

Heritage Survey

136 St Werburghs Road. Chorlton-cum-Hardy. Manchester M21 8UQ

This building is Grade II listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended, for its special architectural or historic interest

The property was listed on 21st October 1989 under [English Heritage Legacy ID: 457623](#)

It is important to note that this survey was limited to what could be visually inspected and destructive exploration- removal of flooring, plastering, and general fabric of the property to investigate in more detail did not take place.

In the absence of a destructive survey being carried out reasonable assumptions were made and overall, this Heritage Survey must not be relied on as a structural survey or any other form of survey.

General

The 2-storey building which was formerly a farm house dates from the late 18th Century and was part of a working farm up to the mid 1980s.

Together with the adjoining outbuildings and various parcels of surrounding land it was known as Park Brow Farm and under the ownership of the Bailey Family.

The farmhouse, outbuildings, and surrounding land were disposed of in the mid 1980s with the farmhouse converted into an office and surrounding lands developed for housing development.

The existing barn adjacent to the building is also Grade II listed and was later converted into 3 houses.

The property, out buildings and other properties in the area suffered serious air raid bomb damage during the second world war circa 1940.

As such very little if any of the original fabric of the building, including but not limited to, roof covering, internal plastering, woodwork, windows, doors, etc, of the building remains

Some elements of the original fabric of the building (farmhouse) do remain in-situ.

These include but are not limited to external walls to the rear, constructed in an English Garden Wall Bond, and with other walls constructed in stretcher and Flemish Bond, gable chimneys, and some internal floors.

Roof

Access was not possible to the roof space but it is assumed to be of traditional timber cut up construction together with supporting timber purlins.

The roof consisting of a pitched element either side of a ridge is covered in small profile concrete tiles and appears to be in good order with no signs of water ingress.

Gutters

Gutters are traditional lead lined box gutters with decorative timber dentil detailing on the South elevation. They appear to be in good order and there does not appear to be any water ingress into the property.

Wood work including dentilled wooden eaves cornice appears to be good order and painted in black oil-based paint.

External Walls

The external walls to the main body of the property are solid wall built and constructed in the original brickwork in an English Garden Wall Bond with other walls constructed in Flemish Bond.

These walls are shaded grey on the submitted floor plans.

Similar brickwork is found on the two gable chimney stacks which are topped with “King” style salt glazed and terracotta chimney pots.

Internal Walls

Without removing existing plaster finish it was not possible to ascertain the construction of the 100mm wide partition walls (narrowest walls on submitted drawings)

These walls are formed in different construction including but not limited to original single skin common brickwork with modern plaster finish including dotted and dab plasterboard and skim, blockwork with similar finish and timber studded construction with plasterboard and skim finish.

Chimney Breasts

There are 4 chimney breasts in the property, three on the first floor and one on the ground floor.

All chimney breasts appear to have had some historic form of modification including removal, part removal, part reduction and / or covered over with studded timber and plaster boarded dry lining.

A chimney breast in the existing rear left-hand room has been completely removed whilst all other chimney breasts have been boxed in with timber stud and plasterboard dry lining to form a series of alcoves or close off other alcoves completely.

It is assumed that the removed chimney breast has some form of concealed structural support hidden in the ceiling space to support the chimney breast retained directly above.

Without removing existing plaster finish it is not possible to ascertain the construction of the chimney breasts but they are assumed to be constructed out of original common solid wall brickwork.

Extension to West Elevation and Porch Entrance

There are also elements of 20th Century alterations to the building and these include but are not limited to a single-storey addition, replacement bow windows, replacement casement windows.

The single – storey extension and Porch Entrance appears to be constructed in traditional brick and concrete block cavity wall construction, in stretcher bond, with solid concrete floor, and traditional timber cut up hipped roof covered with small Rosemary type concrete tiles. Internal surfaces are finished with plasterboard and skim to ceilings with similar to dry lined external and internal walls

The external bricks appear to have been possibly salvaged from old outbuildings in the area and are a reasonably good match to the main body of the building.

The only external modification to the proposal is closing an existing fire escape on the 20th Century Extension and this is noted on the proposed floor plans.

Windows

All frames appear to have been manufactured from softwood.

3 horizontal small pane sliding sash windows located on the North elevation appear to be in good order and are probably the older window frames in the property.

The sliding sash window on the ground floor has a two-ring semi-circular step in front of it and this appears to be where milk churns were booked out from the working farm.

The step appears to have been constructed from a combination of natural stone and concrete.

All remaining small pane window frames are “modern” replacements from circa 1980s or earlier and in need of overhaul or replacement to match existing. Their profile includes top and centre hung casement frames as well as bow window with high level top hung opening lights.

The small pane window profile appears to match windows fitted in the property from the pre-war era.

Front Door

The modern glazed “Kentucky” style hardwood front door to the property appears in good order

The door is made up of 13 small glazed panels in an attempt to match adjacent small pane windows.

Rear Door

This previously arched opening appears to have been closed off with traditional brickwork at some unknown time in the past.

Floors

The ground floor is predominately of modern concrete construction with no apparent signs of damp ingress

There are small elements of traditional timber joist and tongue and floor board construction to the kitchen and adjacent room.

The floor appears in good order with no apparent signs of decay, or infestation.

The first floors are constructed entirely of timber joist and floor board construction.

The floor appears in good order with no signs of decay, or infestation.

Staircase

This appears to be a 20th Century replacement consisting of two flights of staircase returning back on each other from a half landing.

The staircase, constructed in softwood is completed by simple square profile spindles and topped with a basic 20th Century handrail housed into square profile newel posts on the landing and half landing