
Manor Cottage, Waverton

Heritage Statement, Rev A

November 2023

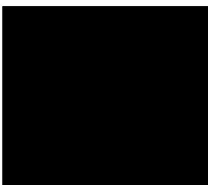


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1.0

Introduction

1.0 Introduction

1.1 Aim of this Report

This Heritage Statement has been prepared by Highlight Heritage to accompany a planning and listed building consent application for minor internal alterations to Manor Cottage, Waverton, and external alterations including replacement windows and a new canopy over the entrance.

The Heritage Statement is required in recognition that Manor Cottage is attached to Church House Farmhouse, a Grade II listed heritage asset. Manor Cottage is also located in the Waverton Conservation Area.

1.2 Approach

An inspection of the site was carried out in August 2023 to analyse the physical fabric of Manor Cottage.

This report sets out:

- A brief history of the site and the area around the site;
- A description of the heritage assets and their setting;
- A summary of the significance of the building and its setting;
- An analysis of the impact of the proposed works upon the significance of the heritage asset and its setting;

This report is to be read in conjunction with the drawings submitted in the application.

1.3 Author

This assessment has been prepared by Lucy Greenway, a heritage consultant and architect with over eight years of experience in both heritage-focussed and contemporary practices. Lucy also holds a Masters in Building Conservation and Adaptation which furthers and formalises this experience.

1.4 Location

Waverton is a small village located approximately 5 miles south east of Chester and almost adjoins Rowton to the north west. On leaving the village to the north and south there is open countryside and farmland, resulting in Waverton having a rural feel.

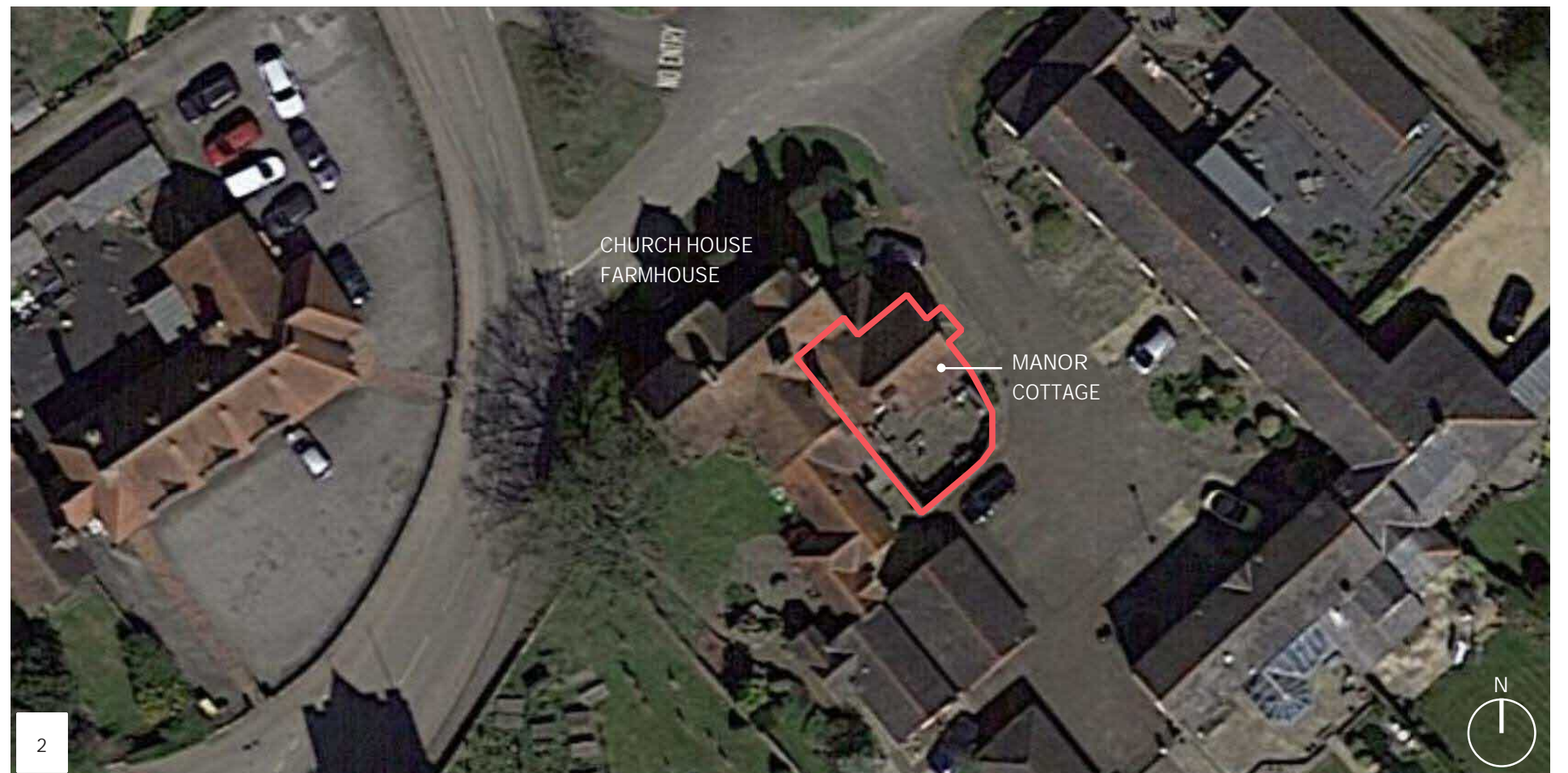
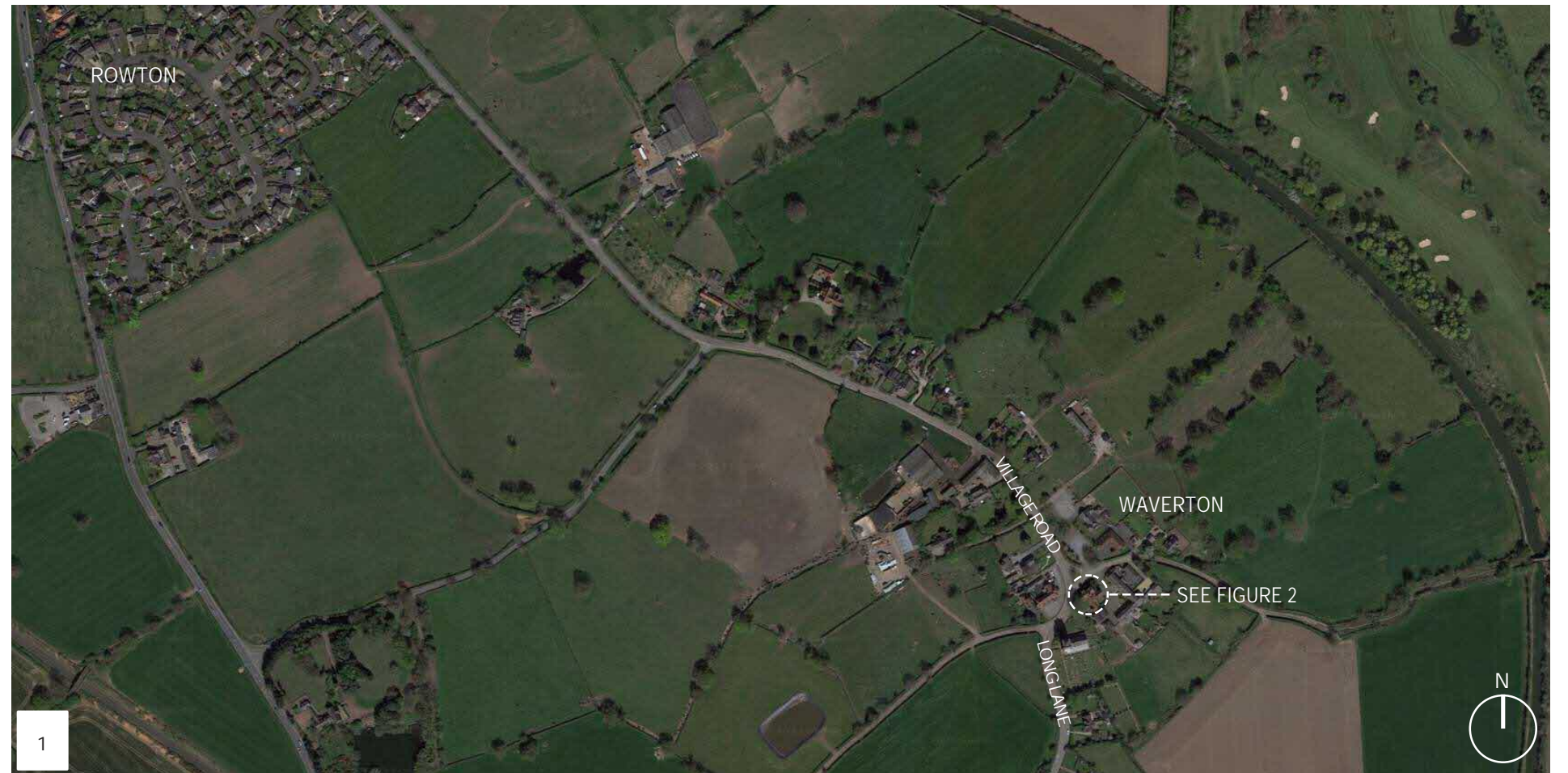


