

Yew Tree House

Building Record - Level 2
January 2023



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1.0

Introduction

1.0 Introduction

1.1 Purpose of the Report

The Level 2 Building record of Yew Tree House, Northenden, South Manchester, has been produced to discharge a condition on application 134207/FO/2022. This has been requested based on the recommendation of the Heritage Statement, which states that a record of this asset should be retained after demolition in order to recognise the limited heritage interest on the site as these may be of academic use in the future.

1.2 Location & Site Description

Yew Tree House is located within a residential area of Northenden, South Manchester. It is approximately 1000m north east of the grade II* Wythenshawe Hall, and approximately 200m north of the former Manchester College campus.

1.3 Designations

The asset is not statutory listed, is not locally listed, and does not sit within a Conservation Area.



Figure 1 Location

1.4 Authorship & Acknowledgements

This report has been produced by Jenna Johnston, Associate Heritage Consultant, supported by Freya Needham, Heritage Consultant at **Buttress**. This report builds on the previous Heritage Statement by the same author.

Site visits and initial research were undertaken by Jenna Johnston in March 2022.

With thanks to Jonathan Schofield for additional information regarding the presence of the Cathedral Door at Platt Fields Park.

1.5 Gaps & Limitations

The summary statement is principally a desktop study that has been supported by a site visit. Little information about the Site is readily available at the time of writing. There is no record for the building within the Greater Manchester Historic Environment Record.

1.6 Methodology

This document has been produced in accordance with Historic England's *Understanding Historic Buildings: A Guide to Good Recording Practice (2016)*, which sets out the process of investigating and recording historic buildings for the purposes of historical understanding.

The Assessment of Significance has been created under the direction of Historic England's *Statements of Heritage Significance (2019)* and *Conservation Principles Policies and Guidance (2008)*.

2.0

Sources

2.0 Sources

2.1 Published Materials

There are no published materials that relate specifically to this property.

Some reference was found to the use of the building at a particular time period at the following source:

“Northenden Auxiliary Military Hospital - WW1.” Imperial War Museums. Accessed March 11, 2022. <https://www.iwm.org.uk/memorials/item/memorial/28016>.

2.2 Historic Maps

- Cheshire Sheet IX Surveyed: 1876, Published: 1882
- Cheshire IX.16 Revised: 1897, Published: 1898
- Lancashire Sheet CXI.SW Revised: 1904 to 1905, Published: 1911
- Cheshire IX.16 Revised: 1908, Published: 1935
- SJ89SW – A Surveyed / Revised: 1930 to 1955, Published: 1955
- SJ89SW – A Surveyed / Revised: 1950 to 1964, Published: 1966

2.2.1 Historic Mapping

The historic mapping above is inconsistent in outlining the development of the Yew Tree House site.

Mapping shows the property known as Beech House since at least 1882.

Mapping from 1882 - 1898 shows a collection of buildings on site, the house to the east of the site, and an L-shaped block to the west of the site. The site was originally a much larger plot of land, which has been split and altered post 1955 to create the new street layout, and the new Willenhall Road.

Maps surveys in 1904, 1908 and 1938 show buildings of roughly the same location and form of the earlier maps, but joined.

The ma revised 1930-1955 appears to show the building reduced in scale, with the revised 1950 - 1964 map showing a single building, presumably the original house.

This last map shows the building with a rear extension to the west, however, earlier mapping shows two small/medium sized extrusions to the north of the property that do not correspond to the later illustration.

The mapping information above shows a substantial scale of change on the site over the period of 70 years.

Historic mapping available at this time does not show the construction of the existing extensions.



