

Heritage Statement and Impact Assessment

Extension and internal alterations at Brook Cottage, Endon



4th February 2025

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CONTENTS

1.	Summary of Historic Development	1
	Historic Context	1
	Building Development	2
2.	Summary of Significance	6
	Contribution of Setting to Significance	7
3.	Heritage Impact Assessment	8
	Conclusion	9

Drawings:

Phasing Plans (Sammons Architectural and MMC)

Photographs

Brook Cottage, Endon

Mel Morris Conservation has been appointed to prepare a Heritage Statement and Impact Assessment for a single storey extension to Brook Cottage, Endon, a grade II listed building.

1. Summary of Historic Development

Historic Context

Endon village grew up in the 17th century where the Newcastle-Leek road forded a brook north-east of Endon Bank: cottages of the 17th and early 18th century survive in Brook Lane and in a road called the Village. There are also clearly fragments of earlier buildings in this area, including the application listed building.

The Newcastle to Leek road was turnpiked in 1765. This is recorded on the 1815 enclosure map. The turnpike road took traffic through the ford. A tollgate was set up east of the junction with the road to Stanley in 1766, and by 1767 there was a tollhouse¹.



Above – 1815 Enclosure map shows Mill Bridge and the 'Turnpike Road' is named, prior to its diversion.

Right – Mill Bridge is visible to the right on the 1816 map – Survey of the Manor of Horton. Brook Cottage is visible on this map, probably depicted before it was extended.



The current route of the main road was a diversion of the turnpike. Between 1816 and 1820 the new line was constructed from the Plough Inn to the present Black Horse Inn. The Enclosure map and the Horton Manor map of 1816 both show the turnpike road before it was diverted avoiding the steep rise up Endon Bank and the ford.

¹ A P Baggs, M F Cleverdon, D A Johnson, N J Tringham, 'Leek: Endon', in A History of the County of Stafford: Volume 7, Leek and the Moorlands, ed. C R J Currie, M W Greenslade (London, 1996), British History Online <https://www.british-history.ac.uk/vch/staffs/vol7/pp175-186> [accessed 27 January 2025].

Sometime between 1816 and 1820 the Black Horse was moved to its present site on the new line of the Newcastle-Leek road east of the village, along the diverted turnpike in order to pick up new traffic.

Brook Cottage may have been once used as The Black Horse PH (pers. comm. M Benson), and a pub is recorded as early as 1802 by that name in the village². It would be a likely location on the old turnpike road, at a bridge and ford, crossing the Endon Brook. In 1808 The Black Horse, Endon, was occupied by Mr Thomas Crompton³. Whether Brook Cottage was the original site of The Black Horse is less certain and there is no clear evidence in the fabric of that use.

Building Development

Brook Cottage sits adjacent to the ford and is a three-bay house, with two larger bays now forming a small lounge and a Dining Room, with a small, central, third bay serving a staircase and small back kitchen. The cottage has had a long evolution, which is represented by not only multiple phases of masonry and alterations, but by different materials, windows and doors. The phasing is complex but has resulted in a cottage which appears at first glance to look like two dwellings. The main reason for the listing appears to be for its historic interest, its 17th century masonry and its 16th century cruck truss.

The list description, written in 1989, is as follows:

House. C16 core, refaced C17 and largely rebuilt mid-C19. Red brick with small remaining part of C17 stonework; tiled roof; end stacks. 2-storey, 2-window front; C19 casements; the right-hand part of the ground floor, in stonework, has block reveal to right-hand window and also entrance, to right of centre. Interior has cruck frame with straight blades, ridge running parallel to street and behind stone- faced part.

In fact, the only part which is 16th century is the cruck truss and the core is a 17th century parlour wing addition, rather than a re-facing of an earlier core. There is no evidence for 16th century floors or roof, with the exception of the cruck.

The house had a stone single storey wing running roughly perpendicular to the street and this formerly had a stone gable to the street, until this was heightened in brick, probably during the 18th century. The first floor window to this bay has a shallow cambered brick arch⁴, indicative of the first half of the 18th century. It is likely that it was at this time that the window to the ground floor masonry was altered to a timber casement, similar to that at first floor level.

