

**Waterside Cottage
(1-2 Waterside), Dolly Lane, Buxworth SK23 7QQ**

Heritage Statement

prepared on behalf of Mr N and Mrs P Fletcher



18th November 2022

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Heritage Statement

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I. Introduction

This Heritage Statement is submitted in support of a planning application for retrospective planning permission and listed building consent for the erection of a rear storm porch and W.C. and the alteration of a rear window.

As part of the sale of Waterside Cottage by the previous owner it became apparent that certain works to the rear of the building had been carried out which may not have had consent and appeared to be unauthorised. When these works were undertaken is not known, but they were carried out prior to the purchase of the last owner, so many years ago. The previous arrangement is inconclusive, as there is no photographic evidence of the appearance of the building from the rear; but we have made certain assumptions based on the Ordnance Survey and aerial photography. These works were investigated by the author of this report, details were sent to the Enforcement Officer at High Peak Borough Council, advice was given on appropriate forms of building work and detail that would be sympathetic to the listed building, and this Heritage Statement (and applications) is now submitted to regularise these works.

The current owners have agreed to modify the rear porch and window, rather than simply submit a retrospective application for the current arrangement. This is because it was the professional opinion of Mel Morris Conservation that had this been a new application, the windows and roof, with its concrete roof tiles, would not have been permitted in their present form.

Mel Morris Conservation recommended the following:

- removing the concrete tiled roof and lowering the eaves,
- increasing the pitch of the roof, in order to accommodate a Welsh slate roof covering,
- providing a new lead flashing to the apex,
- removing the fascia board and providing a timber launder fixed to brackets direct to the masonry on rise-and fall brackets, and a cast-iron downpipe,
- replacing the lintels with rubbed gritstone lintels,
- removing the concrete cills and replacing them with simple lead flashings dressed over the masonry and under the timber cills of the windows,
- removing the ribbon mortar and re-pointing in a lime mortar,
- replacing the two windows with two plain, flush, side-hinged timber casements (painted and without glazing bars).

The single-light window to the Parlour (now kitchen) will be replaced with a fixed painted timber casement window, with plain glazing.

All of these works are included in the drawings submitted by the architect ref. 1819.PL04 and 1819.PL05:

2. Background

Waterside Cottage (1 to 2 Waterside) was listed grade II on 12th April 1984. Its UID is 1334794. The building sits at grid reference 401307, 383179 to the immediate east of the River Goyt and is approached via a long winding roadway off Dolly Lane to the east.

The list description which was written at that time is informative, as it describes the front elevation and the east gable and different phases of alterations, but it does not include the west gable or the rear elevation and the author of the list description did not see the interior of the building.

The list description is set out below:

PARISH OF CHINLEY, BUXWORTH AND BROWNSIDE WATERSIDE (North Side)

Waterside Cottage

II

House. C17 and C19. Coursed squared gritstone, rock-faced to C19 section, quoins to C17 section. Gritstone dressings. Stone slate roof. Stone gable end and ridge stacks.

Two storeys, irregular fenestration. C19 section to west, C20 window filling blocked flush doorcase. Similar window beyond to west. To east C17 quoined doorcase with incised fillet all round. Recessed and chamfered, formerly four-light, now two-light mullion window beyond to east. Above door C20 window in recessed and chamfered opening, formerly two-light. Two C20 windows above in C19 section. East gable wall has C17 four-light recessed and chamfered mullion window with drip mould over. Similar window with one mullion missing, above to south. Above to north recessed and chamfered opening, formerly three-light, also with drip mould over.

Listing NGR: SK0131083179

There is only one application recorded on the HPBC portal - HPK/2003/0455. This was for the outbuilding.

List descriptions are intended as a brief record of the appearance and in recent times they incorporate a more qualitative assessment about why a building is listed. They do not include all features and rarely include descriptions of the interior.

Under the primary legislation, section 7(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, places restrictions on works to listed buildings:

“demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised”.

The key word here is ‘character’. In essence it is for the Local Planning Authority to determine what works will need Listed Building Consent. They relate to the special interest and character of the building. Not all works of alteration will, therefore, automatically require Listed Building Consent.