Figure 2 Cheshire Sheet IX Surveyed 1876, Published 1882

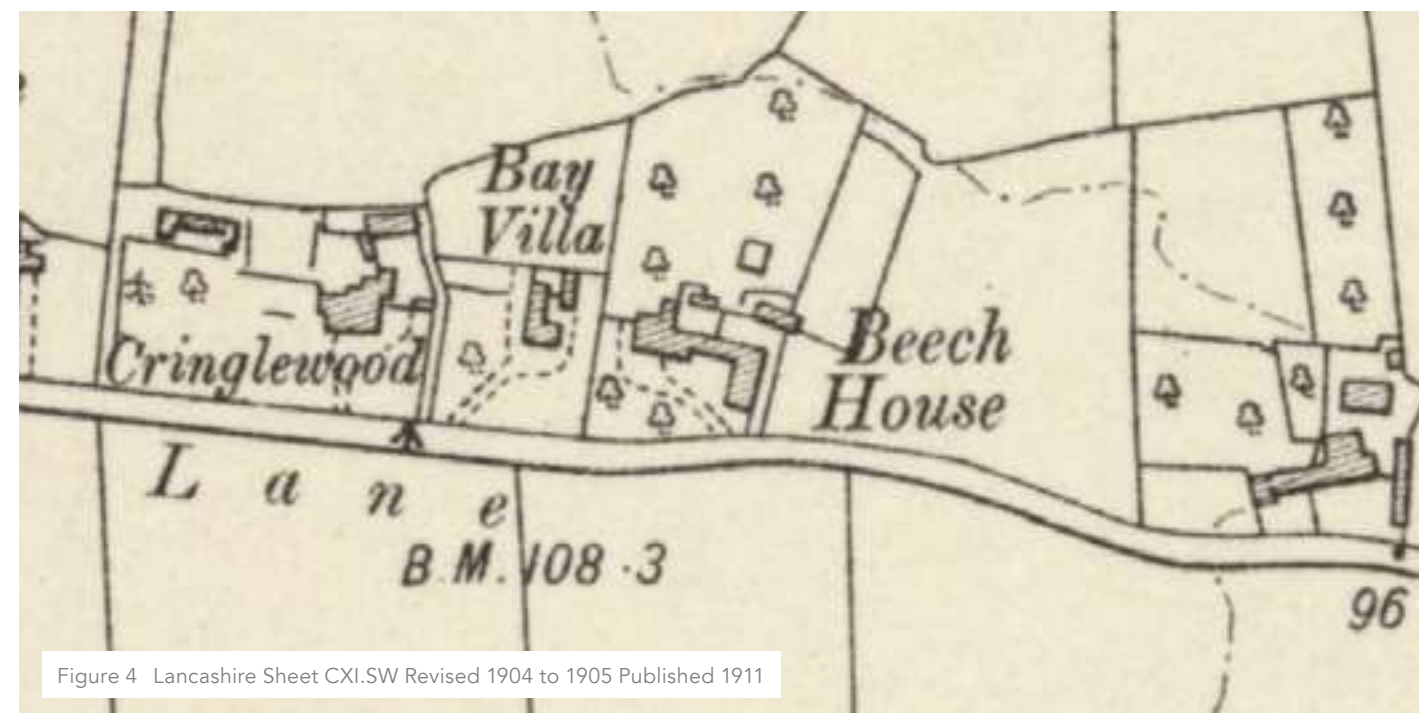


Figure 4 Lancashire Sheet CXI.SW Revised 1904 to 1905 Published 1911



Figure 3 Cheshire IX.16 Revised 1897, Published 1898

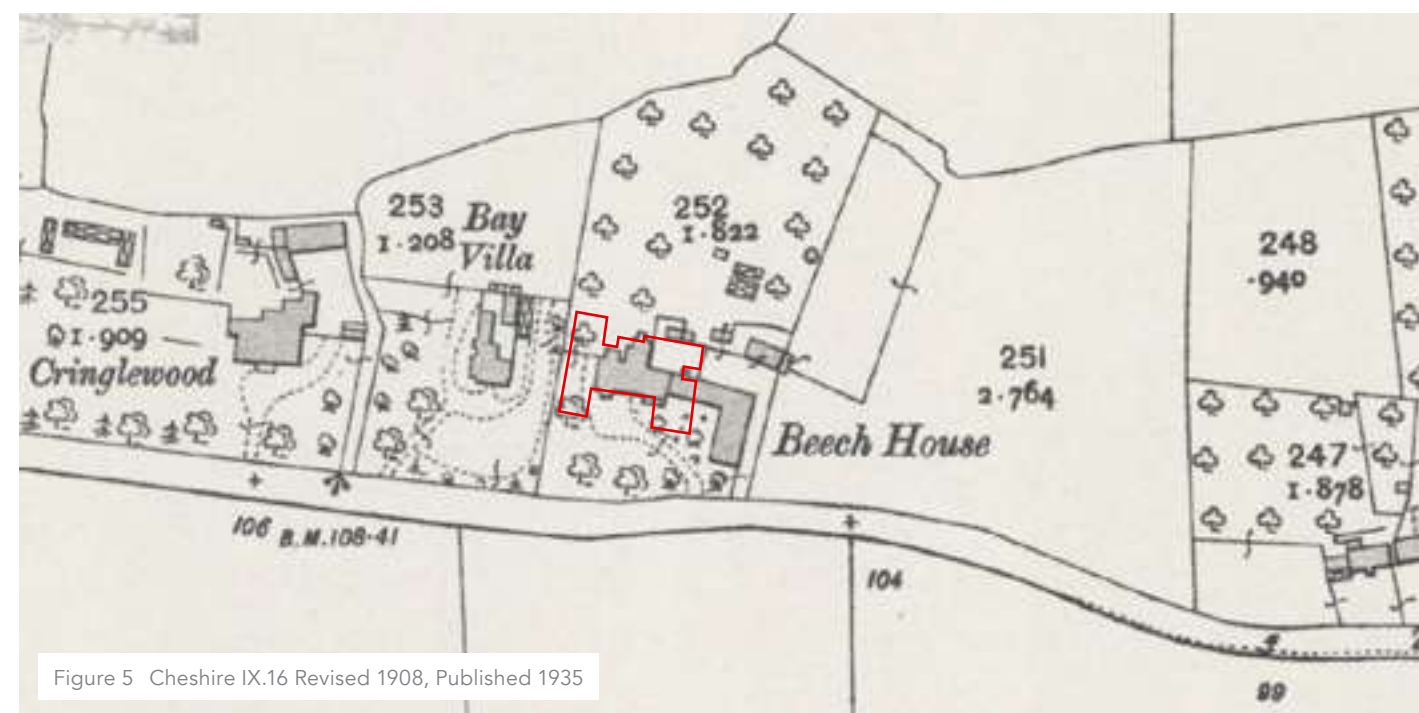


Figure 5 Cheshire IX.16 Revised 1908, Published 1935



3.0

Written Record

3.0 Written Record

3.1 Description of the Asset

3.1.1 Exterior

The original core of Yew Tree House is a double-fronted, three bay, two storey house. The central bay contains a doorway with a fanlight and a window above at first floor. It is flanked on either side by double height canted bays. The building is brick and has been painted white, with lintel and cill details picked out in black paint.

The later extensions sit to the east, west and north of the property. The Yew Tree Lane elevations are also white with black details, and contain poorly-detailed double height canted bays to mimic the original building. The rear of the property is principally natural brick. There are white UPVC windows throughout.

3.1.2 Interior

The interior of the original core of Yew Tree House is largely altered, with some elements of detail remaining in the entrance hall, principally a moulded arched entrance and some joinery details around the doors. This is not found elsewhere within the building. There is evidence of original skirting, which are recognisable in contrast to the later additions, however, the original skirting are not of high design quality.

The interior layout has been extensively altered, in part to create the required rooms for the function of the building as a care home, but also where the later extensions meet the original building. There are numerous difficult level changes, for example, that demonstrate the building in its current form was not conceived as a holistic whole.

Due to the sensitive nature of the buildings, no photographs were taken in the communal or living quarters.

3.1.3 Planning History

030512 - Validated 14/12/1987 - Two storey extension to existing home to form additional bedrooms, toilets, bathrooms and lift - Approved 12/02/1988

035588 - Validated 07/11/1989 - Two storey extension to residential home to form nursing unit for 18 residents - Refused 10/05/1990:
1) Reasons 1. The proposed extension would result in over development of the site resulting in a loss of residents amenity space and would be out of character with Beech House, to the detriment of the visual amenities of the locality.
2. The proposed development would result in problems of overlooking, and would be detrimental to the amenities of occupiers of the existing part of Beech House.

039016 - Validated 05/01/1991 - 2 storey extension to nursing home - Approved 24/10/1991