Figure 1 Aerial photo © Google Earth
Figure 2 Aerial photo © Google Earth

2.0

Planning & Policy Context

2.0 Planning & Policy Context

2.1 Planning Law and Policy

The principal statutory duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 is to preserve the special character of heritage assets, including their setting. Local Planning Authorities should, in coming to decisions, consider the principle Act which states the following;

Listed Buildings Section 66(1) - In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The National Planning Policy Framework (NPPF 2021) states that when determining planning applications, Local Planning Authorities should take account of;

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- The desirability of new development making a positive contribution to local character and distinctiveness.
- Opportunities to draw on the contribution

made by the historic environment to the character of a place.

Paragraph 194 requires applicants to describe the significance of heritage assets, and that the level of detail should be proportionate to the asset's importance. P.195 states that the evidence available should be used to consider the impact of a proposal on an asset(s).

2.2 Cheshire West and Chester Local Plan (Part One) 2015 - 2030

The Local Plan provides an overall vision, strategic objectives, spatial strategy and spatial planning policies for the borough to 2030. Key relevant policies have been identified below:

2.2.1 Policy ENV 5 Historic Environment

This policy follows national policy (as it must legally do) and is concerned with the preservation or enhancement of both designated and non-designated heritage assets, and the character and setting of areas of acknowledged significance. The degree of protection afforded to a heritage asset will reflect its position within the hierarchy of designations.

2.2.2 ENV 6 - High Quality Design and Sustainable Construction

The Local Plan will promote sustainable, high quality design and construction.

Development should, where appropriate:

- Respect local character and achieve a sense of place through appropriate layout and design.
- Be sympathetic to heritage, environmental and landscape assets.

- Make the best use of high quality materials.
- Provide for the sustainable management of waste.
- Incorporate energy efficiency measures and provide for renewable energy generation either on site or through carbon offsetting measures.
- Mitigate and adapt to the predicted effects of climate change.
- Meet applicable nationally described standards for design and construction.

2.3 Cheshire West and Chester Local Plan (Part Two) 2015 - 2030

2.3.1 Policy DM 46 - Development in Conservation Areas

In line with Local Plan (Part One) policy ENV 5, development within or affecting the setting of conservation areas, will be expected to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, taking account of the significance of heritage assets.

Where applicable, development proposals should take into consideration:

- Topography, landscape setting and natural features;
- Existing townscapes, local landmarks, views and skylines;
- The architecture of surrounding buildings;
- The quality and nature of materials, both traditional and modern;

- The established layout and spatial character of building plots, the existing alignments and widths of historic routes and street hierarchy (where physically and historically evident);
- The contribution that open areas make to the special character and appearance of the conservation area;
- The scale, height, bulk and massing of adjacent townscape;
- Architectural, historical and archaeological features and their settings;
- The need to retain historic boundary and surface treatments;
- The local dominant building materials, the building typology that best reflects the special character and appearance of the area and features and detailing; and
- Minimising and mitigating the loss of hedgerows, trees and other landscape features.

Development proposals which will not be supported include the following:

- Demolition of non-listed buildings which make a positive contribution to the character or appearance of conservation areas, other than in exceptional circumstances;
- The erection of buildings and structures which are unsympathetic in design, scale, mass and use of materials;
- Alterations and extensions which are unsympathetic in design, scale, mass and use of materials;
- The erection or extension of buildings and structures which will obstruct important views within, or views in or out of conservation areas.

2.3.2 Policy DM 47 - Listed Buildings

In line with Local Plan (Part One) policy ENV 5, development proposals or works, including alterations, extensions and changes of use shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Where relevant, development proposals or works will only be supported which would:

- Conserve the significance of a listed building and its setting, securing its optimum viable use;
- Preserve or enhance a listed building or structure, and any curtilage listed structures or features of special architectural or historic landscape interest.
- Development proposals or works within or affecting the setting of listed buildings will be expected to achieve a high quality of design, making a positive relationship between the proposed and existing context by taking account of:
 - Topography, landscape setting and natural features;
 - Existing townscapes, local landmarks, views and skylines;
 - The architecture of surrounding buildings; the need to retain trees;
 - The quality and nature of materials, both traditional and modern;
 - Established layout and spatial character;
 - The scale, height, bulk and massing of adjacent townscape;
 - Architectural, historical and archaeological features and their settings; and
 - The need to retain historic boundary and surface treatments.

