed in the early C19, on the east side of Cronkeyshaw Common. The terrace, which may have been built in two phases, was built as six back to back cottages, with the western four cottages incorporating weavers' rooms at upper storey 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.

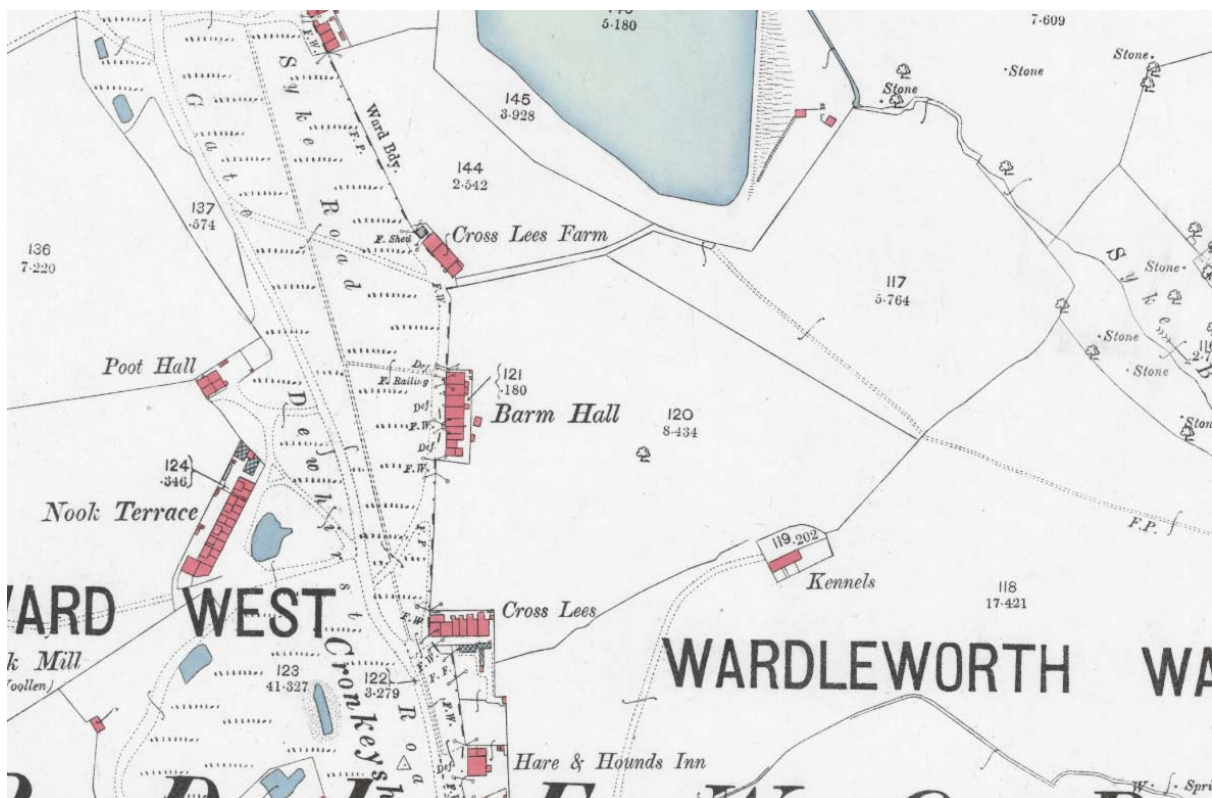
While this represents one family it gives an impression of the occupations of those people at that time.