Planning history demonstrates two successful applications for 2-storey extensions to the existing building, presumed to be the buildings to the west, north east and east of the original house.

3.2 History & Development

No earlier maps or plans have been accessed during the time of writing, therefore it has not been possible to establish the date of the original building's construction.

According to the List of auxiliary hospitals in the UK during the First World War, produced by the Red Cross, there was a property on Yew Tree Lane in Northenden used as a military hospital. Photographic evidence indicates that Yew Tree House was the site of the Auxiliary Hospital.

The Imperial War Museum notes the presence of a memorial in St Wilfrid's Church, Northenden, to Northenden Auxiliary Military Hospital.

The photograph of the auxiliary hospital depicts a medieval church door situated to the immediate west of the property. Photographs of this door from the 1950s and 1970s are labelled within the Manchester Image Library as "Cathedral Door."

It has not been possible to confirm the provenance of this door, however, it is possible that it is a removed piece of either Manchester Cathedral, or St Wilfrid's Parish Church, both of which were refurbished by Joseph Stretch Crowther. A piece of the Cathedral from this refurbishment currently sits within Platt Fields Park, therefore there is precedent.

It is unlikely, therefore, that there are any further medieval underground remains that could yield further information.



Figure 9 Military Auxiliary Hospital



Figure 10 "Cathedral Door" 1950 © Manchester Local Image Collection



Figure 11 "Cathedral Door" 1975 © Manchester Local Image Collection

3.3 Assessment of Significance

The following assessment looks at identifying the potential significance of Yew Tree House’s heritage interests, as outlined by Historic England’s Statements of Heritage Significance (2019) and Conservation Principles, Policies and Guidance (2008).

The National Planning Policy Framework (NPPF, 2021) defines ‘significance’ as follows:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting”.

These heritage interests (archaeological, architectural/artistic and historical) augment the foundation of “special historic or architectural interest” that underpin designation.

Assessing the significance of elements of historic fabric , or historic spaces, should be linked to the authenticity and integrity of what remains. The significance of the fabric must be based on what we may learn or understand from how we currently see it. Building fabric can also enhance or obscure the legibility of the significance of the place. It is possible for inappropriate building fabric to obscure physical evidence of heritage interests.