3.0

Understanding the Heritage

3.0 Understanding the Heritage

3.1 Description of the Area

The buildings of Waverton are constructed of sandstone or red brick and many are attributed to the architect John Douglas, who in the late 19th century, had adopted a Tudor and Jacobean Revival style. Church House Farmhouse, to which Manor Cottage is attached, forms a group with St Peter's, the nursery (once the school) and Waverton Institute.

The buildings in the village are constructed of sandstone and/or brick, so as a whole its appearance is unified, but it does not feel planned or 'model' like.

Estate cottages are located at the north end of the village and are interspersed with agricultural buildings. The density of the village is low, with much green space between buildings, giving it a distinctly rural feel.



Figure 3 Church House Farmhouse and St Peter's Church, view from Long Lane
Figure 4 Former school
Figure 5 Small green in front of Church House Farmhouse
Figure 6 View of Church House Farmhouse from Long Lane looking north

3.2 Description of the Heritage Asset

3.2.1 Exterior

Manor Cottage was once part of Church House Farmhouse and was created as a separate dwelling in the mid 1980s. The original Church House Farmhouse is Tudor Revival in style, some of the detail of which is then replicated at Manor Cottage through the stone mullioned windows and patterned brickwork. Despite some consistent details, it is clear Manor Cottage is a later addition.

A modern porch, dating from the 1980s, is attached to the east elevation and is proposed to be replaced, along with the uPVC windows in the south elevation.



Figure 7 Manor Cottage from courtyard entrance

Figure 8 Principal elevation Church House Farmhouse

Figure 9 Manor Cottage east elevation

Figure 10 Former farm complex now converted to residential

Figure 11 South elevation of Manor Cottage and Church House

Figure 12 South elevation of Manor Cottage

Figure 13 South elevation of Manor Cottage

Figure 14 South elevation of Manor Cottage

3.2.2 Interior

Manor Cottage has few original features or fittings apart from the stone mullioned and lead multi-pane window on the first floor. It is thought that much of the interior was fitted out during the extensive refurbishment of the building in the 1980s.

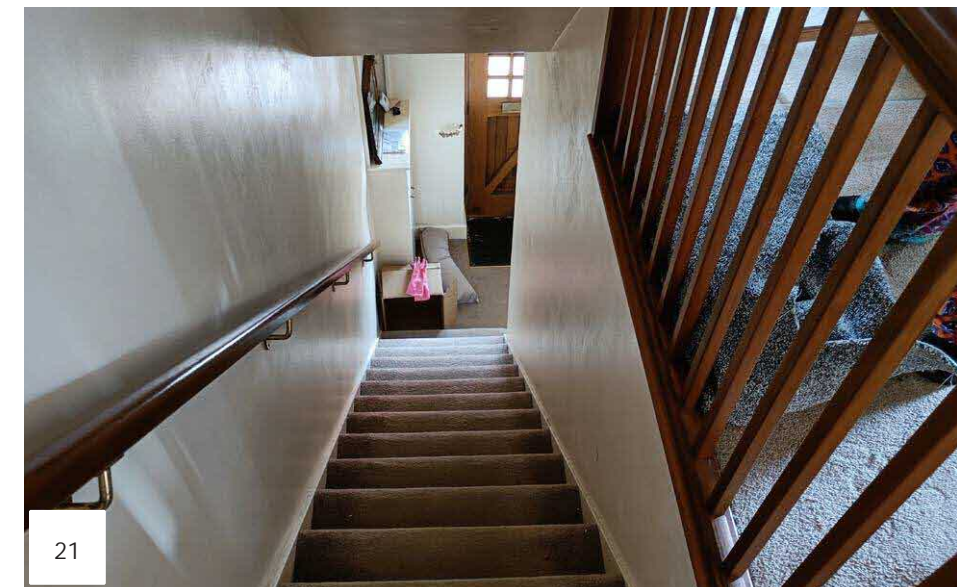
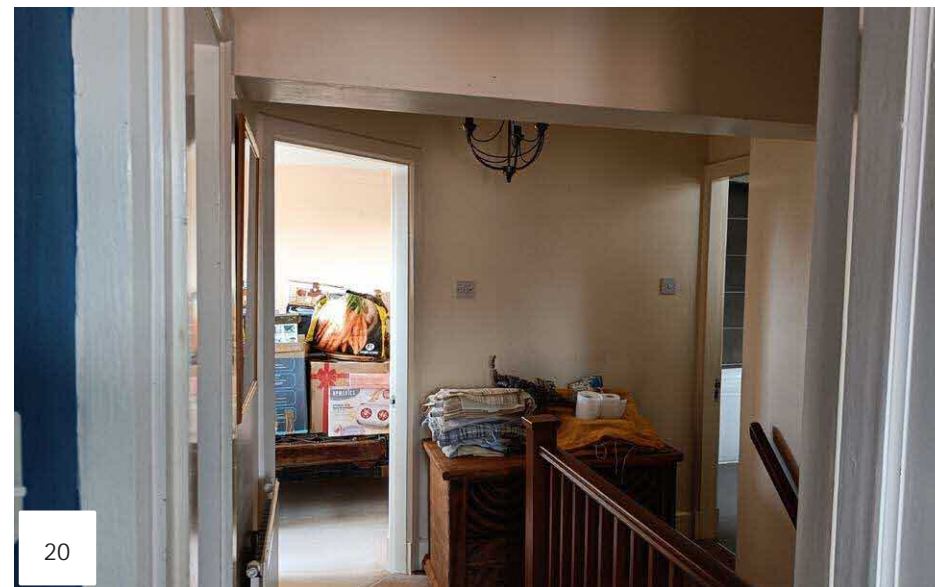
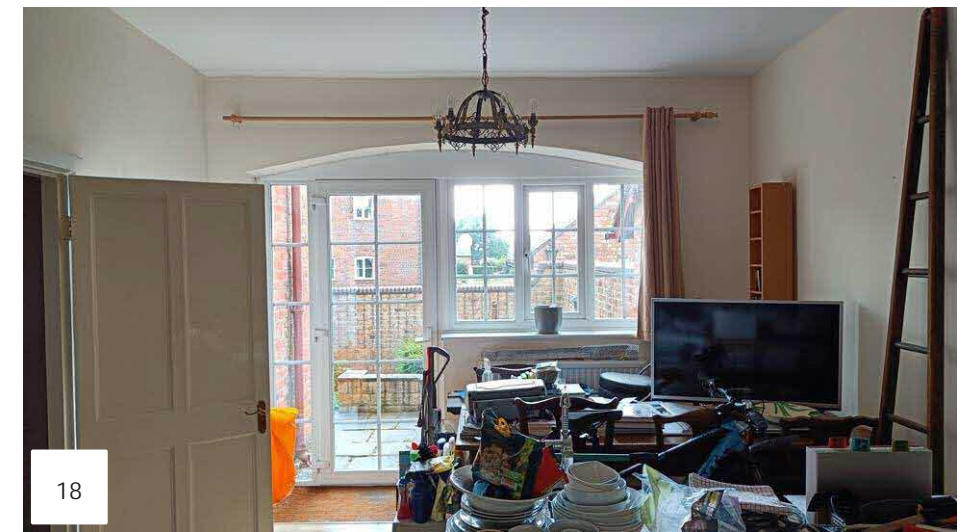