The construction of an extension will always require planning permission and listed building consent.

3. Description

The 17th century stone house has mullioned windows with cavetto-moulded surrounds (also known as a hollow-chamfer) and hood moulds. The former Parlour sits at the east end and contains a pair of deep ovolo-moulded beams (ca. 1670). There is one doorway to a staircase lobby with roll-moulded stone jambs. These are dateable features and altogether suggest a building of the latter part of the 17th century.

The building was probably once a single dwelling, divided into three bays, with a central staircase bay. The west bay incorporated the Houseplace, but this was remodelled in the second half of the 19th century and the front elevation was rebuilt and was at that time given sash windows. There may have been some degree of remodelling internally and in the west gable. The east gable remains substantially as built in the 17th century and is described in the list description. Both east and west sides of the building have graduated stone slate roofs, with stepped thackstones or water tabling on the inside gable of the 19th century part. There are launders or timber 'trows' throughout, those to the 17th century part fixed on rise-and-fall brackets; those to the 19th century part fixed to projecting stone brackets.



1 and 2. The front elevation of Waterside Cottage, with the 19th century facade to the left and the 17th century facade to the right.

Rear North Elevation – Extensions and Alterations

The rear elevation, which faces north, clearly had a secondary character and has been remodelled in part. There is a 20th century mullioned window on the north elevation to the kitchen. The Ordnance Survey map of 1938 shows that there was once an extension built over the location of this window. This has been carefully designed and has true leaded-light and metal casement windows.

There are still some fragments of evidence of the earlier house evident in the external masonry to the rear of the western bay. There are three 17th century window surrounds: the ground floor window is probably in-situ, but the two first floor windows are likely to have been repositioned in the wall when the building was heightened, as internal inspection of the roof confirms that it is 19th century. This would mean that the quoins were carefully installed to continue the pattern when the eaves were raised. The work has been very carefully undertaken and it is not distinguishable as a later alteration. However, the western gable wall is entirely of watershot masonry, which is not a 17th century detail, and there is a small section of low eaves, where the rear elevation returns to join the Parlour and lobby bay of the 17th century house. It is most likely that this is the line of the original eaves of the western bay of the 17th century house.



3. The north elevation with its small monopitched extensions and ad-hoc alterations



- 4. Above left - C19 privy
- 5. Above middle - lime plaster to walls
- 6. Above right - C19 openings to privy, with stone lintels, cill and roughly coursed gritstone
- 7. Far left - Welsh slate roof with lime torching, lime plaster walls and limewash,
- 8. Left - reeded glazed C19 fixed light windows with timber lintel and lime plaster

On the north side of the western bay is an attached lean-to outbuilding in roughly coursed sandstone with a Welsh slate roof. This is now a boiler house but probably started life as an outside privy and is not internally connected to the house. Although it does not appear on the OS maps, internal examination of the walls and roof reveals that it is very clearly a 19th century addition, probably contemporary with the creation of two independent dwellings. It has a slate roof which is fixed with torching, 19th century aged rafters, lime plastered walls, with smooth rounded corners, painted in limewash, of multiple layers and of considerable age, a 19th century door and a 19th century fixed window, which has reeded glass that was common in the second half of the 19th century.

There is a second lean-to, which may have also started out life as a privy. Examination of the masonry on the west elevation of this lean-to suggests that this is also 19th century and that the structure was originally smaller. The building is built in rubble gritstone but the north elevation has a straight joint. Again, there is no clear evidence on the early OS plans for this structure but the OS plan of 1938 shows a small structure on this north side of the dwelling in this location and was recorded later in the 1970s. There was also another structure (probably a lean-to) recorded in 1938 on this elevation, since removed.

The north porch / W.C. now has a concrete tiled roof of shallow pitch and has concrete lintels and cills to the windows and door. It also has arched modern EJMA windows, a fascia board and plaster guttering. It seems most likely that the earlier privy was remodelled and enlarged to create a porch and W.C.