3.3.1 In assessing the significance of heritage interests:

In order to assess and understand the overall significance of Yew Tree House, each element must be identified and assigned a degree of significance. When we can understand the various elements, we are better able to create a plan of action to move forward. These levels are outlined below:

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

High: Heritage values having national importance, usually found where assets are designated at grade II*.

Medium: Heritage values having regional importance, usually found where assets are designated grade II. Also, generally applies to Conservation Areas.

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

Neutral: 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.

It should also be acknowledged that the significance of a place is understood in intangible terms which the following assessment wishes to address through the various interests.

3.3.2 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.

Photographic evidence of the “Cathedral Door” to the west of the property likely demonstrates an element of a building that has been imported from elsewhere across the city, and does not relate to former buildings on the site. As such, it is unlikely that there will be substantial underground archaeology of any significance.

The Archaeology Data Service shows no records within the immediate area.

The archaeological interest of Yew Tree House is: **neutral**.

3.3.3 Architectural & Artistic 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.

The photograph of the building in use as an auxiliary hospital, seen in [Figure 9](#), demonstrates the house, on its principal facade, originally had what appears to be Flemish bond diapering, potentially red brick with a buff brick alternate, to give it visual depth and interest, and stone jambs and mullions. These have all been painted over, and historic windows have been lost and replaced. There is some internal decorative elements of limited quality. There are echoes of architectural and artistic interest of the house, however, these have been substantially altered or lost during phases of subsequent development.

The architectural and artistic interest of Yew Tree House is: **neutral**.

3.3.4 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.

The principal historic interest of Yew Tree House relates to its use as an auxiliary military hospital. There is no physical evidence of this use on site, and it is not legible within the fabric or interpretation, however, the record of its use is important. There is no symbolic or cultural identity interest associated with the house.

The historic interest of Yew Tree House is: **low**.

3.3.5 Summary Conclusions

- The building in its present form is not eligible for any Historic England statutory designation, as it does not meet the requirements of authenticity and integrity required.
- The building is lacking in almost all original historic features, and has been substantially altered and extended over time.
- The later additions to the building have no historic interest, value or significance.
- The remaining original features of the building, such as the door frame details, are pleasant, but unremarkable.
- The site does retain some communal and historic interest, which is recognised through the production of this record.

4.0

Photographic Record

4.0 Photographic Record

These photographs were taken by Jenna Johnston on 10/03/2022. There are limited images of the interior due to need to protect