Figure 15 Fireplace in living room

Figure 16 Living room

Figure 17 Kitchen

Figure 18 Kitchen

Figure 19 Original leaded window east elevation

Figure 20 First floor hallway

Figure 21 Staircase

3.3 Outline History of Waverton and Manor Cottage

Waverton is an ancient village, possibly with Saxon origins, as a church from this period is thought to have been located on the site of the current St Peter's Church.

Most of the present day village, however, was built in the 19th century under the aegis of the 1st Duke of Westminster¹, who owned the nearby Eaton Estate. The village was predominantly employed in agriculture, with the farm buildings interspersed with the estate cottages. Many still exist today and are still used for agricultural activities. The village remains largely part of the Eaton Estate.

John Douglas became architect to the Duke of Westminster in 1869. Thereafter, some of his work became distinctly cosmopolitan with marked French, German and Netherlandish influences in the 1870s and early 1880s². By the later 1880s and 1890s he had returned to a refined English style and neo-Jacobean³, as is the style of many of the buildings in Waverton. Douglas designed Church House Farmhouse, where the Tudor Revival style can be seen.

The tithe map of 1839 shows two smaller buildings were previously on the site of Church House Farmhouse (Figure 22). These are assumed to have formed a group, creating the farmstead, probably with the L-shaped building to the south east. The newly completed farmhouse is shown in the 1882 OS map and again in the late 19th century photograph (Figure 24). Church House Farmhouse is a large building positioned at a focal point within the village. The main elevation faces the road, but a secondary entrance would have been located at the rear that connects with the yard.

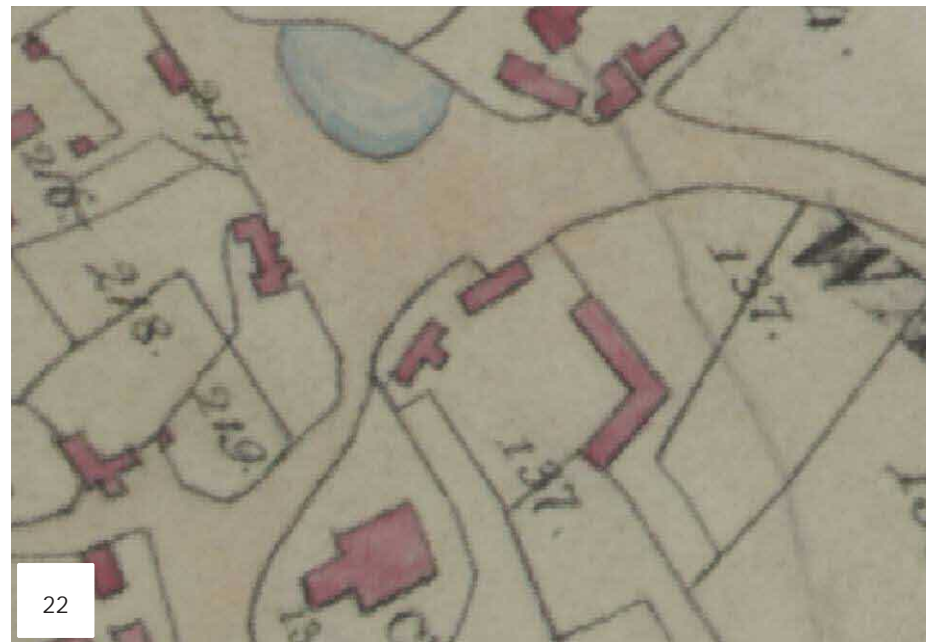


Figure 22 1839 Tithe Map © Cheshire Tithe Maps Online

Figure 23 1839 OS Map © National Library of Scotland

Figure 24 Late 19th century photo of Church House Farmhouse from Long Lane © Old Waverton Facebook Group

Manor Cottage was added on the east side of Church House Farmhouse between 1882 and 1899. A long, shallow plan building was also constructed during this period and is confirmed in later photographs as pigsties.

The arrangement of the buildings around the courtyard altered very little between the 1899 (Figure 25) and 1967 OS maps (Figure 26).

In the mid 1980s, Church House Farmhouse and the farm buildings were in a state of disrepair, having been vacant for a number of years (Figures 27-29). The main house was extended to the south and the courtyard buildings were converted into accommodation. The pigsties were demolished as part of this phase of development.

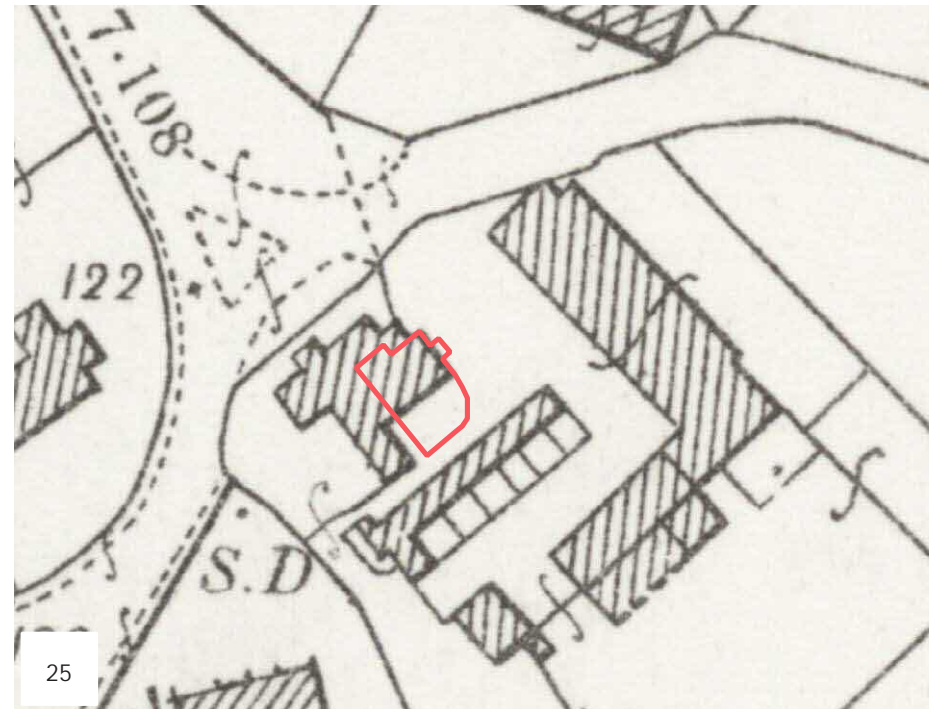


Figure 25 1899 OS Map © National Library of Scotland

Figure 26 1967 OS Map © National Library of Scotland

Figure 27 Church House Farmhouse vacant and pre conversion of farm buildings, circa 1980s

Figure 28 Part south elevation of Church House Farmhouse, circa 1980s

Figure 29 South elevation of Church House Farmhouse and pigsties

Manor Cottage was created as a separate dwelling and new windows and the arch-headed door were added to the south elevation. The entrance to Manor Cottage was created in the east elevation, replacing a former led window. The mono-pitch canopy and steps were also added.



