Paul Butler Associates
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Andrew Nickson

Cromwell House

Heritage Statement

05 June 2013

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1. Introduction

1.1 This Heritage Statement has been prepared by Paul Butler Associates on behalf of Andrew Nickson to accompany a listed building consent application for the proposed demolition of part of a rear wall and insertion of a doorway at Cromwell House, 23 Ford Lane, Northenden, Greater Manchester. The house has early 18th century origins and is Grade II listed. A Heritage Statement which considers the potential significance of the upstanding building, structure and below grounds remains is required to accompany the application.

1.2 This statement has been prepared in accordance with the policies and procedures of the National Planning Policy Framework (NPPF) following a visual and photographic survey of the site (undertaken on 18th May 2013), in addition to an examination, analysis and assessment of available historic records and cartographic sources held at Sale Library.

1.3 This statement includes:

- A description of the application site's location;
- A summary of the heritage planning policy guidance context;
- A summary of the application site's archaeological and historical background, and;
- An assessment of the relative archaeological, historical and architectural significance of the application site.

1.4 This statement is not intended to be a full or complete record of the site.

2. Site Location

2.1 The building is situated on the north side of Ford Lane at its western end, at the junction with Boat Lane. The building is opposite St. Wilfrid's Church and lies c. 0.2 miles east of Northenden town centre. The National Grid Reference of the property is SJ 83216 90089.

2.2 The property lies in the heart of the Northenden conservation area and is one of the listed buildings within it. Northern house, which adjoins Cromwell House to the east is also listed, along with the 15th century St. Wilfrid's Church opposite. This was largely rebuilt by the architect J. S. Crowther in the 1870s although retaining original features. The former rectory, to the east of the church, is also listed, dating from the 1740s.

3. The Heritage Planning Policy Context

National Planning Policy

3.1 The proposed works for Cromwell House have been assessed against the relevant policies and procedures of the National Planning Policy Framework (NPPF) which replaced Planning Policy Statement 5: Planning for the Historic Environment (PPS5) on 23 March 2012.

3.2 The NPPF represents a significant overhaul of the planning system for the historic environment. Whilst the changes are intended to be evolutionary rather than revolutionary, the fundamental principle of conserving heritage as a precious, fragile and finite legacy remains at the heart of national policy.

3.3 At the core of the NPPF is the principle of supporting appropriate development that delivers the long term viability of 'heritage assets' (defined in Annex 2: Terminology as: *'a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions'*) while conserving their significance for the benefit of generations to come. It states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected; and, the level of detail should be proportionate to the assets' importance (Paragraph 128).

Local Planning Policy

3.4 The proposed works are also assessed against Policy EN3: 'Heritage' of the Council's Core Strategy (adopted July 2012), which states that the Council will encourage development that complements and takes advantage of historic/heritage features and enables the re-use of heritage assets; and, saved Policy DC19: 'Listed Buildings' of the City of Manchester UDP (adopted July 1995), which recognises the importance of listed buildings and states that the Council will adopt a 'flexible approach' with regard to determining applications for uses in listed buildings, providing that any alterations do not have an adverse effect on its architectural or historic character.

4. Archaeological and Historical Background

4.1 Prehistoric activity is limited in the area, although Bronze Age axes have been found in and around Northenden. Likewise, although the nearest Roman road is in Sale, the River Mersey was likely used for travel at this time (Deakin 1989).

4.2 The name Northenden appears to be Saxon in origin, with the place being a Northern-den in the Saxon kingdom of Mercia. Rubble walls, possibly of Saxon origin, were found beneath the nearby St Wilfrid's (Deakin 1989). It is likely that Northenden was one of the few disembarkation points on the Mersey flood plain between Stockport and Stretford (MCC). Northenden is mentioned in the Domesday Book of 1086, where it is noted that it was previously the manor of Wulfgeat with about 200 cultivated acres to tax. Its value was noted as 3 shillings although had been worth 10 shillings in the time of Edward the Confessor. Ford Lane was established very early and formed one of the ancient saltways through Northenden from the Cheshire saltfield to northern England (Deakin 1989).

4.3 Hamon de Massey gave Northenden Church to the Abbey of St Werburgh in 1119, with the abbot becoming lord of the manor of Northenden. The Masseys were rewarded in 1270 with the lease back of half of the manor. Meanwhile, the Tatton family were established in the manor of Tatton, but by 1297 they were in Northenden. By 1560 the Tattons owned Northenden and Northern Etchells and became, after some dispute, full lords of the manor. The civil war in the 1640s divided the town, with the lord of the manor Robert Tatton being a staunch Royalist, but his brothers-in-law being Parliamentarians (Deakin 1989). It was about this time, in 1641 that a ferryboat for crossing the Mersey was installed and the following year saw a ford constructed, giving rise to the names Boat Lane and Ford Lane (MCC). The Parliamentarians besieged Wythenshawe Hall from November 1643 to February 1644 before taking it by storm. However, Robert Tatton ended up fleeing to Chester where he was appointed High Sheriff of Chester a few months before its surrender. A few years later, when Charles II brought down an army from Scotland, it was routed by Cromwell and the remaining soldiers retreated across the ford at Northenden. At the Restoration in 1660 Robert Tatton was rewarded by Charles II with a silver snuff box (Deakin 1989).

