

Heritage Statement

March 2021

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

Refurbishment Works & Security Improvements

Ref: LS44862



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1.0 Introduction

This Heritage Statement has been prepared by Manchester City Council Capital Programmes and Procurement to support an application for Listed Building Consent for refurbishment works to the ground and first floor of Wythenshawe Hall.

2.0 Project Background

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.

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.

3.0 Proposals

The areas within the building which the Council wishes to bring back into use, are in a dilapidated condition and are in need of refurbishment / upgrade before re-occupation can occur. Also, external works are required to improve security and improve Broadband Services. The areas which form part of the proposed works comprise:

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.

4.0 Heritage Statement Objectives

This Heritage Statement aims to illustrate the rationale behind the proposals, so that the reader can understand the design intention and considerations that have been made.

The general aims of this assessment are to:

- To set out the local and national planning policy relating to the identified heritage asset;
- To set out the historical background of the Royal Exchange site and St Ann's Square Conservation Area;
- To summarise the assessment undertaken of the character and special interest of the site by way of statement of significance;
- Identify the conservation philosophy adopted by the design team in designing this refurbishment;
- Provide a summary of the design rational behind these proposals;
- Assess the potential impact (positive or negative) of the proposed scheme on the heritage assets.

Assessment of the significance of the site identifies how particular parts of a place and different periods in its evolution contribute to, or detract from, identified heritage values associated with the site. This approach considers the present character of the site and the changes that have influenced this character, thus informing how the design can best enhance the significance of the heritage asset. Significance (for heritage policy) is defined in NPPF (2019) as:

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

Current national guidance for the assessment of the significance of heritage assets is provided by English Heritage in the document 'Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment' (2008) in which significance is weighed by consideration of the potential for the asset to demonstrate the following value criteria:

- Evidential value. Deriving from the potential of a place to yield evidence about past human activity.
- Historical value. Deriving from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.
- Aesthetic value. Deriving from the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value. Deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.

5.0 Conservation Philosophy

- 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.

6.0 Planning Statement

6.1 Regulation

The primary legislation relating to historic buildings and conservation areas is the Planning (Listed Buildings and Conservation Areas) Act 1990 which makes provision for the listing of buildings of special architectural or historic interest, designation of conservation areas, and the exercise of planning functions in relation to these. It requires Councils to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses (sections 16 & 66) and to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas (section 72) (HMSO 1990).

6.2 Policy

National Policy

Present government planning policy is contained within the National Planning Policy Framework (NPPF, 2019). Section 16 of the NPPF, entitled Conserving and Enhancing the Historic Environment provides guidance for the conservation and investigation of heritage assets and requires local authorities to take the following into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place.

NPPF Section 16: Conserving and enhancing the historic environment sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process.

The aim of NPPF Section 16 is to ensure that Regional Planning Bodies and Local Planning Authorities, developers and owners of heritage assets adopt a consistent and holistic approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.

To summarise, government guidance provides a framework which:

- requires applicants to provide proportionate information on the significance on heritage assets affected by the proposals and an impact assessment of the proposed development on that significance. This should be in the form of a desk-based assessment and, where necessary, a field evaluation;
- takes into account the desirability of sustaining and enhancing the significance of heritage assets and their setting;
- places weight on the conservation of designated heritage assets (which include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas);
- requires developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and impact, and to make this evidence (and any archive generated) publicly accessible.

Policy guidance concerning listed buildings distinguishes between extent of 'harm', as follows;

- Paragraph 193 – When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.
- Paragraph 194 – Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building...should be exceptional.
- Paragraph 195 – Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve

substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use.
- Paragraph 196 – Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Policy guidance concerning Conservation Areas is as follows:

- Paragraph 200 - Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
- Paragraph 201 - Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Further guidance on all aspects of the NPPF is provided on the Planning Practice Guidance website which includes a section entitled 'Conserving and enhancing the historic environment'.

The following relevant definitions are made within NPPF 2019:

- **Heritage Asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- **Setting of a Heritage Asset:** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- **Significance (for heritage policy):** 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. For World Heritage Sites, the cultural value described within

Local Development Plan

The Core Strategy Development Plan (2012-2027) outlines the Council's planning policies for the city. The key policies which relate to this project have been summarised below:

Policy EN3 Heritage states that *Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.*

7.0 Historic Appraisal and Statement of Significance

7.1 Setting and Local History

Wythenshawe Park lies to the south of the City of Manchester at SJ 81 89 and is bounded on the north by Wythenshawe Road, on the south by Altrincham Road, on the east by Princess Parkway and on the west by housing.