Figure 30 Church House Farmhouse following refurbishment

Figure 31 Newly created Manor Cottage

Figure 32 South elevation of Church House Farmhouse, Manor Cottage and courtyard following refurbishment

4.0

Assessment of Significance

4.0 Assessment of Significance

4.1 Introduction

The following appraisal adheres to the requirement of Paragraph 194 of the National Planning Policy Framework (2021) to describe the significance of any heritage assets affected [in an application], including any contribution made by their setting.

The following assessment of significance identifies the heritage interests of Church House Farmhouse and Manor Cottage as outlined by Historic England's guidance *Statements of Heritage Significance*, published in 2019. The heritage interests (archaeological, architectural/artistic and historical) underpin the "special historic or architectural interest" that is required if a heritage asset is designated.

4.1.1 In assessing the significance of heritage interests:

Exceptional Interest

Heritage interests having national or international importance, usually found where assets are designated at Grade II*, Grade I, scheduled monuments and UNESCO World Heritage sites.

High Interest

Heritage interests having national importance, usually found where assets are designated at Grade II* and Grade I.

Medium Interest

Heritage interests having regional importance, usually found where assets are designated Grade II. Also, generally applies to Conservation Areas.

Low Interest

Heritage interests that make a positive contribution to their area, group or setting. Usually non-designated heritage assets and historic townscapes.

Neutral Interest

Historically unimportant. These ratings are intended to address the heritage values outlined below, and do not relate to the significance of specific buildings, spaces, or areas of fabric.

4.2 Archaeological Interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

The interior of Church House Farmhouse was not inspected as the building is not in the same ownership as Manor Cottage. The exterior, however, provides sufficient evidence that the building was constructed at the end of the 19th or early 20th century. The bricks are mass made with a greater depth of mortar bed, and the building has generally not seen the years of weathering that a Tudor building would have been exposed to.

The interior of Manor Cottage has very few original features or fittings.

The archaeological interest of Church House Farmhouse is Medium.

The archaeological interest of Manor Cottage is: Neutral to Low.

4.3 Architectural Interest

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

Church House Farmhouse is a large, three storey building at a focal point on the road through the village, identifying it as a building of status. Church House Farmhouse may have been the principal farm in the village and this was acknowledged through the architecture.

It is constructed using high quality local materials, but it is not a vernacular building. Instead, it is of conscious design by an architect who had studied various architectural styles and favoured the English Tudor style in the late 19th century.

Manor Cottage is a visibly later addition in the same architectural style, but care has been taken to use similar details and proportions to the main farmhouse.

The architectural interest of Church House Farmhouse is: Medium.

The architectural interest of Manor Cottage is: Low.

4.4 Historic Interest

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

Church House Farmhouse has associative interest with the architect John Douglas and the 1st Duke of Westminster who commissioned the build. Douglas was a notable architect in the region, working on a variety of building types. The historic interest of Church House Farmhouse derives from the association with both architect and client, but more importantly, it represents the vision of both men. Waverton is a planned or semi-planned village containing estate cottages that may or may not have been designed by Douglas, but will most likely have had input from the Duke of Westminster, with the intention of improving the accommodation of his tenants⁴. Church House Farmhouse, the Institute and former school, all by Douglas, form part of this plan and were the most important buildings within Waverton.

Manor Cottage may or may not have been designed by Douglas, and as it was not part of the original design for Church House Farmhouse, its historic interest is limited.

The historic interest of Church House Farmhouse is: Medium.

The historic interest of Manor Cottage is: Neutral.

4.5 Statement of Significance

The significance of Church House Farmhouse derives principally from its architectural and historic interest. It is a focal building within a planned or semi-planned settlement resulting from the combined vision of John Douglas and the 1st Duke of Westminster. Being of the same materials, architectural style and by the same designer as the Institute and former school, it is recognised as part of a group of Grade II listed buildings. Church House Farmhouse and the other buildings in the village are constructed of high quality materials and are of a similar architectural style, resulting in an attractive character and appearance which has been recognised as a conservation area.

Manor Cottage has limited significance, with little to no original features internally and no confirmation that it was designed by Douglas. It is however an attractive addition to Church House Farmhouse.

5.0

Heritage Impact Assessment

5.0 Heritage Impact Assessment

5.1 General Principles

The purpose of this assessment is to ascertain the potential impact of proposed internal and external alterations to Manor Cottage, Waverton. Manor Cottage is attached to Church House Farmhouse, a Grade II listed building, and as such is also considered to be listed.

Guidance on assessing proposed changes to heritage assets is given in Chapter 16 of the National Planning Policy Framework (2021). The NPPF establishes the premise that conserving significance should be a guiding principle when designing proposals for any development. Section 4.0 of this statement fulfils the requirement to understand the significance of Manor Cottage and Church House Farmhouse.

This section will complete an objective review of the scheme, verifying to what extent the conservation of the significance of the heritage asset has been achieved, or whether any harm is likely to be incurred.