4.4 By the mid-17th century Northenden had a four-field Cheshire system of open field husbandry. This system differed from the Midland three-field system in that it was more flexible, with only small areas of an open field devoted to a single crop (Deakin 1989). The use of brick as a building material became common in the early 18th century and it likely that it was around this time that Cromwell House was built. There were few buildings in the immediate area, as shown on Martinscroft's map of the Lordship of Wythenshawe in 1641 (Appendix 1: Figures 1 and 2), although the church is present (Shercliff 1974). The plot of land where Cromwell house is presently located is free from buildings.

4.5 The ferry and ford across the Mersey meant that a bridge was less necessary and it may have been this which prevented the area from developing until the 19th century when a bridge was finally erected (Deakin 1989). Coupled with this was the establishment of market gardens in and around the village, supplying food for the rapidly expanding population of Manchester. As the only route to the city was using the ferry or ford, in 1862 Palatine Road was opened and provided a bridge crossing (MCC). The tithe map of 1839 (Appendix 1: Figures 3 and 4) shows the property on the plot, along with the adjoining Northern House, to the east. The 1876 OS map (Appendix 1: Figure 5) also shows this, although in more detail, showing the northern rear extension also. Little changed by the end of the 1800s (Appendix 1: Figure 6), with the OS mapping showing a similar situation to the last, although the property is divided into two unequal sized dwellings, the eastern larger than the west. Also, the surrounding area began to have more dwellings erected as the area prospered. Good quality semi-detached houses were being built for clerks and managers who were able to commute to Manchester on Horse-drawn bus and the tram. The 1910 map (Appendix 1: Figure 7) shows the continuation of this progression, as more and more dwellings were erected in the surrounding area.

5. Physical Description

5.1 The Listed Building Description describes Cromwell House as follows:

'Later C18, altered. Hand-made brick in Flemish bond, slate roof. Double-depth 2-unit plan with back extension. Two low storeys with cellar, a 2-window range; segmental-headed doorway offset slightly left of centre, up 2 steps, with C20 door and pitched wooden canopy; a square segmental-headed window to the left and a low segmental-headed window to the right (both boarded at time of survey), and a square-headed doorway with C20 stable-door at right-hand end; 2 low 3-light casement windows under eaves (damaged). Plain wooden eaves cornice. Chimney at left gable. Forms group with No.25 (Northern House) attached at right-hand end.'

General External Description

5.2 The building is a two storey structure, roughly square and built of handmade brick (8 x 3 ¾ x 2 ½"). The frontage is in Flemish bond although the west gable is in English Garden Wall and appears to have been rebuilt in part. A later brick extension has been added to the rear. The frontage has a central doorway with segmental headed brick lintel and windows flanking at ground floor level. These have matching lintels. The western window is square with two timber frame sash windows of eight lights each, whereas the eastern window is landscape with timber frame casement. A matching doorway lies at the eastern end of the face. At first floor level are two timber framed casement windows. At this level the brickwork changes to English Garden Wall bond, suggesting that the first floor is a later addition. The top of a cellar window is visible at the western end of the face. The house is butted by Northern House at its eastern side.

General Internal Description

5.3 Internally the building has been modified. The central front door opens onto a modern timber staircase giving access to the first floor. To the east and west of this are two rooms, each modernised with timber floorboards and plastered walls and ceilings. Both rooms

give access to the rear of the central staircase. From here another staircase leads down to the cellar. Opposite this is a doorway into the northern extension. The cellar has also been modernised with a concrete floor and plastered walls. However, the brickwork is still visible in places. The timber joists of the first floor above are open and modern. The first floor has likewise been modified, with stud and plasterboard walls inserted. The north wall has a doorway into the northern extension, directly opposite the top of the staircase, although the first floor of this has been removed. The north wall is plastered on both sides. Although the ceiling has been plasterboarded the hand cut timber purlins are still visible. The northern extension is likewise modern with plastered walls. The first floor has been removed. The original north wall of the house is bare brick at ground floor level. This reveals some original brickwork with extensive modernisation in the form of two large blocked openings dominating the face. Although not much survives of the original brickwork it appears to have been in English Garden Wall bond. At first floor level the face is plastered.

5.4 The internal modification works identified above (apart from the insertion of the doorway at first floor level for which retrospective consent is being sought) were undertaken in 1992 and prior to the building being listed in June 1994. However, much of the building's original fabric is retained behind stud and plasterboard walls.

