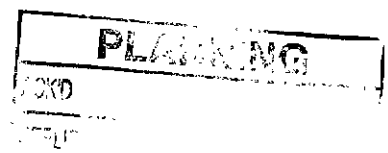
ROSE COTTAGE, HASTY LANE, RINGWAY, MANCHESTER

HISTORICAL ASSESSMENT



Woodhall Planning &
Conservation,
Woodhall, Woodhall Lane,
Calverley, Leeds. LS28 5NY

Tel: 0113 255 4660
Fax: 0113 256 9688
Email: planning@woodhall.co.uk

1563/6
April 2008

CONTENTS

		Page No
1.00	Introduction	2
2.00	Description and Assessment	3
3.00	Conclusion	6
4.00	Bibliography	7

Appendix A
List description

Appendix B
Photographs

1.00 INTRODUCTION

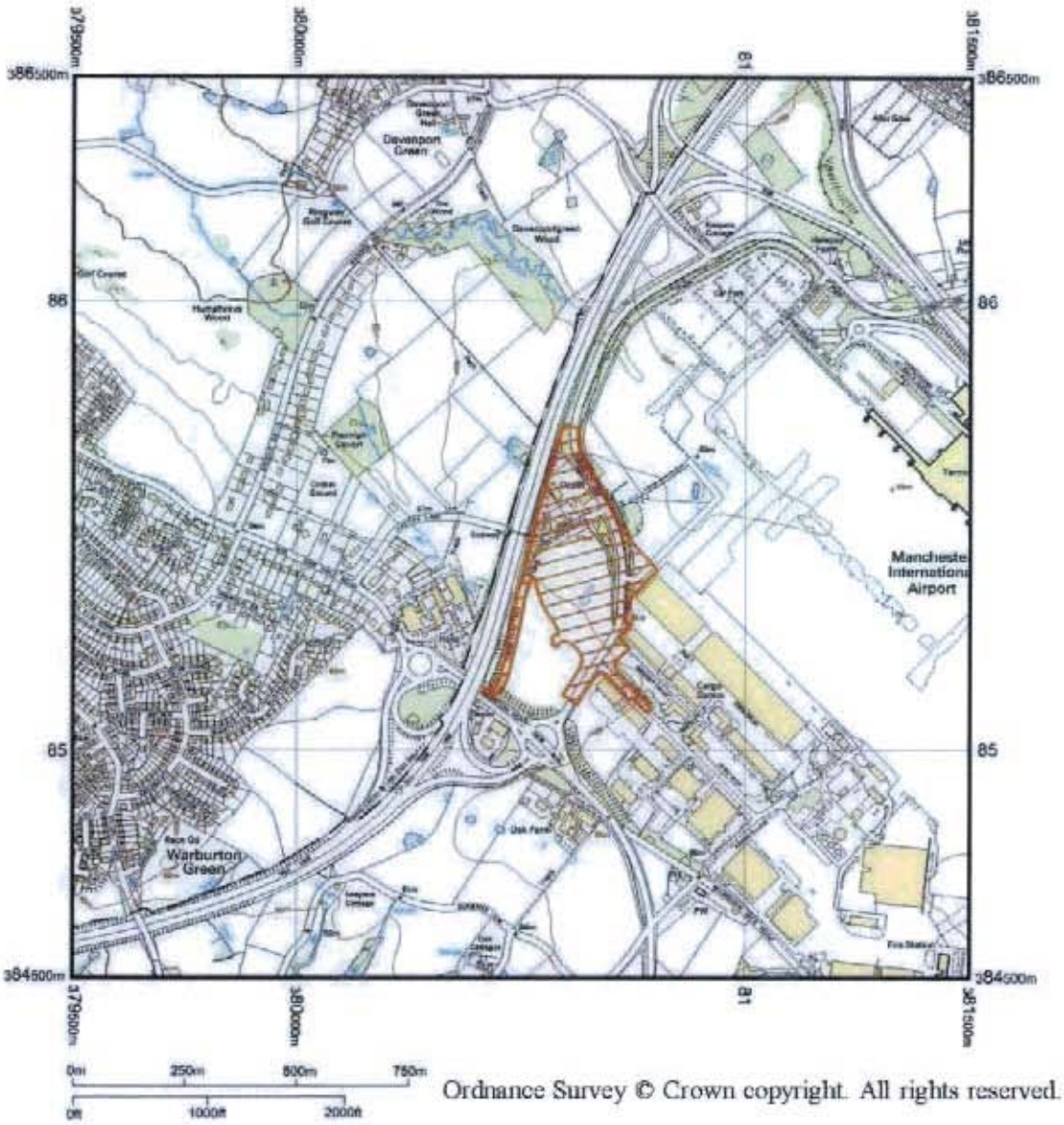
1.01 This report by Woodhall Planning & Conservation has been commissioned by White Young Green and is a description and historical appraisal of Rose Cottage, Hasty Lane, RIngway, Manchester (see Fig 1). It has been commissioned as a result of proposals for an expansion of Manchester Airport and should be read in conjunction with the Archaeological desk-top study prepared by Dr Patrick Ottaway (Archaeological Consultant). The report is based primarily on a site visit carried out on 12th October 2007 and secondary material listed in the Bibliography (see Section 4.00 below).