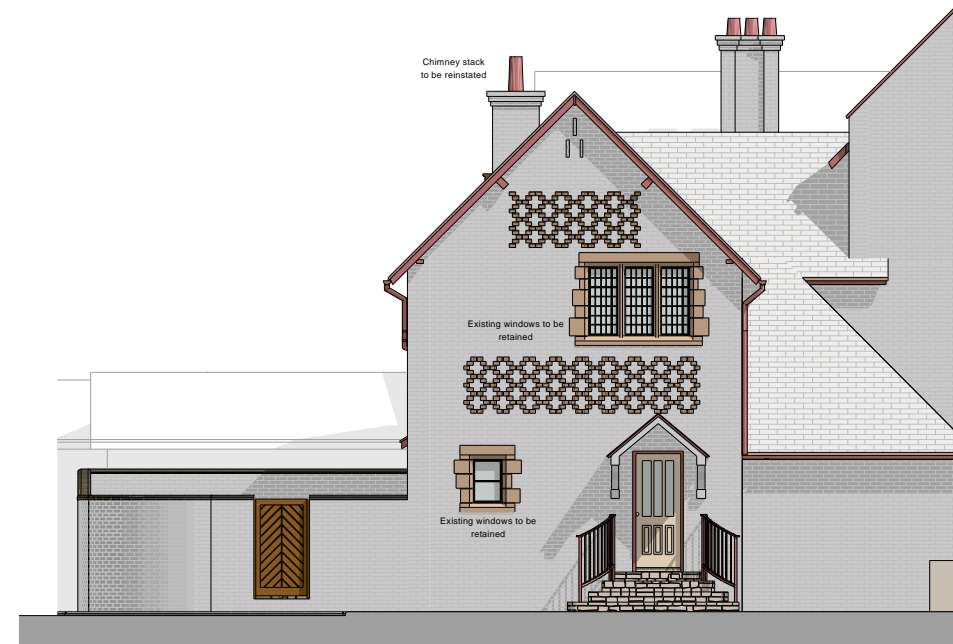


Figure 33 Existing and Proposed Block Plan, not to scale © Base Architects

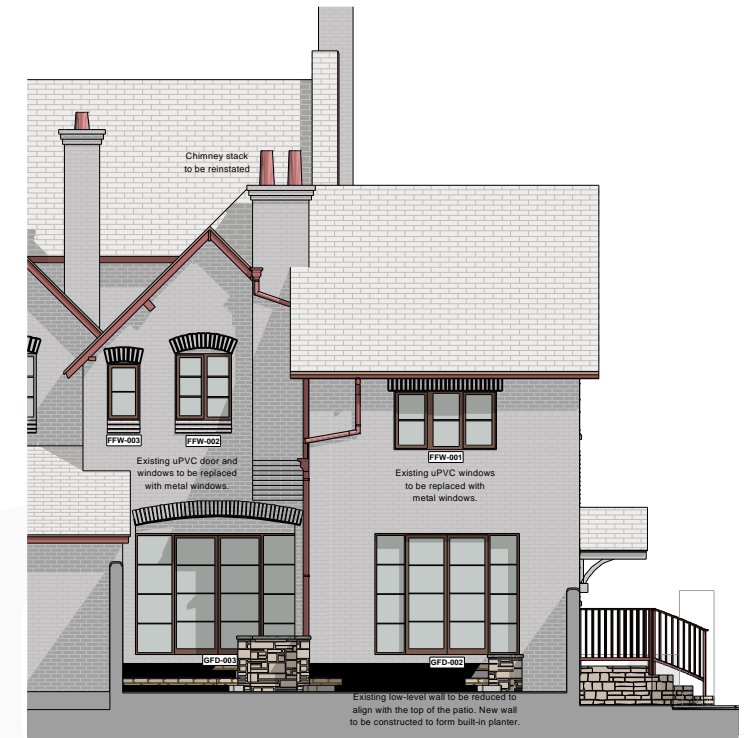
5.2 Summary of Proposals

5.2.1 External Works:

- New entrance canopy with pitched roof.
- Replace existing uPVC windows and doors with steel windows.
- Reinstate chimney stack.
- Move and replace back gate.
- Alterations to low level garden wall.



E1 Front Elevation
1:100



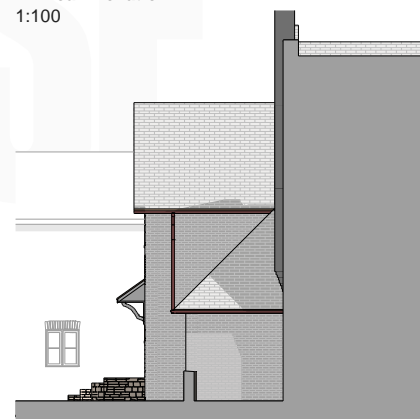
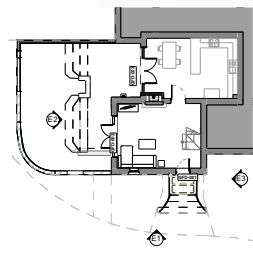
E2 Rear Elevation
1:100



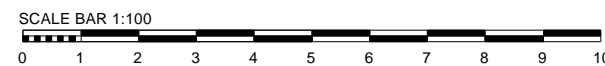
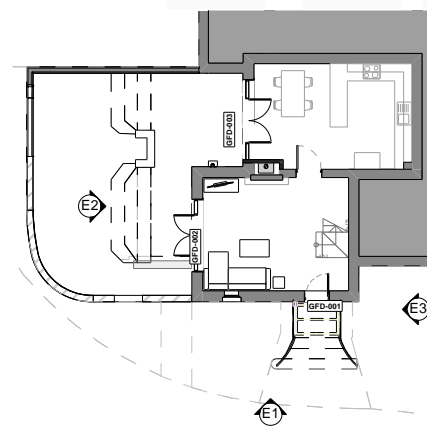
E1 Front Elevation
1:100