(Refer to Appendix 2: Plates)

6. Significance of Assets

Period

6.1 The plot of land upon which the house is built lies at the heart of the original village, opposite the church. The field boundaries themselves, seen on the earlier maps, are in many cases curved, suggesting that they were piecemeal enclosures rather than being formed from organised statutory forms of enclosure. They therefore demonstrate Medieval or early Post-Medieval origin (Baker & Butlin 1973, 32; Adkins, Adkins & Leitch 2008, 305). The form of the house appears to be a modified version of a lobby entrance plan with two units, dated by Brunskill (2008, 64) to 17th or early 18th century. The two inch brick size and the Flemish bond likewise suggest an early 18th century date. The house thus represents an early 18th century dwelling erected after the main establishment of the village, but well before the area began to prosper. It therefore has a high significance.

Rarity

6.2 Many buildings of this period were demolished prior to the designation of the conservation area, including a row of cottages also on the north side of Ford Lane. The rarity therefore gives it a high significance.

Documentation

6.3 The village of Northenden has been well documented prior to the erection of the dwelling, including its role in the civil war and Post-Medieval mapping. There is very little documentary evidence about the house itself, save for census details. The significance is therefore medium.

Group value

6.4 The building, is directly related to Northern House with which butts it, and together they form part of a group, although the house is not contemporary with it. Likewise, both are

related to the other listed buildings within the conservation area, which also represent buildings from the 17th to 18th centuries, including the nearby church. The group significance is therefore high.

Survival/Condition

6.5 The building has survived well and is in a reasonable condition. However, the property has been extended to the rear and a first floor added, although the latter is certainly to be pre 19th century. Further, several alterations have also been undertaken over the years, and prior to the building's listing, including the insertion of a new ground floor and modernised basement. The survival condition is considered medium.

Fragility/Vulnerability

6.6 The building is now in a good condition and in no danger of collapsing. It is currently unoccupied although secure and therefore not considered to be vulnerable to vandalism or detrimental conditions.

7. Site and Setting

7.1 The house was established in the early 18th century, when the village was already well established, although small. The village was split during the civil war and the ford utilised during this time. Although the house dates to shortly after these events, it represents the moving forward of the village.

8. Analysis

8.1 The earliest maps consulted date to 1641 and show the house not to be present at this time. However, the building plan, brick size and Flemish bond all suggest a date shortly after this, perhaps in the early 1700s. It has, however, been modified over this time. One of the earliest modifications appears to have been the raising of the building to give it a first floor. This can be seen externally in the change in the bond from Flemish to English Garden Wall, although with similar sized bricks. Likewise the western gable has been repaired and constructed in English Garden Wall bond. The personnel doorway in the west end of the front of the building also appears to be a later insertion, perhaps from when the building was split into two dwellings, as shown on the 1890s OS map.

8.2 The wall which is proposed to be removed is the eastern end of the original rear wall at ground floor level. This is approximately 4 metres long and shows signs of having had two openings within it, now blocked. The blocking has been done with modern machine made brick and these make up the majority of the wall at ground floor level. Of the original wall, approximately 1.5m of the 4m is handmade brick over two sections. At the western end a doorway has been inserted (Appendix 1: Figure 12).

8.3 At first floor level a door is proposed to be inserted (c. 0.9m wide) at the southern end of the central spine wall. This wall, although plastered, is likely to be constructed of the original handmade bricks (Appendix 1: Figure 13).

9. Heritage Value

9.1 The house, although modernised, retains many of its original features. The basic plan is still evident and the main fabric of the building still survives for the most part. The hand cut timber roof trusses also survive. The period and rarity, as well as the group value all give the building a high heritage value. However, it is noted above that the section of wall to be removed is largely modern – although containing some historic fabric; therefore, its integrity has been lost as a result of previous works. Its removal will impact on the original building plan, although should not reduce the heritage value. Likewise, the insertion of a doorway in the spine wall at first floor level should not reduce the heritage value.

9.2 Below ground remains are unlikely, as the basement has been modernised with the insertion of a concrete floor. The grounds to the rear of the property have the potential for medieval or post medieval artefacts which should be considered to have a high heritage value. Any groundworks in the vicinity of the property should be subject to archaeological trial trenching to establish whether any below ground archaeology is present.

10. Bibliography

Published sources

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Shercliff, 1974 "Wythenshawe: A History of the Township of Northenden, Northern Etchells and Baguley: Volume I: to 1926"

Maps

Martinscroft's Map of the Lordship of Wythenshawe 1641
Northenden Tithe Map 1839
OS, 1876, 1:10560 Scale. Cheshire sheet IX.16
OS, 1898, 1:2500 Scale. Cheshire sheet IX.16
OS, 1910, 1:2500 Scale. Cheshire sheet IX.16