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

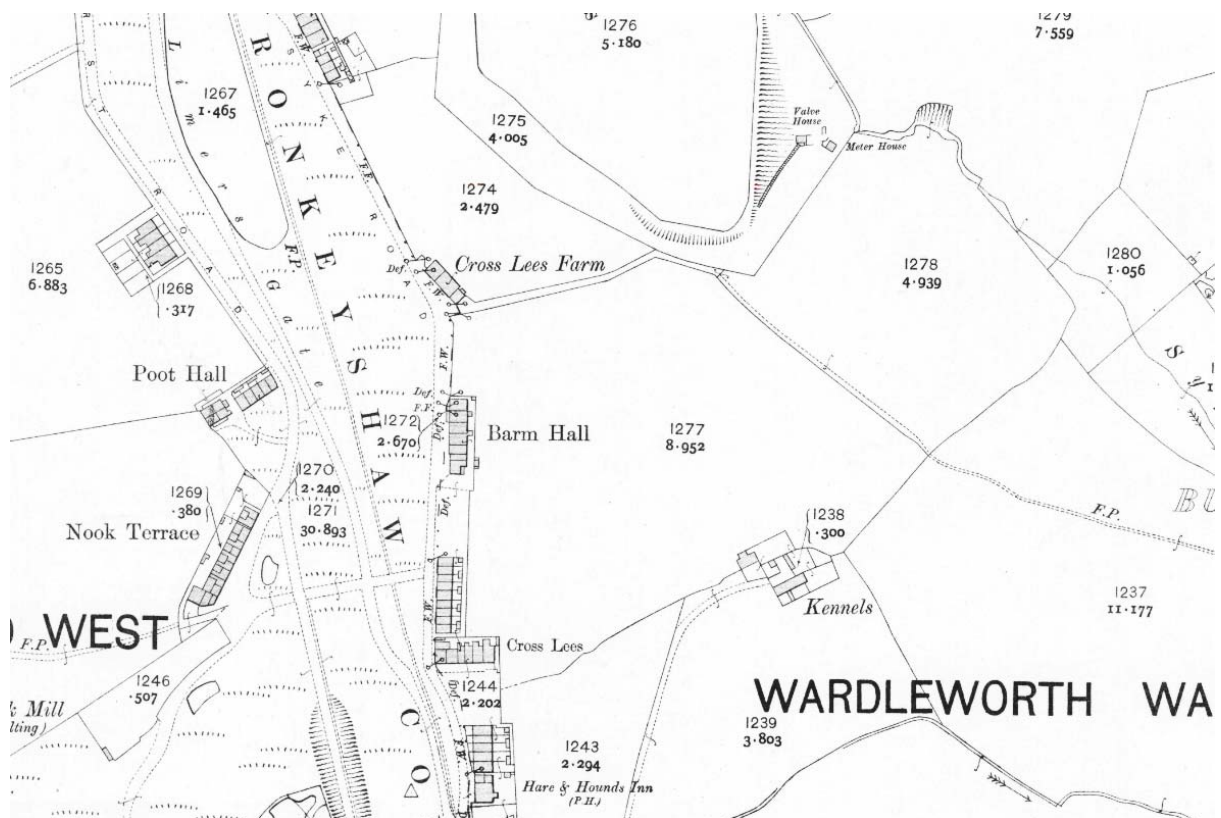


The cottages occupy the block to the immediate left of the word 'Barm Hall'

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 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.



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.



View of the Front (West) Elevation

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.



Current Lounge showing fireplace



Current Kitchen showing 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.

Images of existing areas:



Existing Basement Playroom



Utility Area



Storage Area

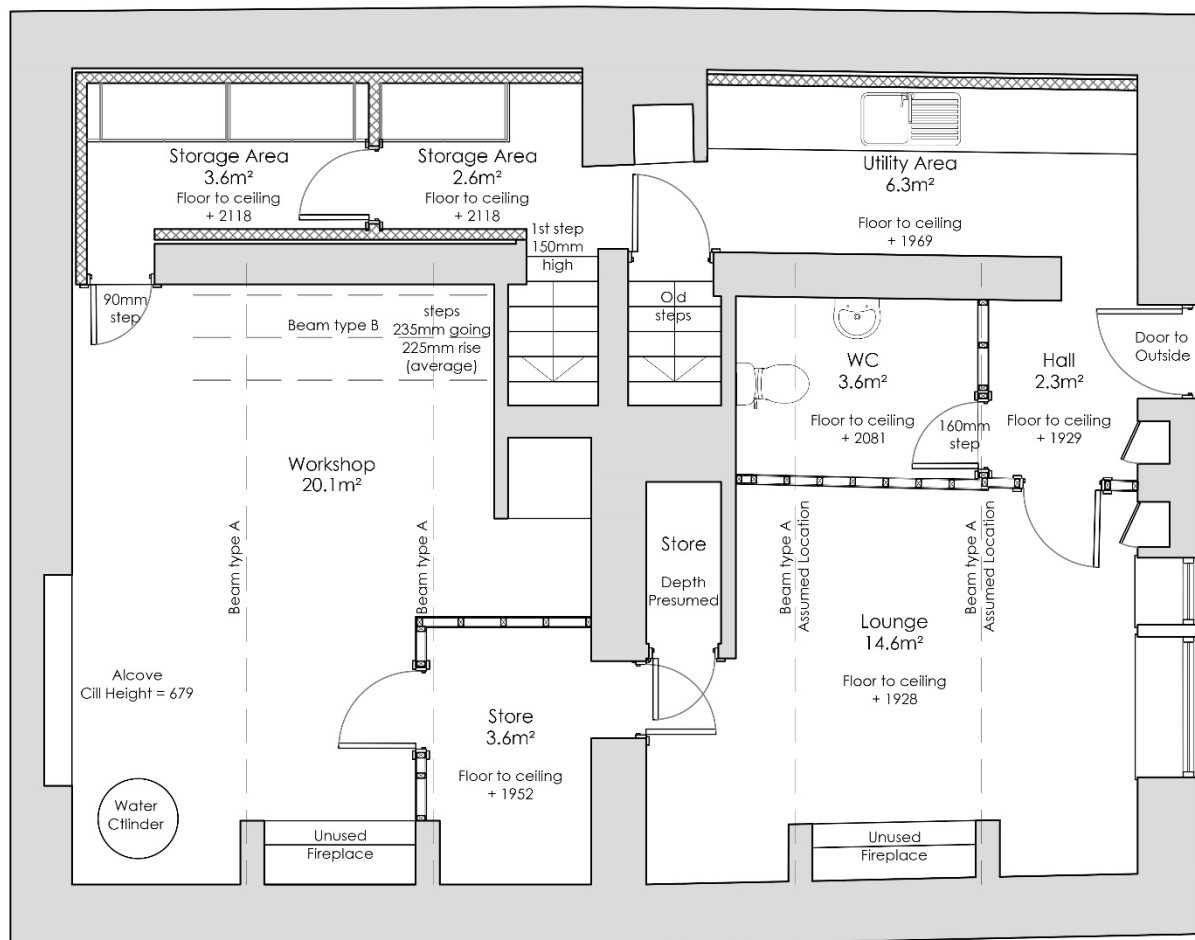


Existing Store

We believe that as far as we are aware, and prior to the current owners buying the property that a membrane was laid on the previous floor prior to roughly 90mm concrete being poured. These areas included the two storage areas, the utility area, hall and lounge/playroom area. The floor in the workshop area and WC were not raised as part of the modernisation. 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.