A photograph taken in ca. 1910 (37/48510 - Source: Staffordshire Museum Service) illustrates a view from the south looking towards the flank wall, across the brook, and the stone gable facing the street can be clearly seen. A photograph owned by the applicant at a similar date shows the view from the street (see below) and reveals a

² VCH - S.R.O., D. 4302/5/1, p. 265; D. (W.) 1535/1, f. 67; D. (W.) 1909/E/9/1; Parson and Bradshaw, *Staffs. Dir.* (1818), villages section, p. 9.

³ Ref. Staffordshire Advertiser – 8th October 1808

⁴ A cambered arch is segmental at the bottom and flat at the top, often made with rubbed bricks

gable which would have supported a very steep pitched roof, probably thatched. This is similar in height to the cruck and would have connected perpendicular to it.



Photo – early 20th century of Brook Cottage and Middle Cottage (by permission M Benson)

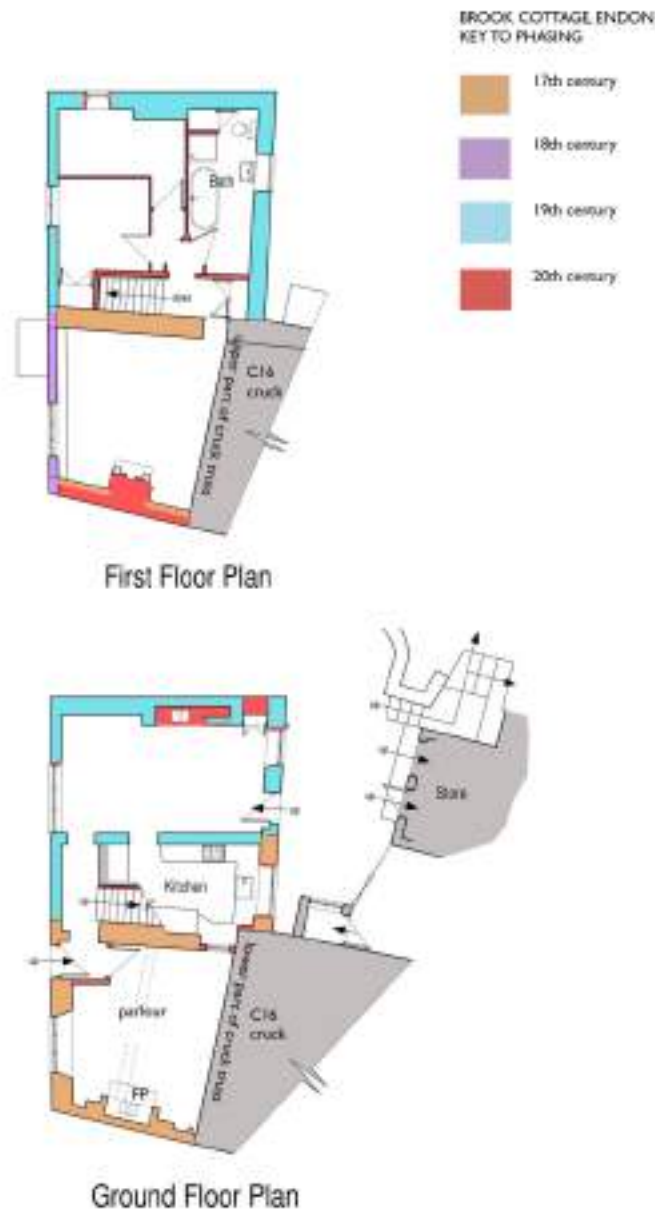
At a later date, and judging by the brickwork, this may have been any time between the 1930s and 1950s, the raised two-storey gable was remodelled twice, the stone higher part of the gable was removed, and the brickwork was remodelled removing the evidence of the former steep pitched roof and drawing a horizontal break between the stone masonry and the brickwork.

