



MANCHESTER CITY COUNCIL

Design and Accessibility Statement

For

Refurbishment Works & Security Improvements

at

**Wythenshawe Hall,
Wythenshawe Park,
Nathans Road,
Wythenshawe,
Manchester M23 0AB**



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INTRODUCTION

The purpose of this statement is to support a Listed Building Application for refurbishment works and security improvements at Wythenshawe Hall.

BACKGROUND

Wythenshawe Hall is located within Wythenshawe Park. It was originally built as a manor house around 1540 by Robert Tatton of Chester and is one of the oldest buildings in Greater Manchester. It was the home of the Tatton family for over 500 years and is now owned by Manchester City Council. The Hall and the surrounding 250 acres of park land, were given to the City by Lord & Lady Simon in 1926. Wythenshawe Hall is a grade II* designated heritage asset, protected under the Planning (Listed Buildings and Conservations Areas) Act 1990. The grade II Former Stable Block is situated to the west of the Hall, and together they have group value. Both of these sit within a grade II Registered Park and Garden, which is also subject to statutory protection. These protections are recognition of the site's architectural qualities and historic interest.

Wythenshawe Hall is situated at the heart of Wythenshawe Park in South Manchester. Until 2010, the central section was occupied by Manchester City Galleries with the north wing occupied by Manchester City Council's Trading Services on behalf of Leisure Services; remaining sections were vacant. After this time, the entire Hall was vacant, and the Manchester City Galleries collections were removed from the building.

The building has been subject to further alterations and extensions over the Centuries. It has been previously used as an art gallery and museum. The building was subject to an arson attack in 2016 and the building suffered significant fire damage. An extensive renovation project to rectify the fire damage was completed in 2019.

Wythenshawe Hall is at risk of falling into disrepair, and significant damage to the historic building fabric due to the withdrawal of services from the building. This has the potential to dramatically reduce both the level of repairs and the level of supervision of the building.

The most significant risk to Wythenshawe Hall is its continued vacancy. This puts it at risk from inappropriate development, vandalism, and arson, which has been evidenced by the major arson attack in March 2016. The most significant opportunity for the site is bringing it back into use as a public resource. The Hall, in conjunction with the surrounding setting of the Park, has the potential to be a valuable learning resource, as well as a significant cultural heritage attraction within the city and the wider region.

Refurbishment works are required to bring specific areas on the first floor building up to an acceptable standard for use as office accommodation by Leisure Services Council staff. Also, in order for the public to make use of certain areas on the ground floor of the building, these will also need to be refurbished. The Council wishes to improve the Broadband connectivity to Wythenshawe Hall and this will require a new Broadband network bringing into the building. Also, temporary works were carried out to the CCTV system at Wythenshawe Hall following the major arson attack and improvements are required to the system.

The proposed works include the following areas:

Ground Floor Internal Areas

Tenant Hall / Suite A0/36, Bar Area A0/35, Circulation Area's A0/30 & A0/35a, Female W.C. A0/31 and Male W.C. & Lobby A0/33.

First Floor Internal Areas

Office Area A1/12, Break Out Area A1/18, Kitchen Area A1/17 and W.C. Area's A1/03 and A1/04.

External Areas

Mesh security grilles are to be fitted to two first floor windows on the rear elevation of Wythenshawe Hall, to match the existing security grilles already in place.

A new service trench and ducting shall be formed within the parkland from Wythenshawe Road to the rear of Wythenshawe Hall to enable a new Broadband Network cable to be installed.

CCTV Services Improvement Works

Temporary emergency works were carried out following the major arson attack in March 2016, to re-establish CCTV coverage on Wythenshawe Hall. This involved fixing CCTV cabling along corridors on the ground floor and through door openings. It is not possible to close doors due to the cables and these need re-cabling and re-routing through the ground floor of the building to a new CCTV room, which will enable doors to function correctly and close to. The CCTV system will also be upgraded as part of the works.

BRIEF DEVELOPMENT – DECISION MAKING

General Planning

The following conservation philosophy has been adopted at the brief development stage of this project:

- Minimum intervention: If possible leave historic fabric alone and do not interfere unless it is absolutely essential.
- Maximum retention: Where intervention is required there should be the minimum loss of historic fabric, and modern fabric should be targeted wherever possible.
- Research and inspection: Decisions regarding what will be altered and how must be based upon detailed inspection of the buildings and an informed understanding of its history, development and character based on research.
- Materials: Wherever possible sympathetic materials and traditional methods of workmanship should be adopted for carrying out repairs.
- Reversibility: Where possible any alterations should be reversible.
- Workmanship character: the design of repairs should take note of original/historic patterns of workmanship, character and profile where possible.
- Skills and trades: Only contractors, trades and craftsmen with the necessary experience and skills working with historic buildings will be permitted to undertake works.
- Current defects and forward maintenance: The project aims to overcome a backlog of disrepair and defects, by improving the condition of the building fabric to a point where forward maintenance is at a manageable scale. It does not however negate the need for future maintenance.
- Timing: the provision of scaffolding and access may guide decisions regarding the extent of what work is done now and where.