Stone Wall and block build up

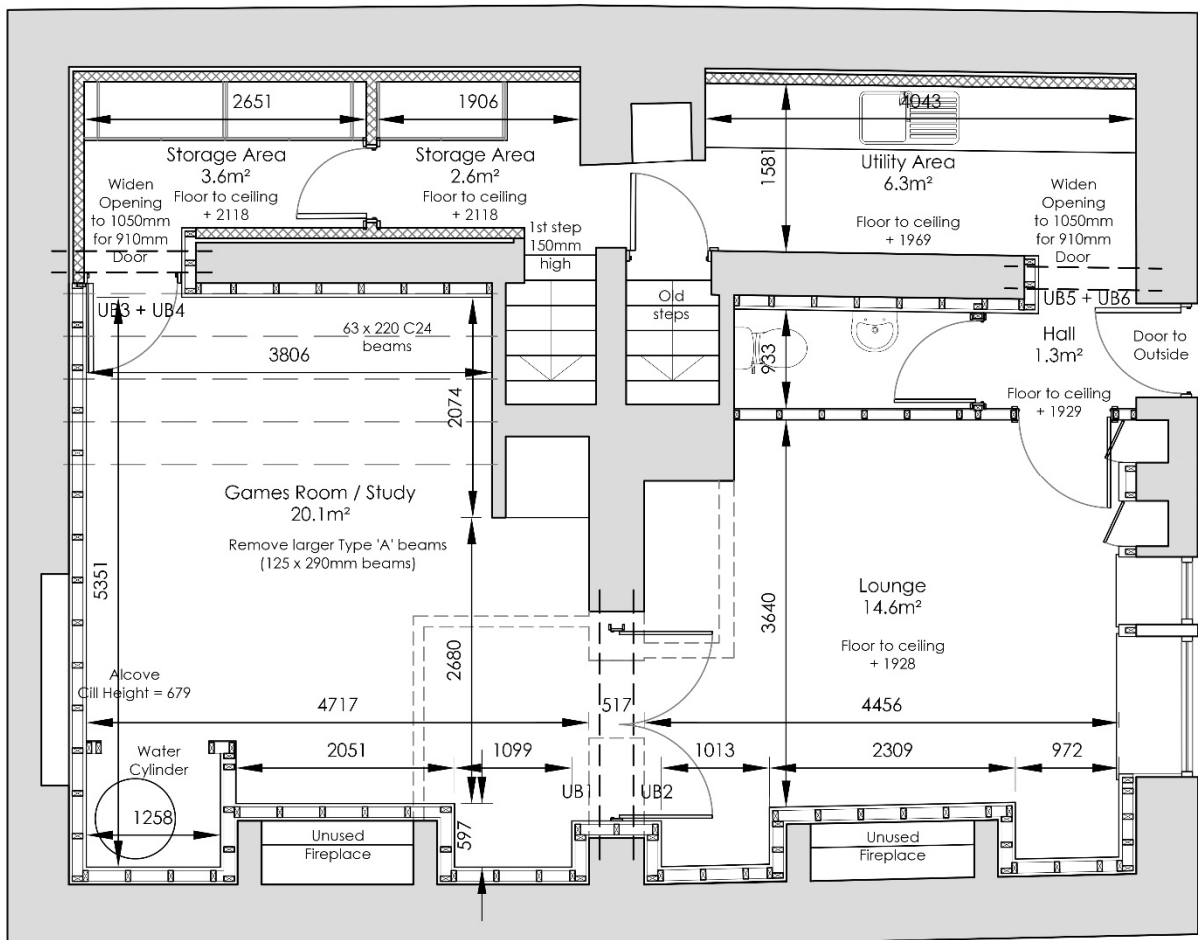


Existing Ground Floor Plan

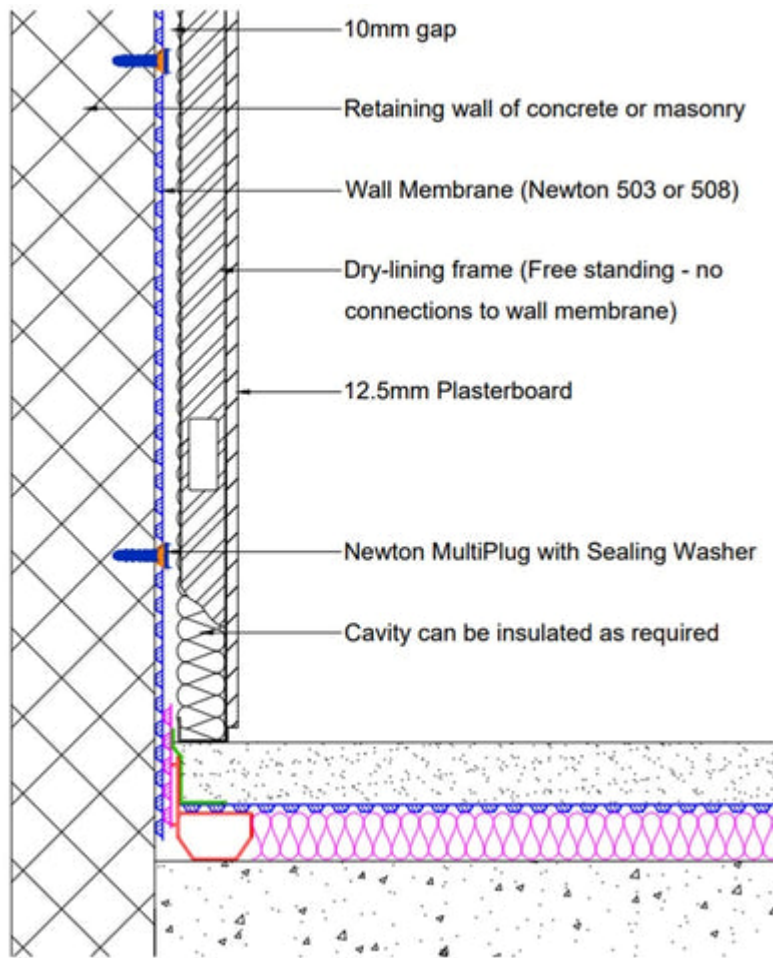
Proposed Work

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 so that it is the same throughout. A channel will be cut into the new floor with all the cavity drainage channel to be installed. A cavity drain lining will be installed on all external wall using brick plugs, so that the system can be removed if needed in future. A timber stud wall will be built in front of the system allowing for a 25mm cavity. There will be insulation between studs and 37mm insulated plasterboard internally that is then finished with a skim finish. Existing openings between the previous workshop and playroom, previous workshop and storage area and between the utility area 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



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.