9. The north elevation with the porch and W.C. and single light window to the Parlour to the left.

4. Historic Development and Map Regression

Waterside Cottage started life as a single dwelling in the 17th century. This retains its (lower) 17th century roof structure and a large number of the windows with their hood moulds, as well as the front doorway, which led into a lobby (still the staircase hall). The list description states that the west bay is 19th century, but that is not strictly correct. The 17th century house was enlarged, with the western bay of the 17th century dwelling being both heightened and re-fronted in the 19th century. These works, therefore, enveloped an earlier 17th century bay belonging to the house.

The purpose of the 19th century remodelling appears to have been to turn the single dwelling into two separate viable houses and this was very common in some of the industrialised areas, where demand for housing the expanding population was great. The front of Waterside, therefore, has its original entrance to the right side and the door to the second house to the left side (later blocked up, as recorded in the list description). At the same time that the Houseplace was remodelled to create a separate dwelling, this part of the building was re-roofed and it is much higher than the earlier roof to the east.

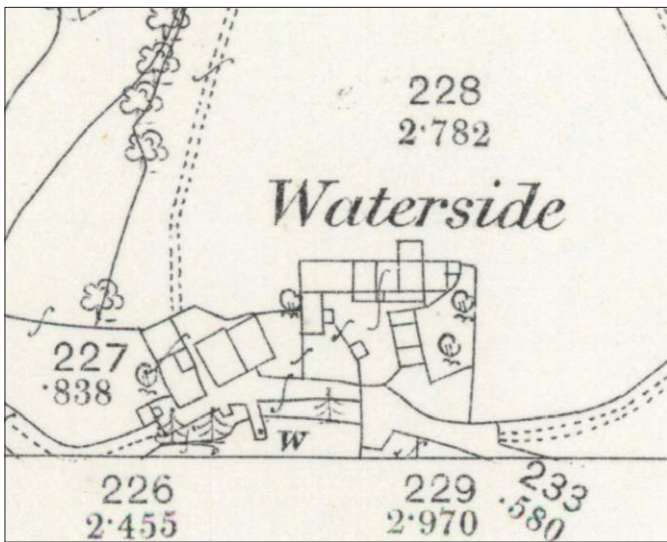
The two dwellings are first illustrated on the 1878 OS map and the 1938 Ordnance Survey map still shows Waterside Cottage as two separate dwellings, each served by a small rear outshut, although at the time of listing in 1984 it was one dwelling.

The 1938 OS map shows a small extension to the rear of the Parlour and two small conjoined extensions at the junction of the two dwellings; these are likely to have been attached side-to-side privies. The 1970s OS map shows a rear extension on the footprint of the conjoined privies.

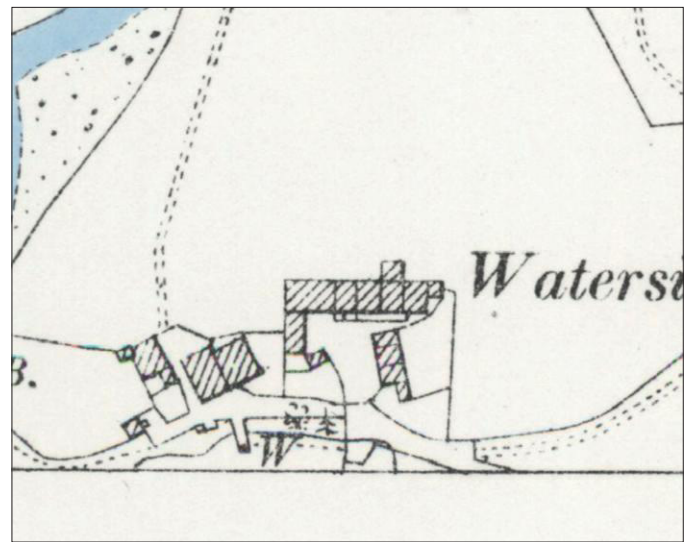
Aerial photographs taken in 1984, 1992, 1999, and 2017 roughly record the appearance of the building but are inconclusive. Aerial photos from the Cambridge National Collection of Aerial Photography dating from 1984 have been obtained at the highest resolution available.