Appendix 1: Figures

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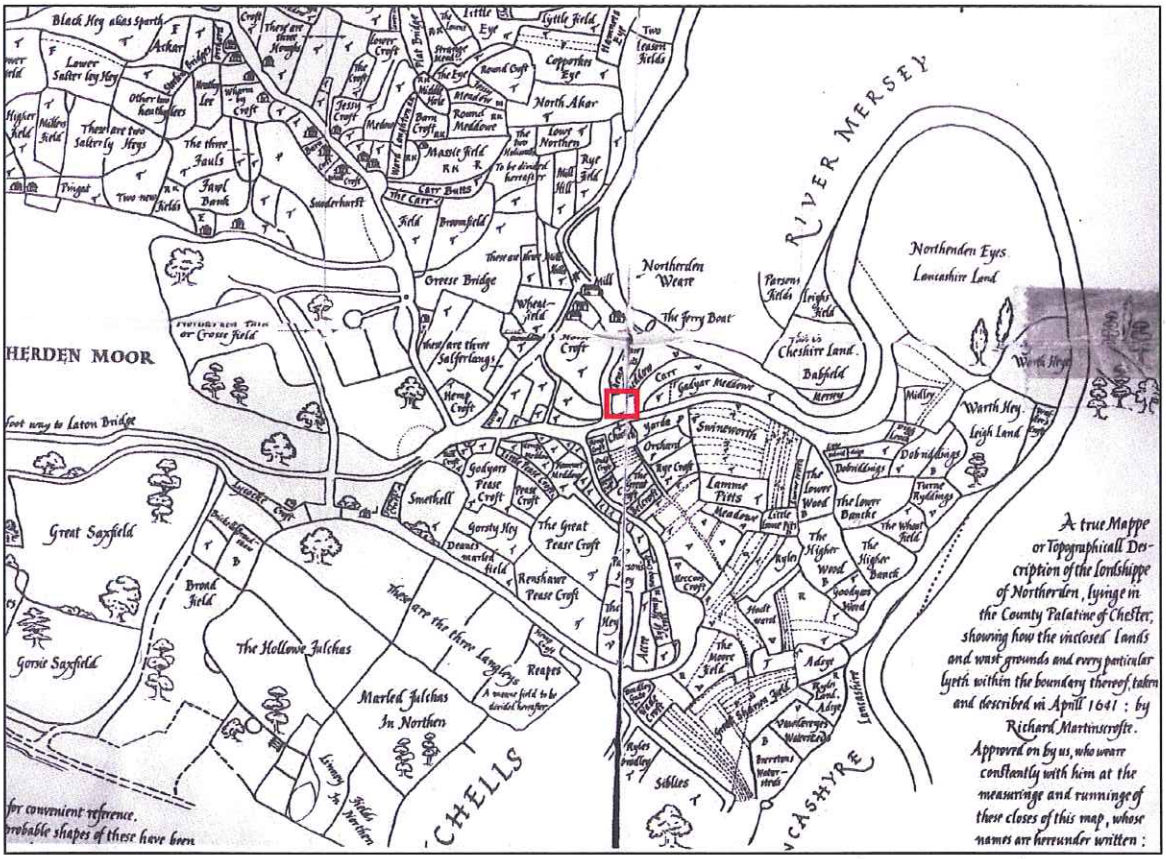


Figure 1: 1641 Martinscroft's Map of the Lordship of Wythenshaw (Deakin 1989)

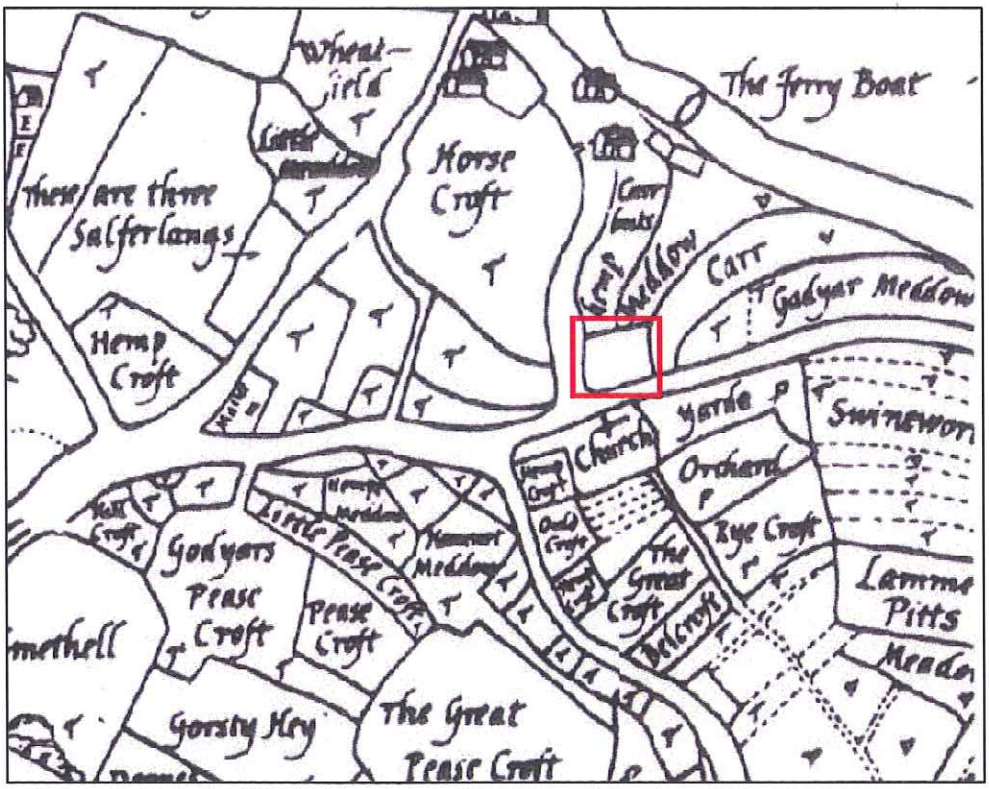


Figure 2: Detail of 1641 Martinscroft's Map of the Lordship of Wythenshaw (Deakin 1989)