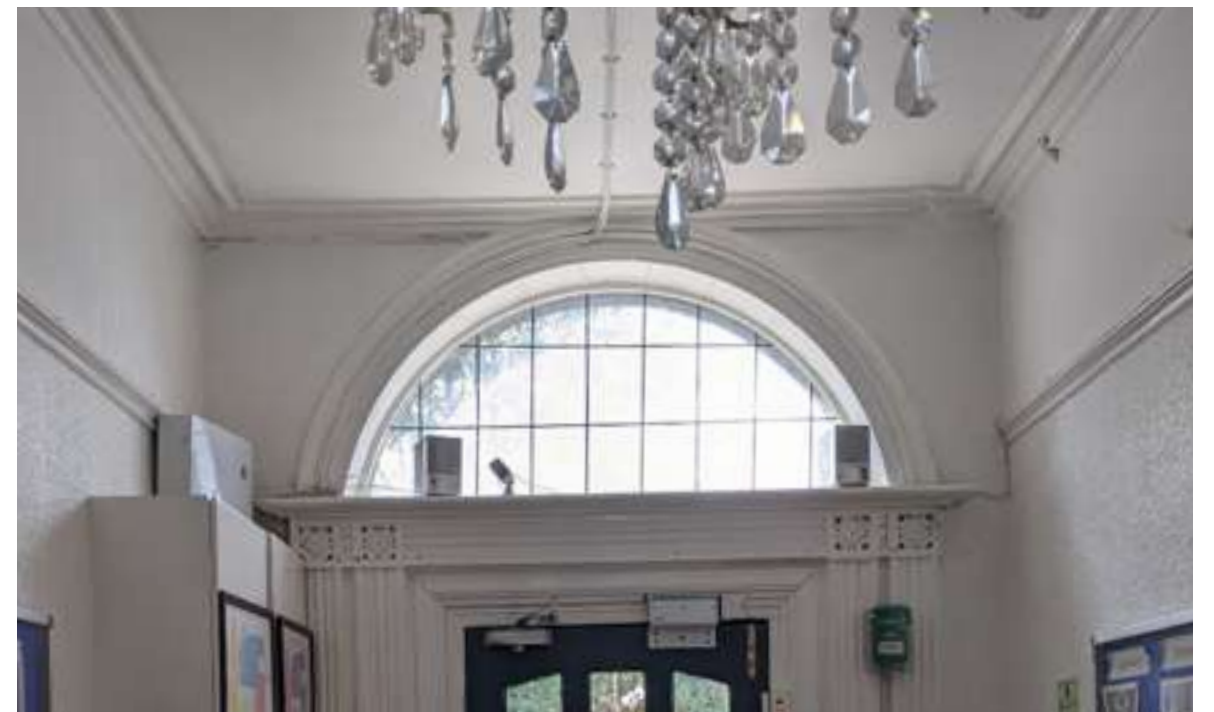












5.0

Drawn Record

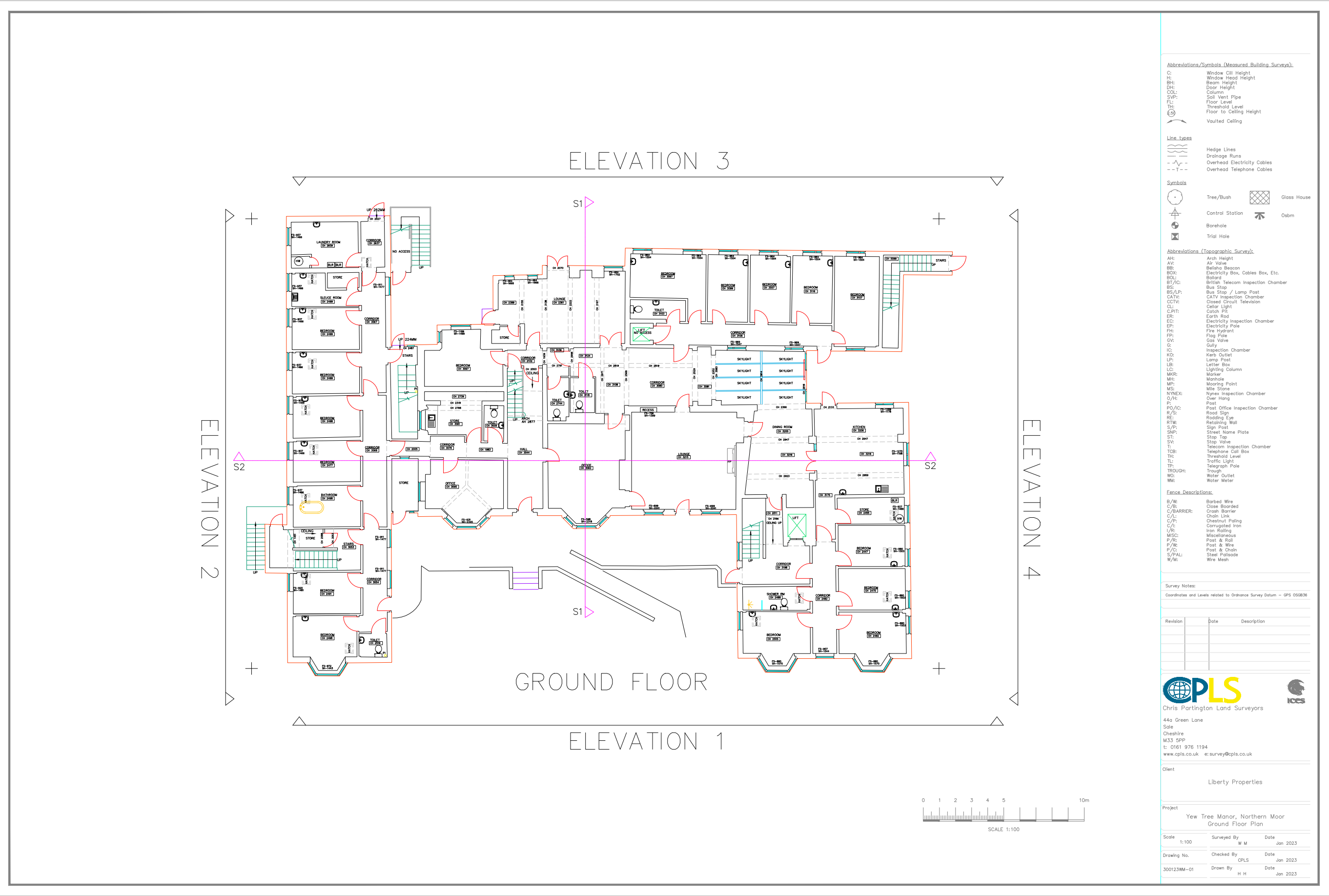
5.0 Drawn Record

The drawn record and surveys were produced by Chris Partington Land Surveyors.