Middle Cottage, which is unlisted and lies to the north, was re-fronted, enlarged and re-roofed in the 18th century and the windows with their historic small-paned casements (or leaded lights) were later altered in the 20th century when they were enlarged and the lintels replaced in concrete.

The large second bay to Brook Cottage, which now functions as a Dining Room was largely built in the first half of the 19th century. It has details which are fairly typical – the use of stone wedge lintels (one survives), and the use of striking flared blue headers in combination with red brickwork, set in a Flemish bond pattern for the front elevation are typical, in combination with stone quoins and masonry to the gable and rear elevation.

The eaves and roof were altered at least twice; inside the roof space there is evidence that a 17th century truss has been re-purposed, cut down and remodelled to incorporate

a new tie beam, and that the original curved braces were removed and replaced with small straight struts; at the same time purlins were re-used with one purlin taken possibly from another cruck blade or part of a wall frame. It is not possible to provide a date for the remodelling but it is likely to be contemporary with this early to mid 19th century extension; at a later date the roof was altered again and new rafters were added and the ridge was taken slightly higher; this was carried out in conjunction with the remodelling of the eaves at the rear, with new, smooth red corbelled and dentilled brickwork; this was probably carried out at the same time that the gable fronting the street was rebuilt during the early 20th century.



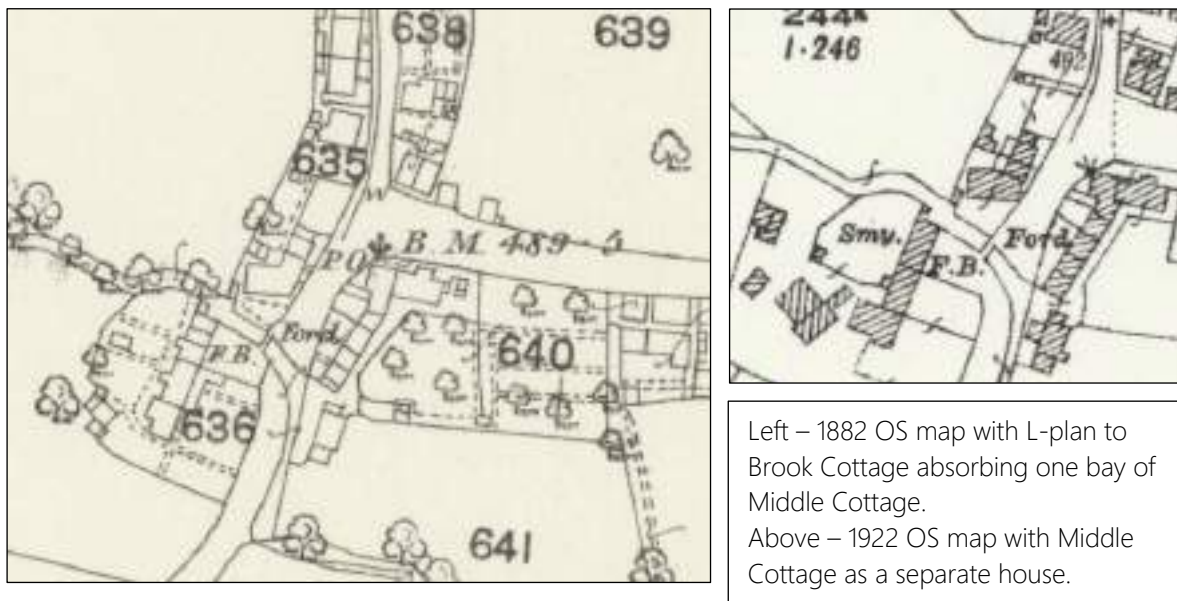
Cruck Frame

The party wall between Brook Cottage and Middle Cottage contains a cruck truss. This is the only one known to survive in the building. It seems likely that at least one other truss was located within the next bay, possibly the wall separating Middle Cottage from Yew Tree Cottage. This would have formed a two-bay building with the two bays now occupied by Middle Cottage and Yew Tree Cottage. The cruck is a Type C⁵, which is where the blades are held by a saddle or yoke carrying only a ridge-piece; there is no longer any sign of a ridge piece and it was probably removed during re-roofing; the upper blades of the cruck also contain the remnants of spurs, which may be part hidden in the remaining plasterwork and masonry. The cruck buildings of North Staffordshire lack adequate headroom for an upper floor, the main reason why most survive as a single cruck on a much raised inside wall⁶. The roof space was narrow and would have been large enough for attic storage only. Nevertheless, the cruck also contains clear evidence of a floor, with a middle rail or girding beam which can still be seen in the lounge wall, with three sockets for large beams which would have supported transverse joists. Whether these beams are situated on an internal cruck dividing two rooms or a closed cruck truss (the end wall of a building) is less clear. If they are located on an internal cruck, a whole bay of the 16th century building was demolished in order to make way for the masonry parlour wing. There is an incomplete sole plate to the base of the cruck, which may represent the end wall of a separate closed truss. The internal timber studwork within the wall is relatively lightweight and may represent an alteration.