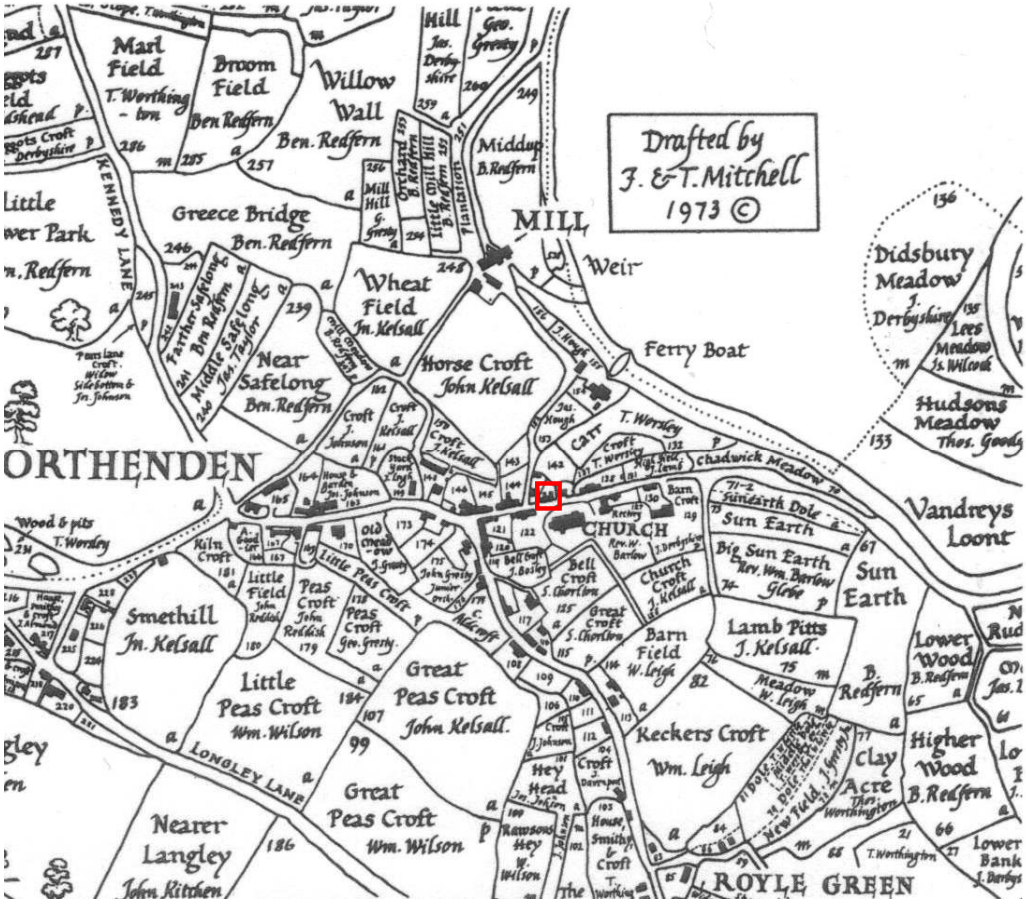

Drafted by
J. & T. Mitchell
1973 ©
MILL
Weir
Ferry Boat
Greece Bridge
Ben. Redfern
Wheat Field
Jn. Kelsall
Horse Croft
John Kelsall
Near Safelong
Ben. Redfern
Marl Field
T. Worthington
Broom Field
Ben. Redfern
Willow Wall
Ben. Redfern
Middup
B. Redfern
KENNEDY LANE
ORTHENDEN
CHURCH
Rev. W. Barlow
Didsbury Meadow
Lees Meadow
Hudsons Meadow
Thos. Goodwin
Vandreys Loont
Sun Earth
Big Sun Earth
Rev. Wm. Barlow
Lamb Pitts
J. Kelsall
Barn Field
W. Leigh
Reckers Croft
Wm. Leigh
Clay Acre
Higher Wood
B. Redfern
Lower Wood
B. Redfern
Smethill
Jn. Kelsall
Little Peas Croft
Wm. Wilson
Great Peas Croft
John Kelsall.
Great Peas Croft
Wm. Wilson
Nearer Langley
John Kitchen
LONGLEY LANE
ROYLE GREEN
Chadwick Meadow
Cart
Croft
T. Worsley
Bell Croft
J. Bosley
Bell Croft
S. Charlton
Church Croft
J. Kelsall
Old Croft
S. Gray
Kiln Croft
Little Field
John Redfish
Pea Croft
John Redfish
Pea Croft
Geo. Greatly
Little Peas Croft
Hey Head
Rawsons Hey
W. Wilson
Croft
J. Johnson
Croft
J. Kelsall
Croft
J. Kelsall
Croft
T. Worsley
Barn Croft
Croft
J. Kelsall
Croft
J. Kelsall
Croft
J. Kelsall