1.02 Rose Cottage is a two storey dwelling with three bays; brick walls (painted); and a thatched roof and a brick chimney stack (see Photo 1). It is contiguous with the building next door and is included as Grade II in the List of Buildings of Special Architectural or Historic Interest. It is dated in the list description to the seventeenth century and this dating has not been contradicted by our own investigation.

1.03 Woodhall Planning & Conservation is a professional architectural and planning consultancy operating in the specialised areas of historic building conservation, urban design and planning law. The consultancy has extensive experience of building evaluations, conservation area appraisals and management plans, historical and archaeological research, public inquiry and "expert witness" work, condition surveys, strategies for conservation and re-use, the design and management of repair and conversion projects and conservation legislation.

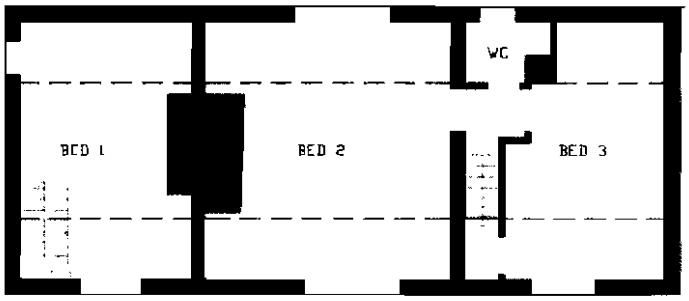
1.04 In the following sections we have provided a description of Rose Cottage and an assessment of the architectural and historic significance of the building.

1.05 Sketch plans of the house, as existing, are provided in Fig 2.

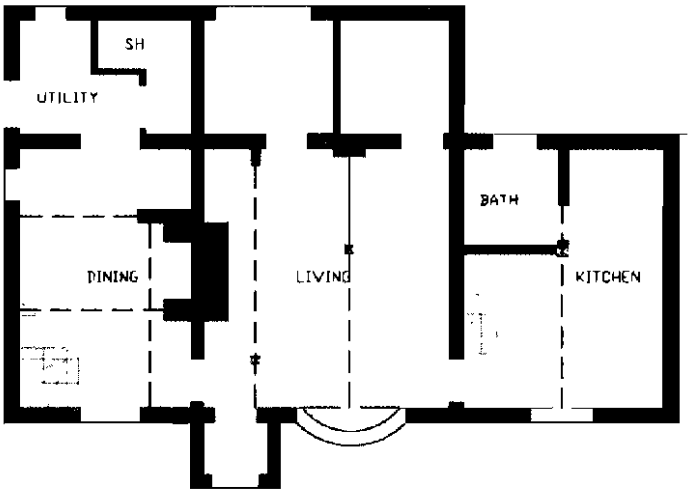


Ordnance Survey © Crown copyright. All rights reserved.

Fig. 1 Site location



First Floor



Ground Floor

Scale 1:100

Fig. 2 Existing layout, Rose Cottage

2.00 DESCRIPTION AND ASSESSMENT

2.01 Rose Cottage was included in the List of Buildings of Special Architectural or Historic Interest on 17th November 1986. A copy of the formal statutory listed building description is included as Appendix A.