The 17th century masonry cross wing cuts across the range with the cruck and is likely to be a cross wing containing a parlour. It is interesting that the 1882 Ordnance Survey map shows the whole range of buildings to be split into two cottages on plan, suggesting that Brook Cottage was then an L-plan house and incorporated a bay of Middle Cottage. Some further investigation of the party wall would help to determine if Middle Cottage and Brook Cottage were previously interconnected as is suggested by the OS mapping. By 1922 OS mapping shows Middle Cottage as a separate entity and this is how it appears in the historic photographs.

⁵ N W Alcock Cruck Typology – 1981 – Cruck Construction Catalogue - CBA

⁶ Cleverdon, F. "Landscape With Buildings: A North Staffordshire Study based on the medieval parish of Leek",. PHD thesis March 2002



According to the Staffordshire HER, there was a survey of Brook Cottage, Endon (EST2067). An attempt was made to undertake dendrochronological dating of timbers from the farmhouse in circa 1998, however it was identified that too few timbers were present to undertake successful dating (SB, 11-July-2011)⁷.

The attribution of a 16th century date for the cruck truss is based on style alone and as the masonry cross wing dates from the 17th century, it is likely that a 16th century date was decided for the cruck truss as this pre-dates the masonry wing. ‘Dendro dating’ contains a broad spectrum in the Staffordshire Moorlands; e.g. VAG – dated crucks database records a dated cruck in Leek at 2-4 Clerk Bank of 1577 and at The Old School House, Ford, there is a dated cruck to 1600.

2. Summary of Significance

Brook Cottage is of particular historic interest for its 16th century cruck frame and remnants of a 17th century parlour wing. The cruck frame is relatively rare but the 16th century building which it served is now largely missing.

The 17th century parlour wing contains the remains of a stone plinth, 17th century window and a hearth with a depressed arched lintel.

The building also exhibits a pattern of adaption, extension and alteration in multiple phases, exhibiting 18th, 19th and 20th century details, all of which cumulatively create a certain complexity, without a cohesive design or any apparent overarching design intent. It is truly vernacular, with few architectural pretensions, in the sense that it exhibits a broad palette of local characteristics and materials.

⁷ SST4188 - Scientific/Specialist Report: Staffordshire Moorlands District Council. 1998. Results of Dating Survey for Vernacular Buildings (Report of the Chief Planning and Estates Officer). 4.4.

The different elements are discussed in more detail in the accompanying photographs.

Contribution of Setting to Significance

The cottage has two primary elevations. The elevation facing the brook can be seen from the pedestrian footbridge crossing the brook. Approaching Brook Cottage from the south, across the ford, is the best place to appreciate the building. This appears to have been a conscious frontage in the mind of the person designing the Flemish bond facing brickwork to the south elevation. However, this elevation lacks symmetry, so it has an evolved appearance from this aspect.

Ancillary outbuildings make a small contribution to the setting of the cottage. These are located to the rear (north). The land to the west makes no specific contribution to the significance of the cottage and the levels have been altered so that the current curved stone retaining wall to the west is a modern creation and of no specific value.