Identification of a permanent active use for Wythenshawe Hall is vital to its conservation and continued existence. Returning the building to a public use will enhance its heritage significance by widening visitor engagement and education through physical access to the heritage. The largest risk to the conservation of the fabric is a lack of viable use. Vacancy poses a significant risk to the security of the site through theft, arson and vandalism.

DESIGN AND ACCESSIBILITY STRATEGY

Design Brief

Full details of proposals are contained within drawings accompanying the application for Listed Building Consent.

The proposals include the refurbishment of the following areas: -

Ground Floor Areas

- **Tenant Hall / Suite A0/36** – Fill redundant holes in brickwork with lime mortar and carry out redecoration of wall areas & window frames. To reduce bottom of door which is catching on carpet floor coverings and repair section of damaged carpet. To refit section of vertical T&G paneling below dado height which has warped due to damp penetration. To repoint section of external brickwork where joints have been eroded due to defective rainwater goods. To be repointed in lime mortar.
- **A0/37** – To remove polycarbonate glazing to bay window and replace with new hand blown glass. To fit new mesh security grilles over the face of the windows, type to match existing adjacent windows.
- **Bar Area A0/35** – Patch plastering repairs to wall areas with new lime plaster. Internal redecoration including hanging new wallpaper. Refix loose wall tiles.
- **Circulation Area's A0/30 & A0/35a** – Patch plastering repairs to wall areas with new lime plaster. Install new lime plaster traditional ceiling, including new oak laths. Repairs to floor boards / parquet wood blocks & sanding / sealing. Replace section of carpet and internal redecoration.
- **Female W.C. A0/31** – Patch plastering repairs to wall areas with new lime plaster. Repairs to parquet wood blocks and sanding and sealing. Repair redundant holes in ceiling and carry out internal redecoration.
- **Male W.C. & Lobby A0/33** – Patch plastering repairs to wall areas with new lime plaster. Repair damaged ceilings with new lime plaster, including new oak laths if required. Remove damaged section of sheet vinyl floor covering and lay new to match existing. Strip out 1No. urinal bowl and associated pipework which cannot be used and form boxing-in to enclose existing soil / R.W.P. Carry out internal redecoration.

First Floor Areas

- **Office Area A1/12** – Patch plastering repairs to wall areas with new lime plaster. Repairs to floor boards and apply a hard wax oiled finish. Upgrade internal door to improve fire protection. To remove plywood faced flush door and install new fire rated Colonial type six panel door, pattern to match existing. Carry out minor joinery repairs to door and remove exterior boarding to window and fit mesh screen externally. Carry out lighting upgrade with new LED fittings suitable for office use. Install new Ceramic Radiant Heaters at High Level within the room (additional radiators cannot be installed). Carry out full internal redecoration.
- **Break Out Area A1/18** – Patch plastering repairs to wall areas with new lime plaster. Repair damaged ceilings with new lime plaster, including new oak laths. Replace section of missing timber skirting to match previous and carry out minor joinery repairs. Upgrade internal door to improve fire protection. Fit new sheet vinyl and nosings to steps. Repairs to floor boards and apply a hard wax oiled finish. Replace polycarbonate glazing to window with hand drawn glass. Remove external boarding to window and fit new exterior metal mesh screen to match adjacent windows. Carry out full internal redecoration
- **Kitchen Area A1/17** – Patch plastering repairs to wall areas with new lime plaster. Repair damaged ceilings with new lime plaster, including new oak laths. Strip out existing stainless steel sink, base unit and wall unit. Fit new sink unit, cupboards and worktops. Install additional socket outlets, mechanical extract fan and water heater. Upgrade internal door to improve fire protection. Fit replacement timber ceiling hatch, existing is missing. Install new sheet vinyl safety flooring. Carry out full internal redecoration.
- **W.C. Area's A1/03 and A1/04** – Fit chain pull to high level cistern. Fit electric over sink water heater and H.W. tap and pipework supplies to same. To re-varnish timber toilet seat. Repairs to floor boards and apply a hard wax oiled finish.

CCTV Services Improvement Works

- Temporary emergency works were carried out following the major arson attack in March 2016, to re-establish CCTV coverage on Wythenshawe Hall. This involved fixing CCTV cabling along corridors on the ground floor and through door openings. It is not possible to close doors due to the cables and this presents an inherent fire risk to the building. These need re-cabling and re-routing through the ground floor of the building to a new CCTV room, which will enable doors to function correctly and close to. The CCTV system will also be upgraded as part of the works.

External Areas

- A new service trench and ducting shall be formed within the parkland from Wythenshawe Road to the rear of Wythenshawe Hall to enable a new Broadband Network cable to be installed. Following the installation of the service trench, it will be backfilled and grass turf reinstated.

Accessibility Strategy

Vehicular and Transport Links – Access to Wythenshawe Hall and Park is good, with a main entrance to the park on Wythenshawe Road. Pedestrian access is available off Altrincham Road and in other locations. By road the park is served by the adjacent M60/M56 Motorway Network. It has also good connectivity by the local bus network and there is a Metrolink stop at Wythenshawe Park which is within about $\frac{3}{4}$ of a mile. There is a free public car park located within the park.

Inclusive Access – As the works will be carried out in accordance with all current legislation and in accordance with Manchester Council's Design for Access 2 Manual where possible.