Figure 5: OS, 1876, 1:2500 scale. Cheshire sheet IX.16 showing site

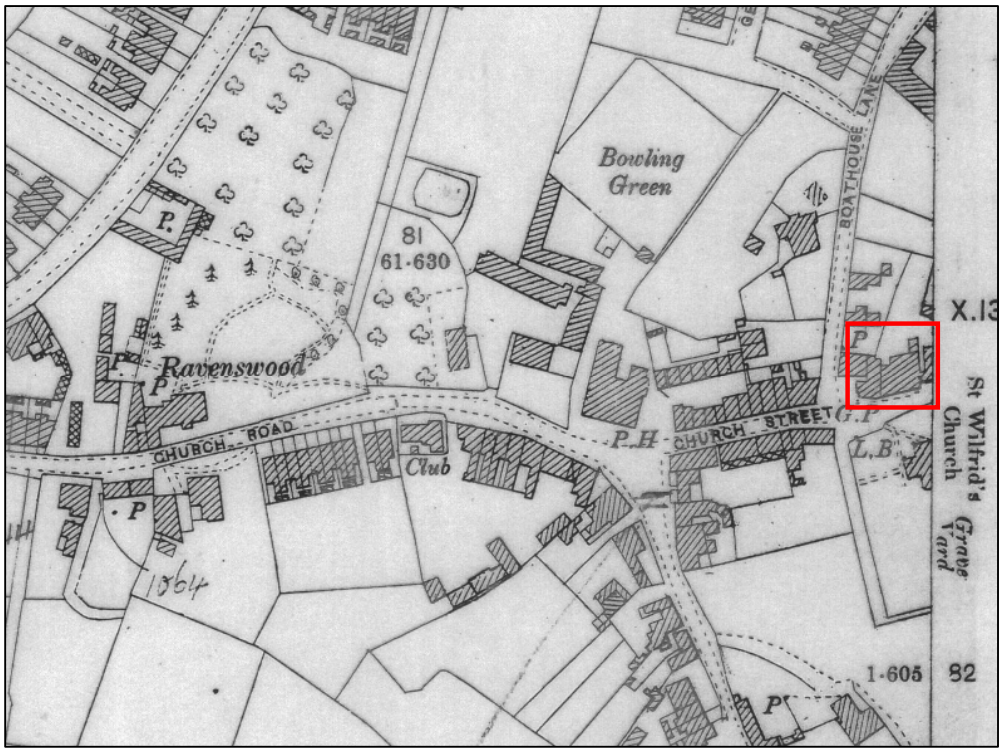


Figure 6: OS, 1898, 1:2500 scale. Cheshire sheet IX.16 showing site



Figure 7: OS, 1910, 1:2500 scale. Cheshire sheet IX.16 showing site


Figure 8: West end of Ford Lane c. 1890 showing the gable end of Cromwell House to the left. The cottages to the right were demolished c 1900 (Deakin 1983, 13).



Figure 9: Photo taken c 1915 from the same place as above, showing the church in the background. Cromwell House lies to the left of the picture. Note the pediment above the doorway, now removed (Deakin 1983, 13).