3. Heritage Impact Assessment

This application is for a single storey extension to provide a sunroom for the owners and minor internal alterations at first floor level to remove partitions. The cottage is quite small but has a deep floor plan, low ceilings, and can feel quite dark.

This Heritage Statement fulfils paragraph 207 of the NPPF and describes the significance of heritage assets affected, including any contribution made by setting. Appropriate expertise has been used to assess the listed building which is affected.

All listed buildings fall under the terms of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

66 General duty as respects listed buildings in exercise of planning functions.

(1) In considering whether to grant planning permission [F1 or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State 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

Any harm to the significance of the listed building must be given considerable importance and weight when considering development proposals within its setting (Palmer (at paragraph 5) - [2016] EWCA Civ 1061).

Extension

The proposal for an extension is located on the stone masonry gable of the property. It will form a natural progression of phasing, as exemplified in the discussion of the building evolution in this report. The only physical alteration to the fabric is the insertion of a doorway into the gable end of the property and the local impact of attaching a roof to the gable end, with chased lead flashings and fixings for timbers. The masonry gable does not contain any features of special or architectural interest, with the exception of the small blocked window, which will be preserved intact and is unaffected.

There will also be an impact on the setting of the building, which needs to be considered. In this instance, there are no features affected within the setting of the listed building and the reconstruction of a relatively modern retaining wall does not affect its significance. The location of the extension does not affect how we appreciate the listed building, and it will be no less significant after the construction of the development than it is at the present time. For the purposes of section 66(1) of the Act the key components of the setting of the listed building are preserved – that is, the primary elevation overlooking the brook and the ancillary store.

The new doorway will have a stone lintel which is dressed to match the tooling on the building quoins. The masonry should also be dressed on the inside face of the return jambs. A simple doorway slot in the masonry will have no impact on significance.

The extension is proposed to be single storey and set back from the front and rear walls, so that it is subservient to the main south elevation. Eaves are kept low, with a traditional roof pitch and covering, cast-metal rainwater goods, and the structure contains a combination of masonry as a plinth and oak framed superstructure to provide a light and airy space. This will read as a sympathetic extension using local materials that clearly express the 21st century phase of the building. This will have no impact on the significance of the listed building and its character and will clearly read as a subservient addition, without harming its special historic or architectural interest.

Internal Alterations

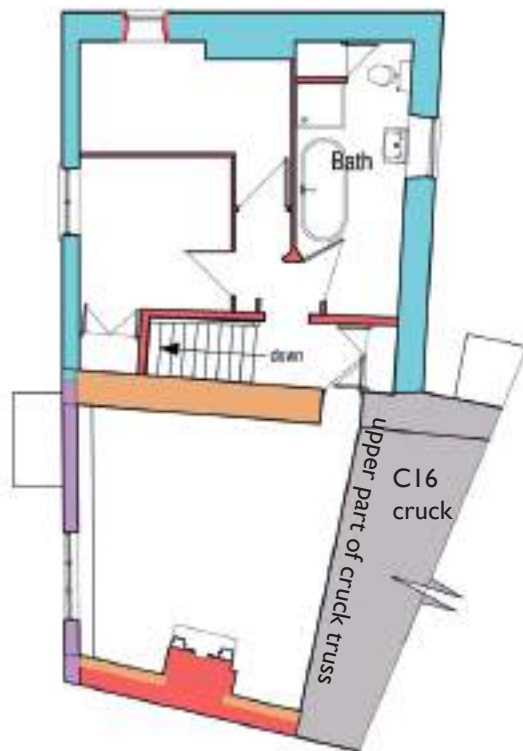
The internal works to the first floor involve removing modern stud partitions of no historic interest. These will have no impact on the significance of the listed building and its character.