Internal Plan

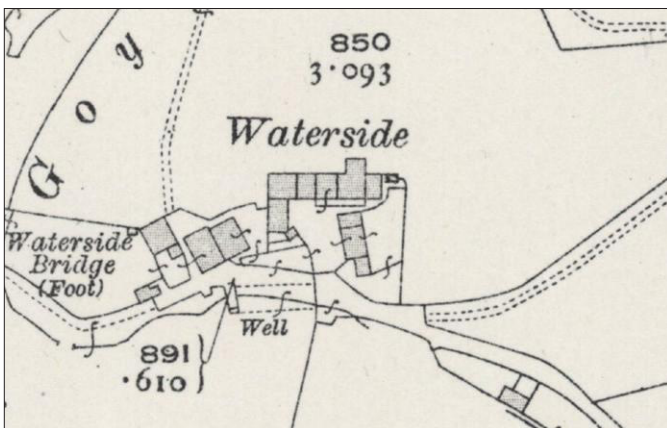
The original Parlour which occupies the eastern bay retains its two axial beams. The rooms above this, which were originally divided into the best chamber and another chamber, are still sub-divided. There are 20th century fireplaces in both the present kitchen (the former Parlour) and the Living Room, and both of these could have been installed before the listing date of 1984. Stylistically the large elaborate stone hearth with the trinket display areas in the Living Room was fashionable in the 1970s. The staircase bay seemed to me to be unaltered. The large room which is now the sitting room is open plan; this room formed the ground floor plan of the separate 19th century dwelling and would have been subdivided when it was a separate dwelling. However, as the house was one dwelling at the time of listing, internal walls were probably removed before it was listed.



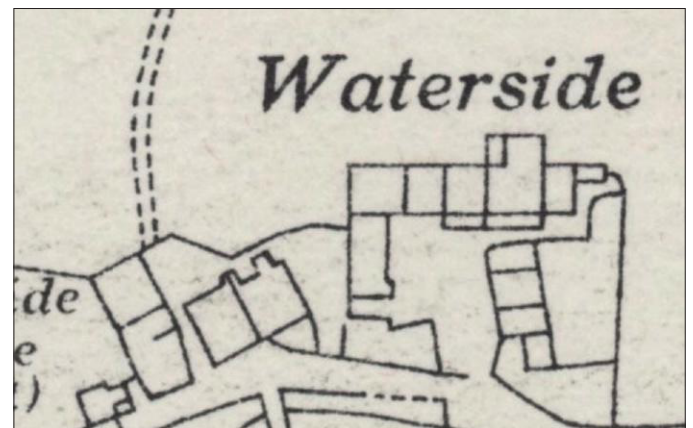
10. Ordnance Survey map of 1878, pub. 1888



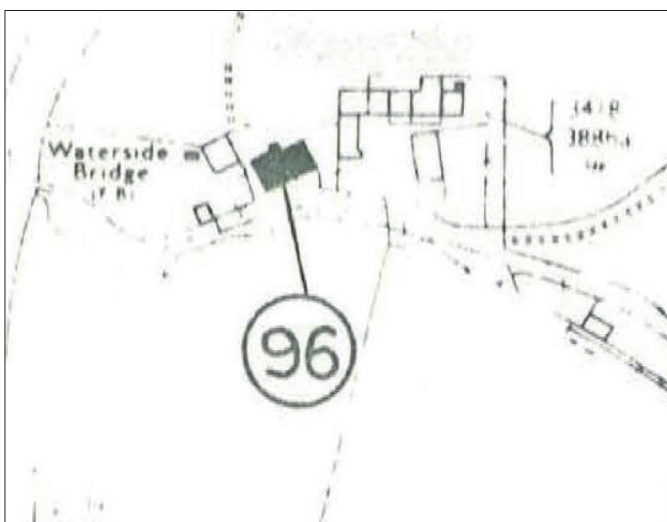
11. Ordnance Survey map of 1896, pub. 1898