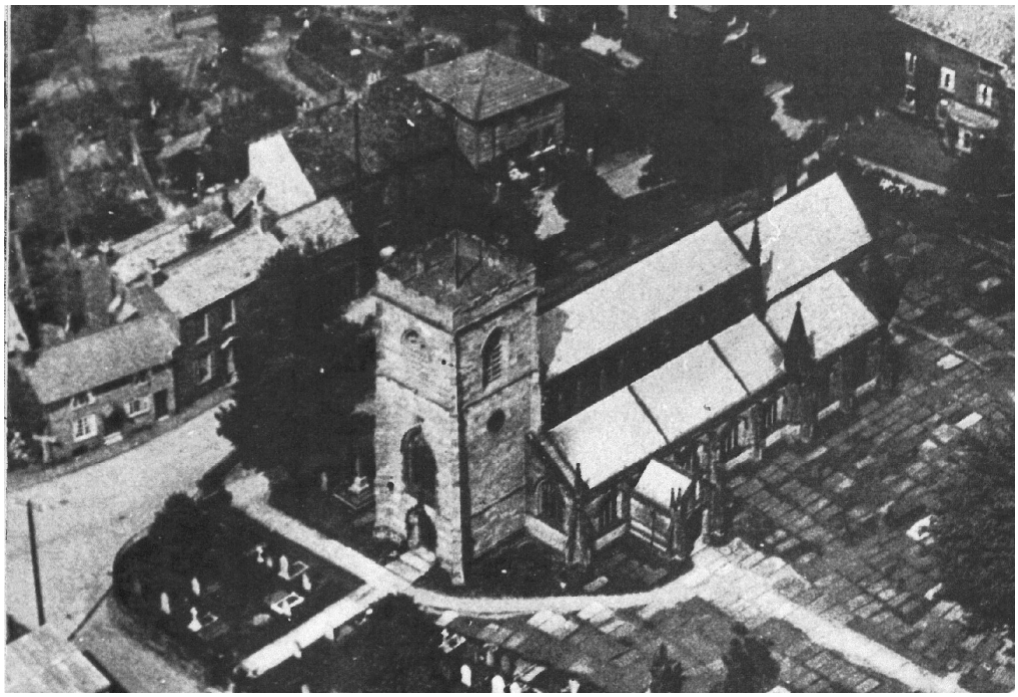
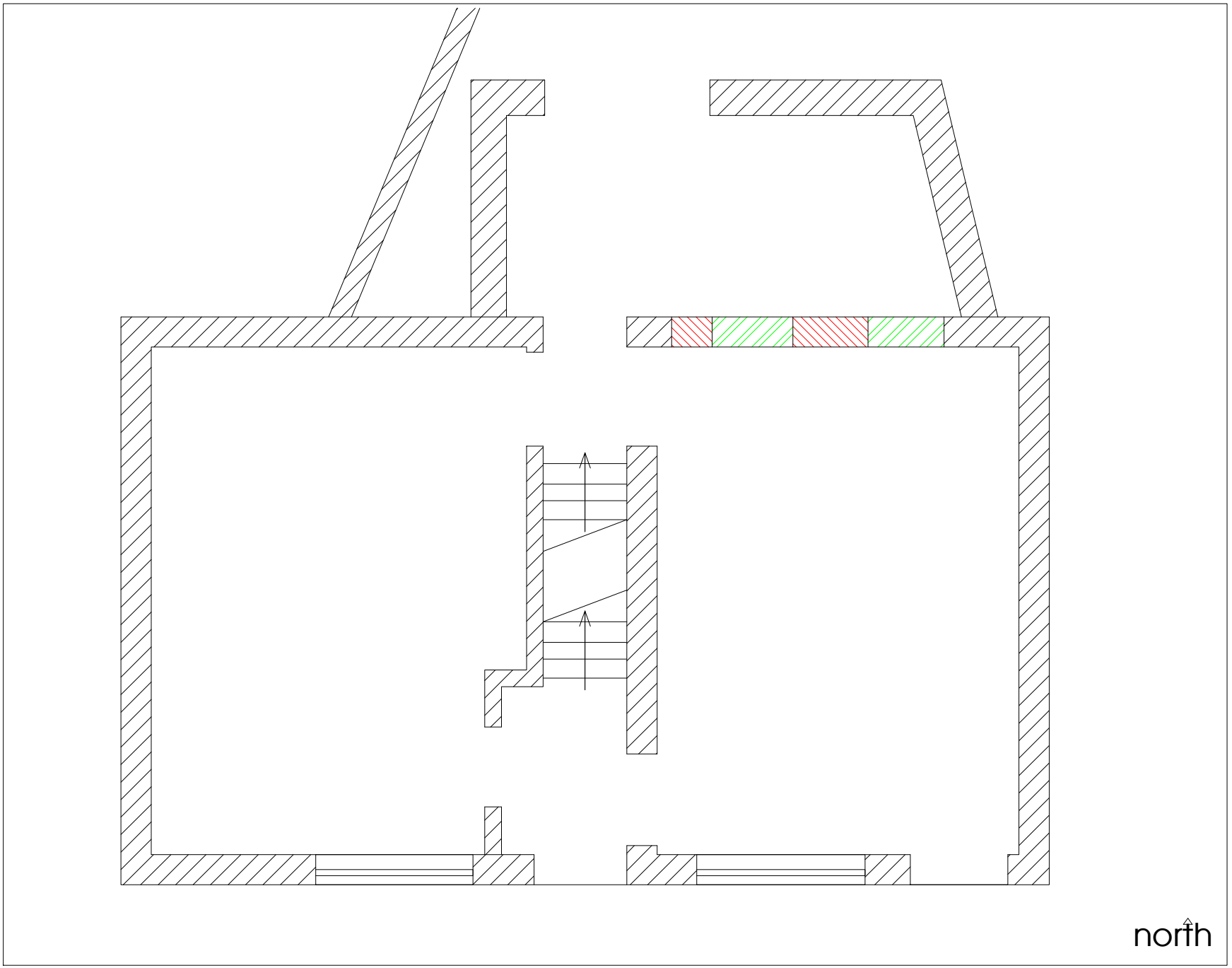


Figure 10: Aerial photograph 1926 of St Wilfrids Church with Cromwell House shown to the left of the photograph (Deakin 1983, 10).