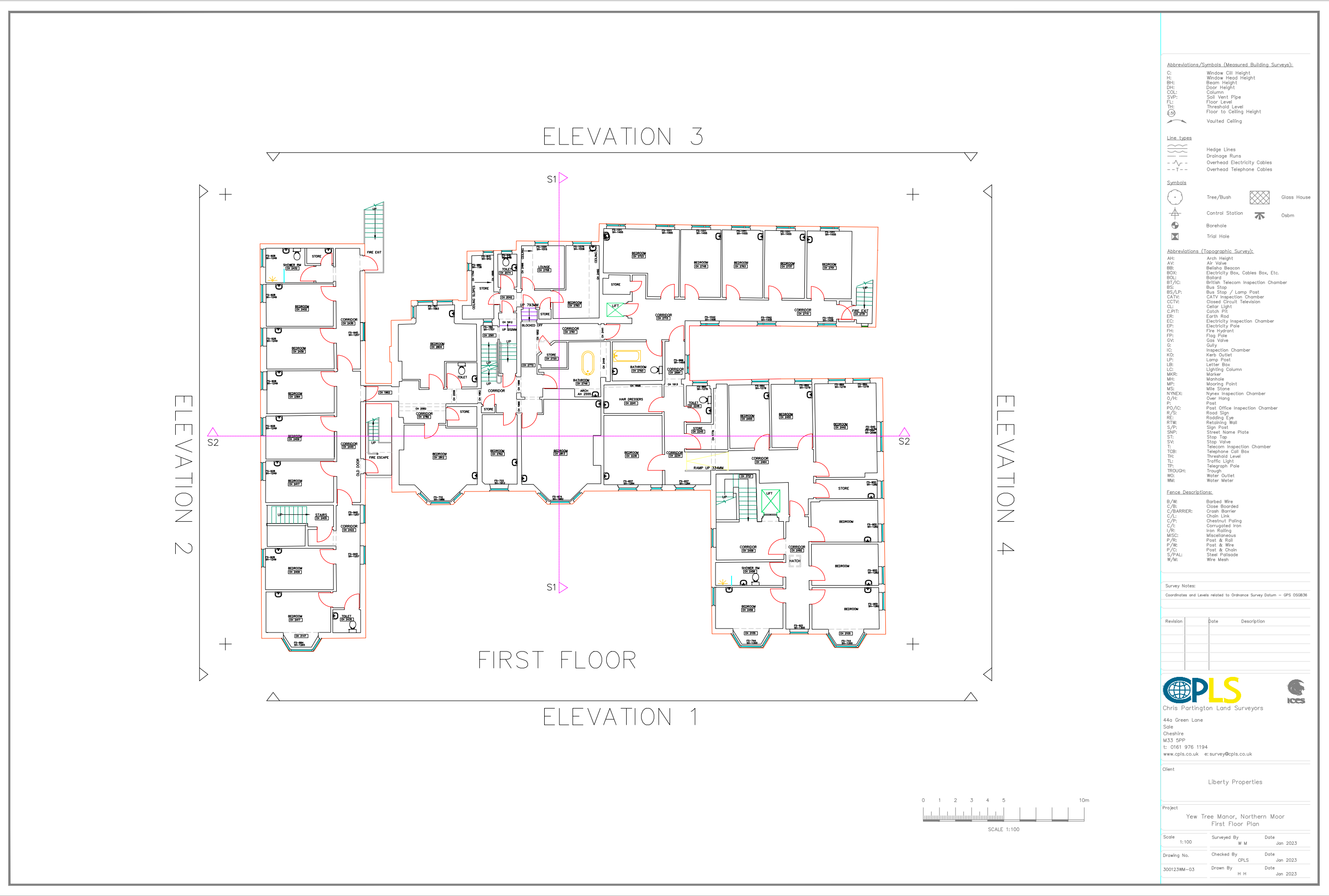
Buttress | Yew Tree House | Level 2 Building Record