E2 Rear Elevation
1:100



E3 Side Elevation
1:100



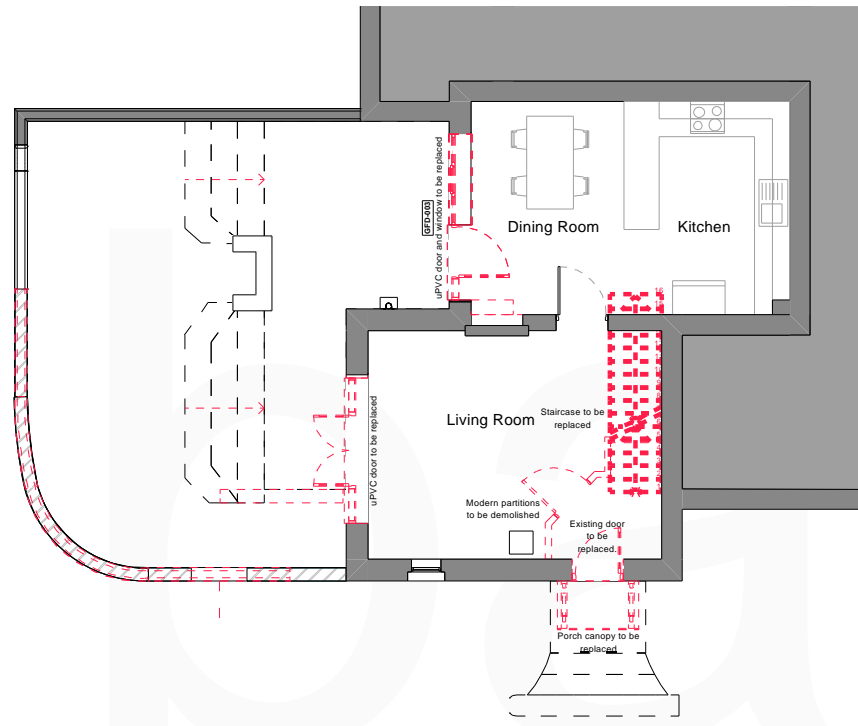
E3 Side Elevation
1:100

Figure 34 Existing Elevations, not to scale © Base Architects

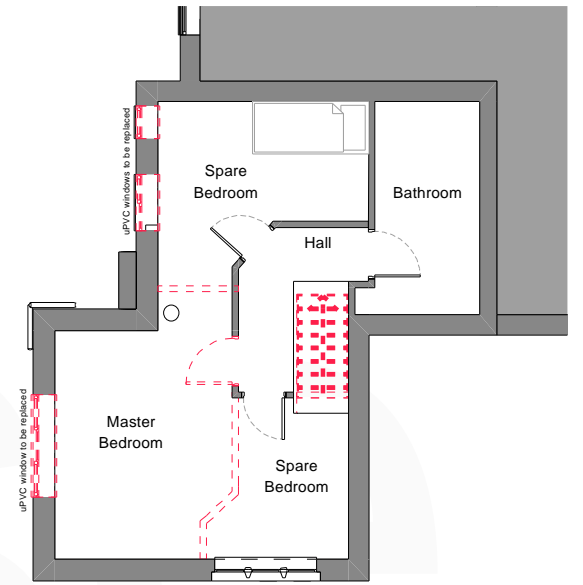
Figure 35 Proposed Elevations, not to scale © Base Architects

5.2.2 Internal Works:

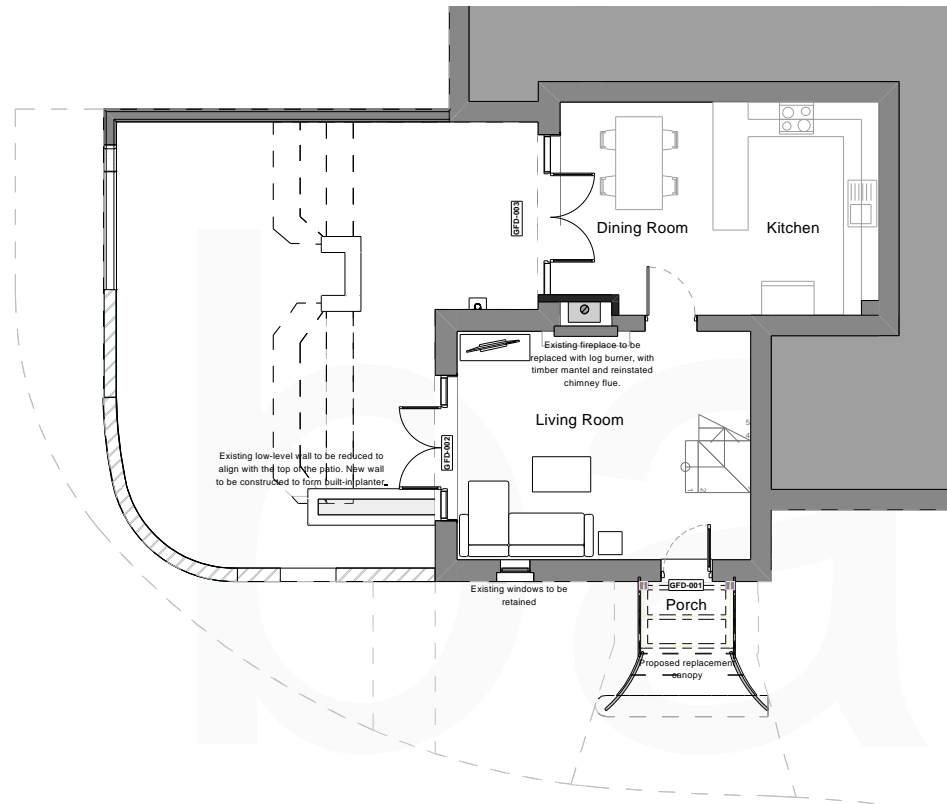
- Replace existing, modern fireplace with log burner, timber mantel and chimney flue
- Replace existing staircase with timber stair, balusters and handrail including two quarter turns.
- Rationalise first floor layout to create two larger bedrooms.



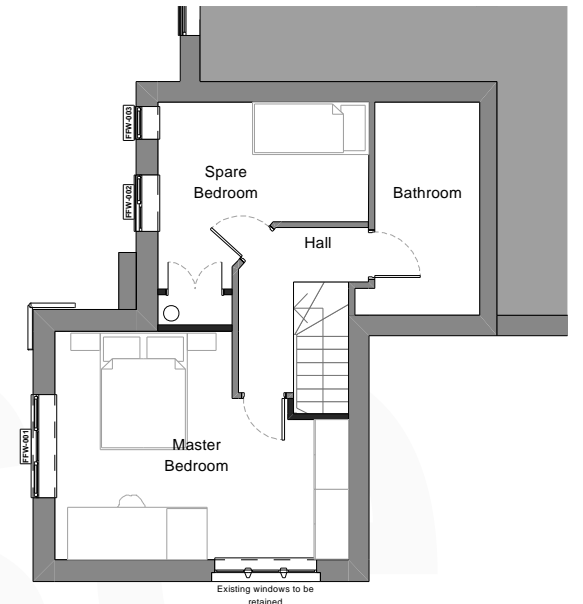
Ground Floor - Demolition Plan
1:100



First Floor - Demolition Plan
1:100



Ground Floor
1:100



First Floor
1:100

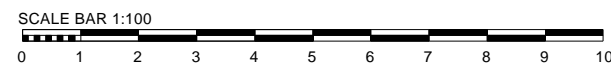


Figure 36 Proposed Demolition and Floor Plans, not to scale © Base Architects



Proposed Visuals.



Proposed Visuals.



Proposed Visuals.



Proposed Visuals.



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5.3 Impact on the Heritage Assets

The assessment of significance concluded that Manor Cottage has limited significance in its own right, but that it is an attractive addition to Church House Farmhouse. As Manor Cottage is attached to Church House Farmhouse, a Grade II listed building, it should also be considered as listed.

5.3.1 External Alterations

5.3.1.1 New Windows

The new windows are a key consideration in assessing the potential impact on the significance of Manor Cottage and Church House Farmhouse. It is important to note that the lead window in the east elevation is to be retained as existing. The windows to the rear of the property are to be replaced with steel casements.

The material for the new windows has undergone careful consideration so that they are appropriate in appearance and congruent with the significance of the building. It is noted that the original windows were most likely timber, multi-pane casements. Manor Cottage is in separate ownership to Church House Farmhouse and ideally the approach would be uniform across the rear (south) elevation. The owner of Manor Cottage would like to replace the existing uPVC windows with metal windows, to be more in keeping with the lead windows in the principal and side elevations. A higher quality, modern window in steel would complement the high quality materials used in the construction of Church House Farmhouse and would be considered an enhancement to uPVC and therefore the significance of the building.