Figure 11: Detail of Cromwell House shown on 1926 Aerial photograph

Sketch Plan of Cromwell House showing the proposed development area



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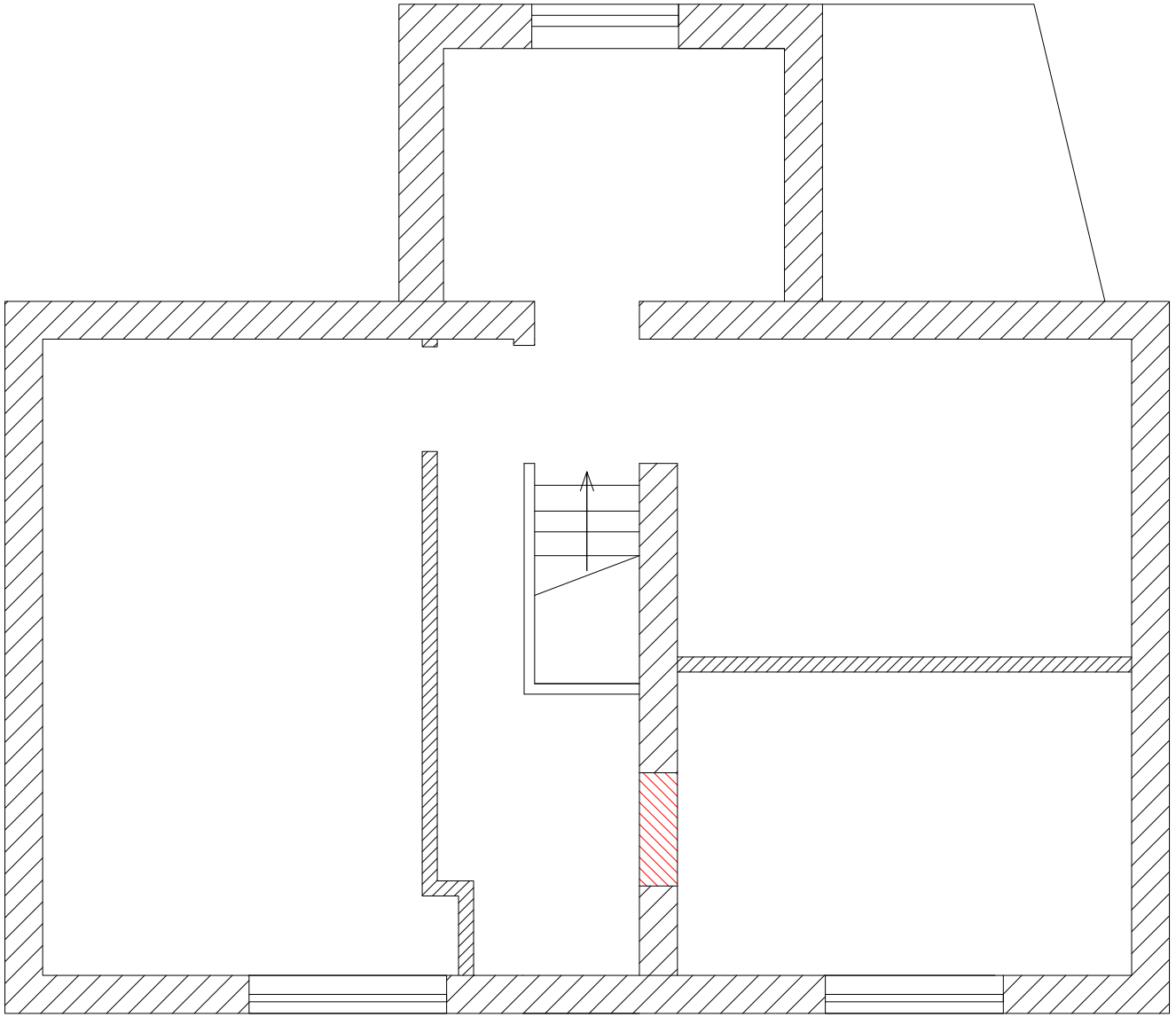
Key

area of modern blocking to be affected

area of original wall to be affected

client:	Andrew Nickson
job no.:	13.845
fig no.:	12
scale:	not to scale
date issued:	June 2012

Sketch Plan of Cromwell House showing the proposed development area at first floor level



north

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Key

area of original wall to be affected

client:	Andrew Nickson
job no.:	13.845
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Appendix 2: Plates

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Plate 1: General shot of Cromwell house from Ford Lane



Plate 2: South Elevation of Cromwell House



Plate 3: South elevation of Cromwell House where it meets Northern House



Plate 4: West gable of Cromwell House



Plate 5: Area of wall proposed to be removed showing areas of old brickwork with modern brick blocking



Plate 6: Detail of area of original brickwork to be removed at west end of wall



Plate 7: Detail of area of original brickwork to be removed at east end of wall