2.02 There are a number of historic maps and plans available (see the Archaeological desk-top study) and although these enable consideration of the broader picture their scale is too small to help with the detailed assessment of Rose Cottage.

Plan form

2.03 The surviving timbers (both in the floors and the roof) suggest that the present three-bay arrangement of the house is original. It is, therefore, a reasonable assumption that the modern layout of Rose Cottage is a reflection of the original plan, although considerably altered over time. The original entrance to the house is important in any assessment. Although the list description implies that Rose Cottage was originally a baffle-entry house we suggest that, in fact, it was built with a cross-passage. A plan showing a suggested original layout for Rose Cottage is shown in Fig 3.

2.04 In historical terms there would have been a kitchen/living room and an inner private room to one side of the cross-passage and either a service room or cow-house to the other. There would be only one fireplace and the kitchen/ living room would be the only space to be heated. As R.W Brunskill says "The idea of having a cross-passage as the means of entering a house seems to have become well established during the middle ages and persisted into the seventeenth century when so many of our surviving Small Houses were built".

2.05 At Rose Cottage it is feasible that the cross-passage backed on to the main hearth serving the kitchen/ living room. This type of arrangement is usually identified by considering the front elevation of the house. If the centre line of the main chimney stack falls to one side of the front door then it is usually a identifies a cross-passage. As can be seen this is the case at Rose Cottage (see Photo. 4), although the situation may be further complicated if, as we suggest, the front door has been moved (see 2.06 and 2.12 below).

2.06 Today, there is obviously more than one fireplace at Rose Cottage. It appears that the earliest chimney is the one surviving in the current living room and bedroom 2 (see Photo 5). At some point in the history of the house, an additional chimney was added and now rises through the dining room and bedroom 1. From studying the plans, it also appears that the front door was moved to provide entry directly into, what is now, the living room. .

Walls

2.07 Rose Cottage is constructed of brick in English Garden Wall Bond and the external walls exhibit evidence of at least three phases of construction. In examining the painted brick of the external elevations, it was noted that the lowest five or six courses are of a later type to the panels above (see Photo. 6). This is an unusual arrangement and one which is difficult to assess without further intrusive investigation.

2.08 The earlier brickwork is of a size and character that suggests a date in the late seventeenth century. The two phases of more modern brickwork probably belongs to the middle of the twentieth century or even later.

2.09 No visual evidence was found to suggest that the external walls were once timber framed and that the frame has been removed.

Windows and doors

2.10 All the windows are modern replacements. The porch also appears to be a comparatively modern addition.

2.11 It appears that the front door has been moved from its original position at the end of the suggested cross-passage (see 2.05 above).

2.12 It is worth noting here the relationship with the contiguous property. The boundary between the two properties is complicated by a small structure that is attached to the rear of Rose Cottage but forms part of the curtilage of the property next door. There is also a blocked opening suggesting that, at some point, this structure was part of Rose Cottage (see Photo 7). The property next door, although considerably altered, does demonstrate many features and proportions similar to Rose Cottage (see Photo 8). Access was not possible to the interior of this property.

Roof

2.13 The roof of Rose Cottage appears, from a purely visual inspection, to be the original structure. It has a very simple form, with a diagonally-set ridge piece and a single purlin on each side. The purlins span between the dividing walls and support common rafters. There was no evidence for timber trusses in the party walls and this could only be clarified with further investigation. No evidence was found for wind braces in the roof.

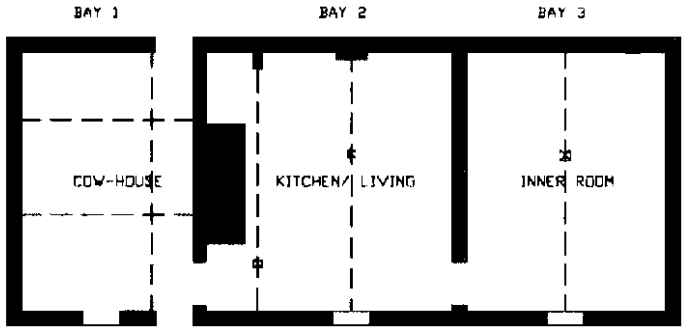
Other details

2.14 Internally there are significant and authentic timber elements that survive in their original positions (in addition to the roof timbers discussed in 2.13 above). These include floor joists and bridging and bressumer beams (see Photos 2 & 3). Floor coverings prevented a detailed inspection of the floor boards.