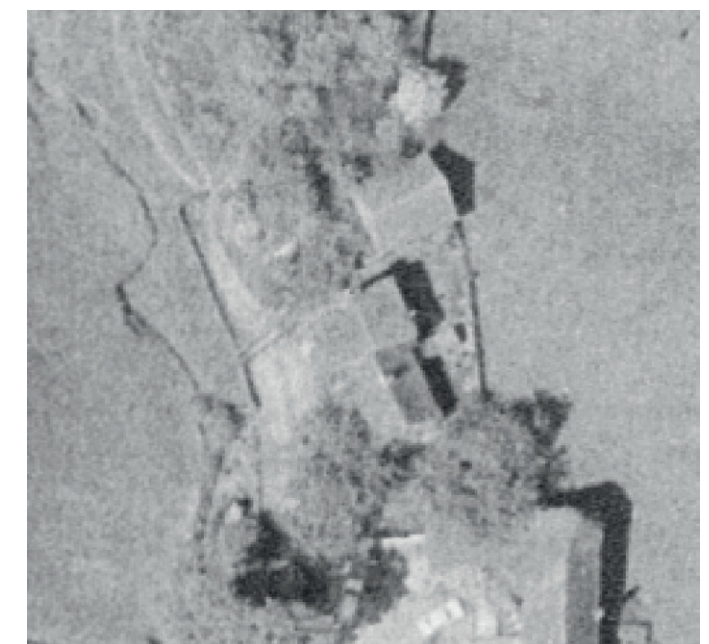
12. Ordnance Survey map of 1919, pub. 1921



13. Ordnance Survey map of 1938, pub. 1945



14. Ordnance Survey map of c.1970, with list entry recorded.



15. NCP Airbus Geonex _0030_84_0138
Sortie: GEONEX/0030/84
Date: 5th July 1984



*16. NCP Airbus Geonex _0173_92_0084
Sortie: GEONEX/0173/92
Date: 31 October 1992*



*17. Bluesky Infoterra
Date: June 2018*

5. Statement of Significance

The primary significance of the building is its 17th century fabric, bound up in its external appearance, its surviving historic windows and doorways to the lobby entrance / cross passage, its graduated roof and its historic plan form evidence, which all point to a minor gentry / yeoman farmer's house.

It is also of particular historic and social interest for its phase of development when it was adapted into two separate dwellings in response to local economic circumstances. The provision of separate front doorways, watershot masonry, vertical proportions and stone jambs to former sash windows and the independent privies altogether provide as with fabric evidence, all bounded up in a cohesive and unified appearance of the same warm sandstone.

6. Impacts

Window WG.01

The rear elevation has an inserted fixed window at the north-east corner. This has been inserted in a former opening, which was blocked at the time of the 2004 Channel 4 programme. It is recorded as a blocked opening in the programme. This window lights the former Parlour. The altered window has faux leaded-lights. The proposal is to replace this with a flush and plain painted timber casement window. There is no evidence that the window was blocked for any particular historic reason. It may have lit a separate pantry at one time, when the building was two dwellings, but there is no evidence for this internally now.

There is no impact on significance, no harm, and the proposal preserves the listed building under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. It therefore, does not need to be assessed under paragraphs 201 or 202 of the NPPF.

Lean-To Porch and W.C.

Given the previous history of the building, and the previous presence of single-storey additions to this elevation, it is considered that the proposal is sympathetic, easily justified and preserves the setting of the listed building. It does not change the plan form or involve any interventions into historic fabric.

The proposal is for the construction of a stone rear porch with W.C. (utilising roughly coursed sandstone) as can be seen in the standing building, and adapting the original stone, and re-pointing throughout in lime mortar. This will incorporate a mono-pitched roof in natural slate at 16 degrees, utilising a 'Permavent' detail. The proposed alterations enable the retention of the W.C. within the porch. A steeper roof pitch would remove the viability of the W.C. This is considered to be a very reasonable compromise.

The timber gutter matches the historic detail. This will be fixed on painted black rise-and-fall brackets and supplemented with a cast-iron downpipe. The windows are small and discreet and adopt a simple and traditional treatment. The door is painted timber and subservient. All joinery is all set back within a reveal.

There is no impact on significance, no harm, and the proposal preserves the listed building under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. It therefore, does not need to be assessed under paragraphs 201 or 202 of the NPPF.