Conclusion

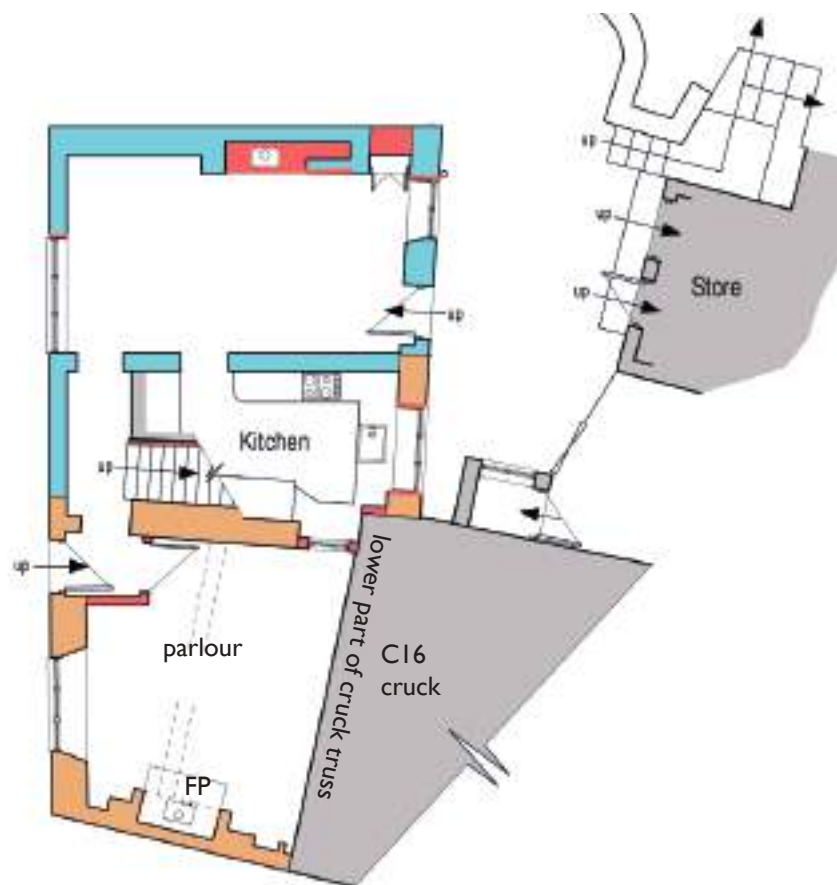
The National Planning Policy Framework requires that the planning authority should be satisfied that 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification (para. 213) and if there is harm that should be weighed against the public benefits (paras. 214 and 215). In this instance, there is no harm so paras. 213 to 215 do not apply. The works are benign and can be controlled through suitable conditions.

BROOK COTTAGE, ENDON
KEY TO PHASING

- 17th century
- 18th century
- 19th century
- 20th century



First Floor Plan



Ground Floor Plan

PHOTOGRAPHS



1. Elevation of Middle Cottage and Yew Tree Cottage. These both share a sawtooth eaves which is very typical of the 18th century. Map regression indicates that Middle Cottage was once part of Brook Cottage. Windows and doors to both cottages have been remodelled. There is a straight joint between Middle Cottage and Yew Tree Cottage, which also has flared headers typical of the early 19th century. It is likely that a further cruck truss was originally located on the line of this straight joint.



2. Gable end to the street, with 17th century stone masonry, area of remodelled brickwork to the gable incorporating two phases of brickwork, the later phase a significantly paler colour.



3. Elevation to the south overlooking the brook. Three distinct phases are represented in this elevation although the window pattern is unifying, as is the patina of mellow brick and stone. The first floor window to the right has a shallow segmental arch, also known as a cambered brick arch (comprising a square top and curved bottom), which is found typically during the first half of the 18th century. The eaves to this elevation is plain corbelled and of two clear phases.



4. Rear elevation with remains of a 17th century stone plinth. This demonstrates that the 17th century building extended as far as the back door before it was extended in the 19th century, so there is a degree of overlap in the front elevation masonry phasing.



5. Rear elevation of Brook Cottage and Middle Cottage to the left. The stone masonry walls seen here of Middle Cottage were originally part of the same L-plan building, as depicted on the 1882 OS map. The stone masonry is very evenly coursed and this may represent a remodelling, as there is no evidence that the 17th century masonry continued to the corner quoins. Instead, the 17th century masonry terminated at the stone plinth or the doorway. All three windows on this rear elevation are modern (mid-late 20th century) with concrete lintels.