The glazing bar arrangement has also been considered in detail. The windows in the principal elevation of Church House Farmhouse have a landscape orientation (Figure 38), whereas in the rear elevation, the orientation is portrait (Figure 39). The courtyard buildings contain casement windows with a horizontal glazing bar (Figure 40). The proposed arrangement for the rear of Manor Cottage is to introduce a horizontal glazing bar, which provides a more traditional appearance compared with plain glazing. This is complimentary to the original multi-paned windows, but is a distinctly different phase of development.

The proposed steel framed windows to Manor Cottage account for a large proportion of the south elevation, therefore their replacement will have a moderate impact. Once all windows in this elevation are replaced, the impact will be positive on the significance of Church House Farmhouse and Manor Cottage, as the new windows will be an enhancement over the current windows. They will be of a high quality and the use of metal will be a contemporary interpretation of the original lead windows. There is potential for some harm to be caused before all of the windows in the south elevation are replaced to match Manor Cottage, but this is only temporary. It is understood the intention is for all of the windows to be identical.

The new, high quality windows will cause no harm to the significance of Church House Farmhouse and Manor Cottage, and will instead be an enhancement.

Figure 38 Church House Farmhouse principal elevation
Figure 39 Manor Cottage and Church House Farmhouse rear elevation
Figure 40 Courtyard properties



5.3.1.2 Replacement Canopy

A tiled, pitched roof canopy is proposed to replace the current mono-pitch canopy at Manor Cottage. A pitched roof appears more appropriate and it follows that of the main elevation. The scale is proportionate to the elevation and in no way detracts from the principle north elevation, which would have been the primary entrance.

5.3.1.3 Reinstate Chimney Stack

The chimney stack visible in the south elevation has been capped at some point, therefore reinstating the chimney pots will revert to what was there originally. This will be an enhancement to the appearance of the south elevation.

5.3.1.4 Move and Replace Back Gate

The entrance to the courtyard will be moved a few metres so that it doesn't conflict with the external steps outside the living room. The new gate will be more substantial and of a higher quality than the current gate. This will be a negligible change within the courtyard, with no impact on the conservation area. The proposal will cause no harm to the significance of the heritage assets.

5.3.1.5 Alterations to the Garden Wall Inside Courtyard

The garden wall is modern and its alteration will cause no harm to the significance of the heritage assets.

5.3.2 Internal Alterations

5.3.2.1 Replace Existing Fireplace

The fireplace is modern and its removal and replacement with a log burner will not have an adverse impact on the significance of the heritage assets. There may be minor disturbance to historic fabric at a higher level with the installation of the fire but this would likely only affect Manor Cottage, the fabric of which is of lesser significance.

5.3.2.2 Replace Staircase with New Timber Stair

The staircase is to be replaced with an architecturally designed timber staircase with timber balusters and handrail. The existing handrail and balusters are certainly modern and the position of the stair within Manor Cottage does not contribute to the understanding of how the building operated historically. It does not contribute to the significance of either heritage asset, therefore no harm will be caused by replacing it with something of a higher quality and to current Building Regulations.

5.3.2.3 Rationalise First Floor Layout

The proposed first floor layout will contain two good sized bedrooms. It will not alter or impact the leaded window in the east elevation which is important to be preserved. The partitions between the bedrooms are modern, as are the finishes, therefore the new arrangement will cause no harm to the significance of the heritage assets.

5.4 Impact on the Conservation Area

Only the external alterations have the potential to have an impact on the Waverton Conservation Area. The replacement of the windows will cause a moderate change, but the impact will be positive, as they will be of a higher quality that contributes to the character and appearance of the conservation area.

The new, pitched roof canopy will not be visible from the main road through Waverton and will therefore not detract from the primary entrance of Church House Farmhouse. This principal elevation is important to be preserved as it contributes significantly to the character and appearance of the conservation area.

The reinstatement of the chimney stack, replacement of the back gate and alterations to the garden wall within the courtyard are all minor alterations that will have no impact on the conservation area.

6.0

Conclusion

6.0 Conclusion

The replacement of the windows in the south (rear) elevation will be a moderate change resulting in a positive impact to the significance of the listed buildings and conservation area.

The windows will be of a high quality, with an appropriate glazing bar arrangement. The windows will be congruent with the high level of architectural design that was applied to the original buildings.

The other external and internal alterations are considered minor changes to the building that have little to no impact on the significance of the heritage assets or conservation area.

The Heritage Statement concludes that Local Policies ENV5, ENV6, DM 46 and DM 47 have been satisfied, as well as national policies.

7.0

Bibliography & Sources

7.0 Bibliography & Sources

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Endnotes

- 1 The British Newspaper Archive, Cheshire Observer, 22 September 1978.
- 2 The Victorian Society (2023) Architects of Greater Manchester, John Douglas
- 3 The Victorian Society (2023) Architects of Greater Manchester, John Douglas
- 4 Historic England (2017) Listing Selection Guide:

8.0

Appendices

8.0 Appendices

8.1 Listing Description

8.1.1 Church House Farmhouse

Heritage Category: Listed Building

Grade: II

List Entry Number: 1130613

Date first listed: 30-Jan-1985

List Entry Name: CHURCH HOUSE FARMHOUSE

Statutory Address 1: CHURCH HOUSE
FARMHOUSE, WAVERTON VILLAGE

District: Cheshire West and Chester (Unitary
Authority)

Parish: Waverton

National Grid Reference: SJ 46191 63397

Details

SJ 46 SE WAVERTON C.P. THE VILLAGE (East
Side)

2/27 Church House Farmhouse

GV II

Farmhouse: c.1880 by John Douglas for the
1st Duke of Westminster. English garden wall
bond orange brick with muted diapering. Red
sandstone dressings. Stone-coped, kneelered and
finialled red tile roof. 3 brick chimneys. 3-storey,
3-bay north front. Stone plinth, quoins and
moulded bands at sill and lintel levels. Dentil brick
band in top storey, stone copings, kneelers and

finials. Central bay has projecting gabled 3-storey
porch with basket arched stone entrance with
moulded imposts. Half-glazed door and panels
behind. 3-light stone mullions above. Left end
bay has pairs of similar windows in ground and
first floors and a single window in a coped gabled
dormer above. Simpler fenestration to right. All
windows have applied lead glazing. Extensive
service range to rear. Interior: Room to left of
entrance has oak fire surround and panelled fitted
dresser. 4-panelled doors. Cheese oven with steel
doors behind kitchen fireplace.

An interesting neo-vernacular design whose
detailing is strangely sombre for Douglas.



Advice on listed buildings and properties in an historic context