2.15 The chimney stacks have been constructed in at least two and possibly three building phases.

2.16 Both staircases are twentieth century interventions.

2.17 All the internal doors are modern replacements and there was no evidence for any original examples.



Ground Floor

Scale 1:100

Fig. 3 Suggested original layout, Rose Cottage

3.00 CONCLUSION

3.01 As a result of the survival of significant historic fabric and elements of the original plan form, Rose Cottage meets the criteria for inclusion on the List of Buildings of Buildings of Special Architectural or Historic Interest as Grade II.

3.02 In relation to any proposals for the expansion of Manchester Airport there are three options available for the future of Rose Cottage:

1) Retain Rose Cottage in its present position and consider options for its re-use or inclusion in any future proposals.

2) Apply for Listed Building Consent to completely demolish Rose Cottage.

3) Apply for Listed Building Consent to demolish and relocate, or partially relocate, Rose Cottage to another site.

3.03 In philosophical terms there is a preference for retaining the building on site but (even if that is practical) the expansion of the Airport may make it difficult to preserve the setting of the listed building.

3.04 There are a significant number of listed buildings, like Rose Cottage, whose setting has deteriorated drastically since they were built. As can be seen from the Archaeological desk-top study produced by Dr Patrick Ottaway, Rose Cottage is a seventeenth century dwelling that originally sat in open countryside. Over the years, the building has undergone a number of changes which do not, necessarily, detract from its historic significance. However, the setting of Rose Cottage has already been considerably affected by the development of Manchester Airport during the twentieth century. Given the future expansion of the Airport, the future of Rose Cottage in its present location appears unpractical.

3.05 Total demolition of Rose Cottage should be seen as a last resort but it may represent the only realistic future for the building. Relocation would appear to many as a more acceptable solution than the total loss of the building. However, each case involving the relocation of a listed building must be considered on its merits and depends on many factors, including its location, building materials, method of re-location, etc. Consideration would also have to be given to the benefits of moving the building against the loss of its historical location and present setting.

4.00 BIBLIOGRAPHY

Harris, R., 1982. *Discovering Timber Framed Buildings.* Shire Publications Ltd, Princes Risborough

Brunskill, R.W, 2004. *Traditional Buildings of Britain, 'An Introduction to Vernacular Architecture'.* Cassell in association with Peter Crawley.

Alcock, N.W, Barley, M.W., Dixon, P.W, and Meeson, R.A, 2002. *Recording Timber Framed Buildings: An Illustrated Glossary.* The Council for British Archaeology, York.

APPENDIX A
LIST DESCRIPTION

ROSE COTTAGE,
HASTY LANE (north side)
RINGWAY,
MANCHESTER,
GREATER MANCHESTER

Grade II

House. C17 with C20 alterations and additions at rear. English garden wall bond brick with thatch roof. 3-unit baffle-entry plan with 2 storeys and C20 porch and rear additions. 3 bays each with C20 replacement bow and casement windows on each floor. Eyebrowed thatch above first floor windows and clustered chimney stack between bays 1 and 2. Interior: chamfered bressumer beam supported on replacement spere post. Chamfered beams throughout with run-out'stops. The central first floor room is open to the roof, purlins being supported on crosswalls.

APPENDIX B
PHOTOGRAPHS



Photo 1 Rose Cottage from Hasty Lane



Photo 2 Bridging and bressumer beams in the Dining Room



Photo 3 The roof timbers in Bedroom 2 (purlin and jack rafters)



Photo 4 Front Elevation showing the position of the chimney relative to the front door



Photo 5 The chimney in Bedroom 2



Photo 6 Front Elevation: the later brick at low level



Photo 7 Rear Elevation: blocked opening to next door property



Photo 8 Rose Cottage and the adjacent property from Hasty Lane