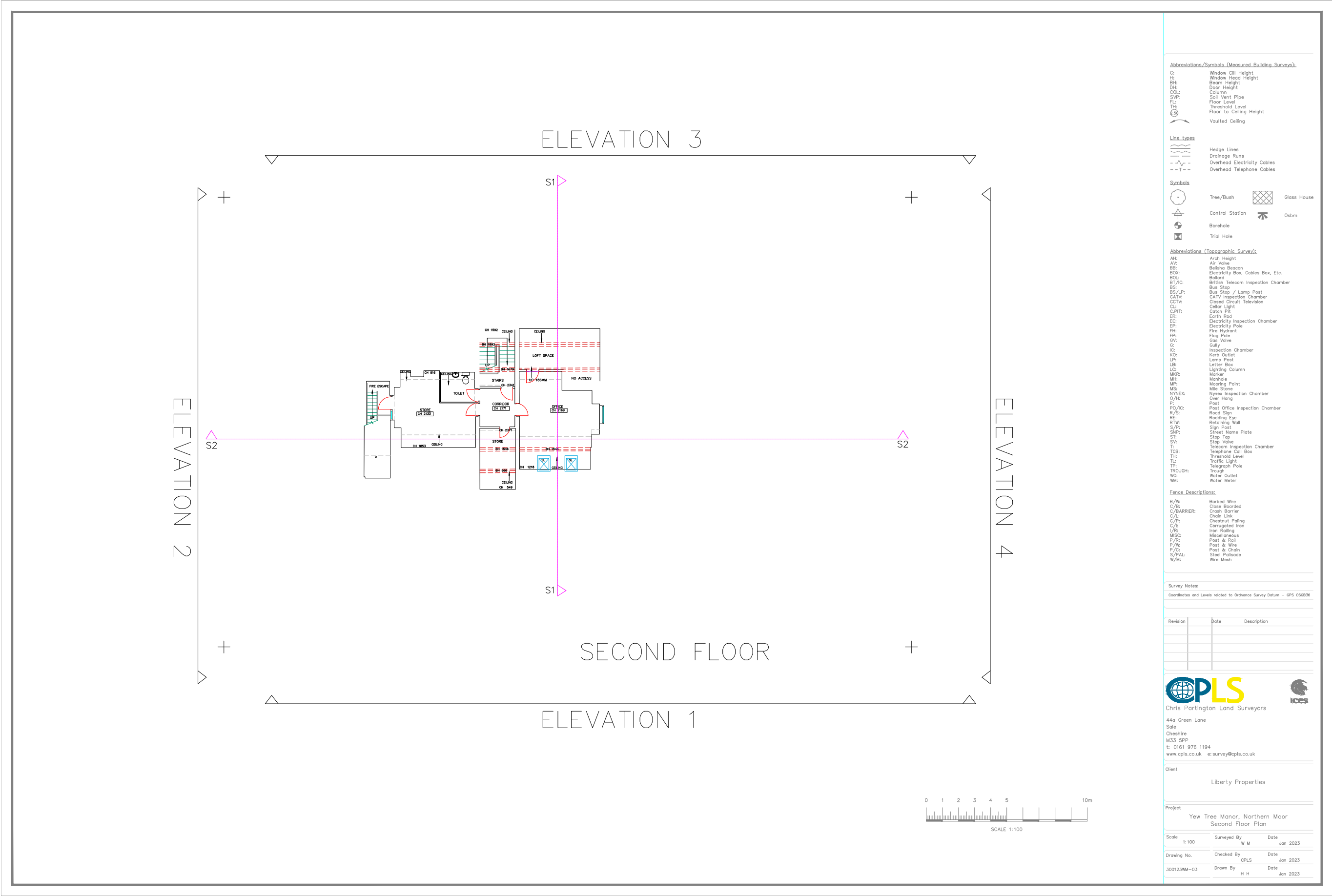
5.2 Ground Floor



5.3 First Floor



5.4 Second Floor



5.5 Elevations 1 + 2



5.6 Elevations 3 + 4



5.7 Section



6.0

History & Development

5.7.1 Other Information

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5.8 Mapping

Historic maps showing estimated position of contemporary building.