6. Right - gable end with quoins and narrow-coursed masonry. The first floor window is a modern 20th century addition. The chimney stack has been raised, probably in conjunction with early 20th century re-roofing.





7. Above left - Rear elevation with modern windows and earlier doorway. The plain square door lintel is likely to be 19th century and appears to have been raised, as the quoins are narrow to either side, whilst the lower quoins are much larger. For a 17th century doorway, we would expect to see some sort of moulded surround and / or a much deeper lintel. The eaves are a dentilled corbelled pattern, in smooth red brick to the whole eaves, which indicates remodelling.

8. Above right - the vertically-tooled (or reeded) quoins with their margins are more typical of 18th and early 19th century tooling. Here there is a blocked former window, which may have been a fire window at one time. It suggests possibly an earlier phase, as there is no evidence of a smoke-bay to this wall.

9. Right - the former window has been adapted to contain a small 19th century cupboard.





10. 17th century masonry with altered 17th century window. The moulded jambs remain whilst the cill has been lowered and the lintel has been replaced. The door to the left is probably remodelled & extends beyond the line of the straight joint at first floor level.

11-12. Two internal views of the altered 17th century window, with oak internal lintels.





13. Early 19th century Flemish bond brick brickwork and bay extension. The flared headers are a distinct blue colour. The ground floor window has been widened and the lintel appears to be concrete. Original wedge stone lintel to the first floor. A sash window may have been removed and replaced with casements. The distribution of windows is odd because there are no brick closers, which would be expected in conjunction with Flemish bond brickwork, and the right jamb of the first floor and ground floor windows are not directly aligned.



14. Dining Room to the 19th century bay. The hearth and timber lintel are modern and are a remodelling of a smaller hearth. The ceiling joists are pitch pine and 19th century.



15, First floor - upper part of the cruck frame on the internal wall. This reveals that the dwelling was remodelled with a higher eaves to create a taller two-storey dwelling. The setting out of the timber studwork may represent the location of a first floor doorway. Spurs are visible at roughly the mid-point of each brace, which would reflect the original eaves level.



16. Lounge with lower part of cruck. The girding beam reveals the original ceiling height of the 16th century dwelling, which is not dissimilar to the current ceiling height, although these joists are probably 19th century. The alignment of the original three beams which ran across the girding beam is represented by the three sockets in the upper face of the girding beam. Whether this is the closed truss or an internal truss is unclear. If it was an internal truss the remaining 16th century bay was demolished in the 17th century and the 'wing' was aligned perpendicular to the 16th century range.



17-19. Roof truss of 17th century origin but re-used on this new alignment in the 19th century, with King post, adapted with the King post cropped at the base and a new tie beam added, along with a pair of raked struts. It is likely that the metal strap was added at the same time to prevent roof spread. Purlins (below) with off-set scarfed and tenoned joints. The purlin to the right is re-used with sockets for additional braces, possibly the remains of a former cruck blade or wall framing. The rafters are all modern (20th century) and the pitch of the roof appears to have been altered during re-roofing, possibly in conjunction with raising the end chimney stack.





20 - above left. The soffit of the principal rafters to the truss have a 19th century oak strut. The two sockets on the underside are the remains of the mortices for two arched braces. Each of these was secured with oak pegs - peg holes can still be seen.
 21 - above right - remains of oak boarding to the staircase wall and oak lintel with pegholes. The function of this boarding is obscure.



22. Lounge - view looking towards the hearth and the road. The massive spine beam appears to be 17th century but has been de-frased and any signs of adzed chamfers have been removed. The joists are later. The fireplace surround is simple with subtle blocking. The style of lintel with a depressed arch is found in the 17th century but the lack of any mouldings and the smooth face of the lintel and blocking to the jambs suggests it has been re-dressed.



23. Ceiling joists to corner of Dining Room. These have been extended and / or repaired. The home owner says that a blocked doorway was found in this wall when the gable wall was re-plastered and these cropped joists may either reflect the location of a former internal lobby or the location of a former staircase.