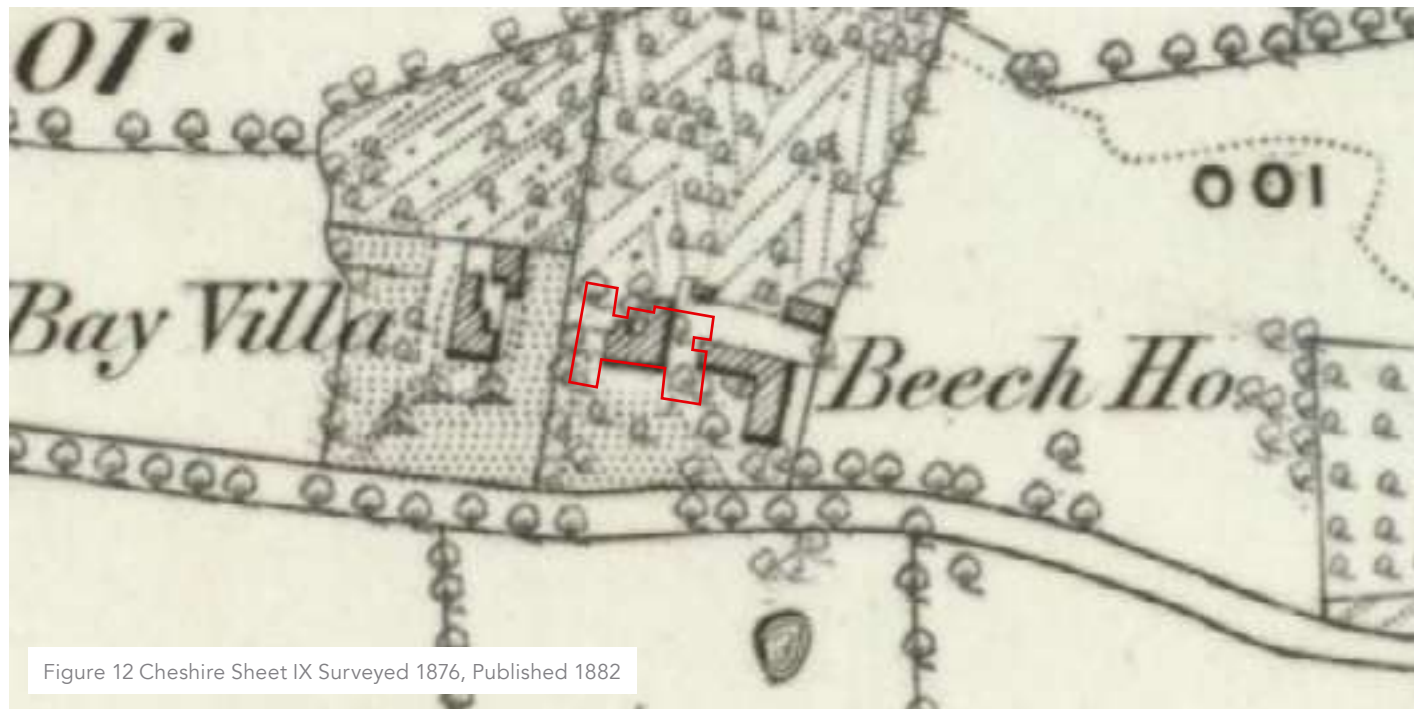


Figure 12 Cheshire Sheet IX Surveyed 1876, Published 1882



Figure 14 Lancashire Sheet CXI.SW Revised 1904 to 1905 Published 1911



Figure 13 Cheshire IX.16 Revised 1897, Published 1898

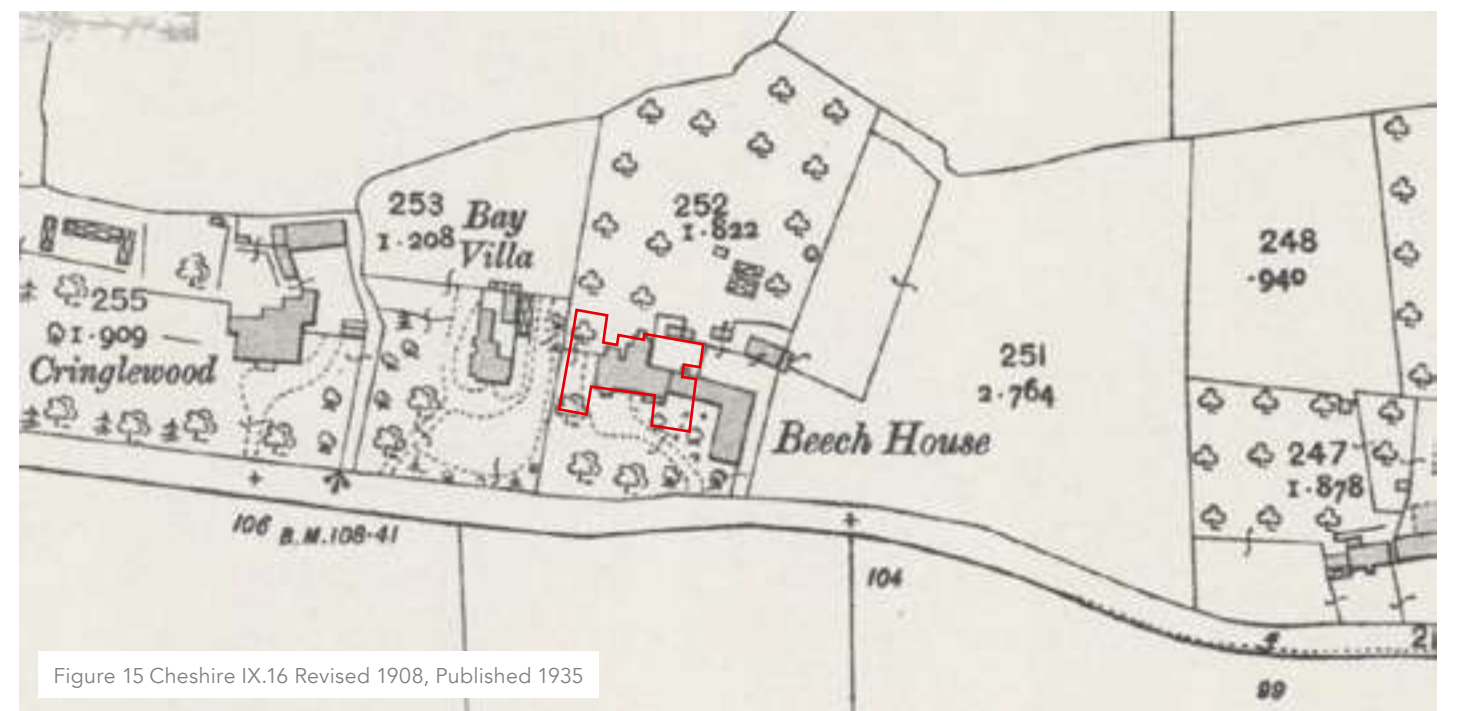


Figure 15 Cheshire IX.16 Revised 1908, Published 1935



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7.0

Bibliography & Sources

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6.1 Sources

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6.2 Maps

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