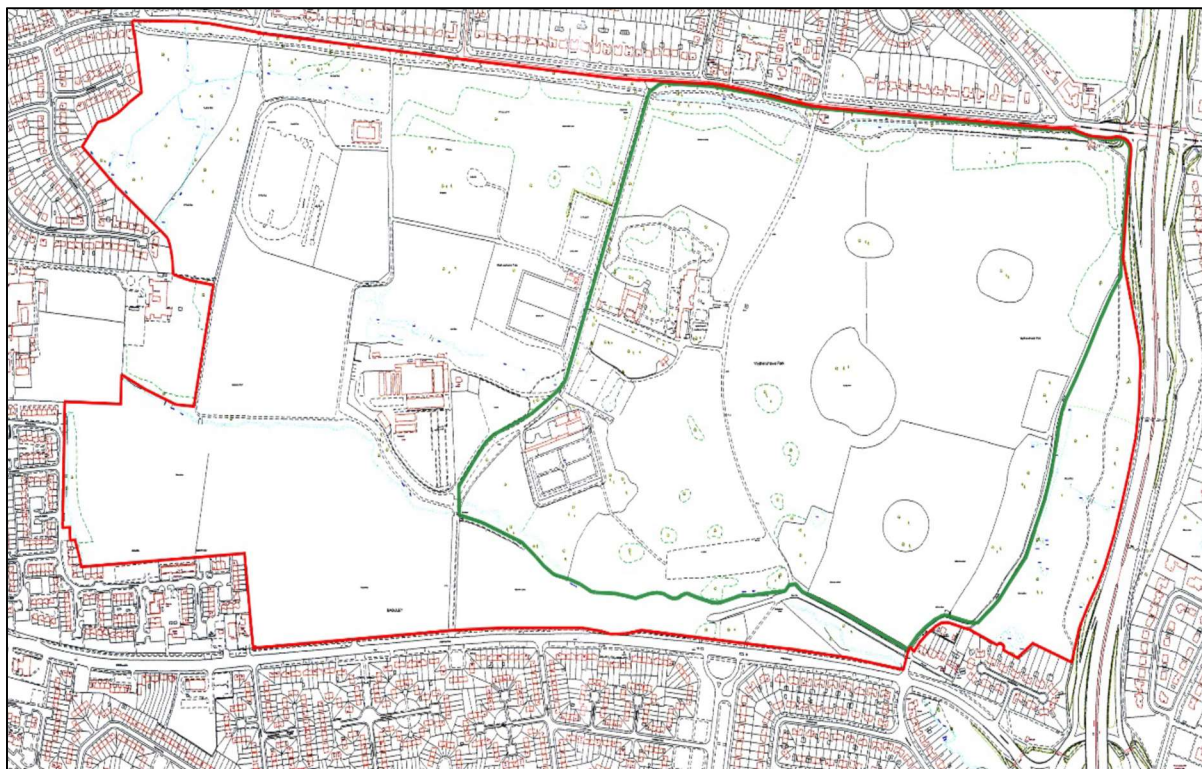


Figure 1 Site Boundaries

The eastern side of the Park, which contains the area of the Grade II registered Historic Park and Garden, largely comprises open parkland with areas of woodland, the largest being Gib Lane Wood along the Park's eastern boundary, and also includes the Hall and former stables, the Walled Garden and Community Farm, and a play area. The western side of the Park includes football pitches, a running track, a miniature golf course, tennis courts, bowling greens, pavilions and the Horticultural Centre, with areas of woodland at Nan Nook Wood in the north-west corner of the Park and Fir Coppice and Mere Wood to the north of the Horticultural Centre.

Wythenshawe Park is a grade II listed registered park which occupies 109 hectares of land surrounding Wythenshawe Hall, situated 8km from Manchester City Centre. The boundaries are formed by Wythenshawe Road to the north, the M56 motorway to the east, and Altrincham Road to the south. The western boundary is a drive running south from Wythenshawe Road to Baguley Brook where the boundary of the historic park merges with former fields to the west. It contains 'historic and ornamental woodlands, herbaceous borders, formal bedding, open grassland and beautiful wildflower meadows.'² There are also sports facilities and a community farm. The Park's general arrangement was laid out by 1830, but contains elements shown on maps from the mid-17th century, as well as a formal garden dating from 1850.



Figure 2 Wythenshawe Park designation boundary.

Entrances & Approaches

There are three main entrances to the Park. These include iron gates at the North Lodge and another one c.200m west of the North Lodge which was formerly a service entrance leading to the stables and is now the principal vehicular entrance. A road runs from the North Lodge, to the Hall, and further south to Wythenshawe Bridge; c.10m east of the bridge is the remains of an entrance with a stone gate pier. The South Lodge was formerly situated c.20m to the north of this pier, as shown on maps from 1882 and 1927.



Figure 3 North Lodge Entrance.



Figure 4 South Entrance.

Hall Forecourt



Figure 5 Hall Forecourt, before the fire, 2010.

The forecourt to the Hall is situated to the east. Two rectilinear lawns with circular planting beds are enclosed by a stone wall which has a gated entrance aligned with the main entrance of the Hall.

The lawns flank a circular planting bed with a central sundial and an adjacent interpretation panel. This layout is approximate to the 1882 OS map configuration.

The current arrangement replaced a less formal arrangement, depicted below, comprising mainly of shrubberies and trees.



Figure 6 Watercolour of the Hall by W.H. Calvert (1837)

Formal Garden

The formal gardens are situated to the west of the Hall; enclosed by the stable-yard walls to the south-west, a brick wall to the west, and woodland around the north and west. Thought to have been designed by John Shaw of Manchester in collaboration with Thomas William Tatton and laid out in the 1850s, this area offered a new formality to the Hall which differed from the 'naturalised' manner of the Parkland surrounding it.

Along the west front of the Hall are formal beds, which were formerly laid out in the form of heraldic motifs drawn from the family coat of arms, and a rock garden which edges the entrance between the Hall and former stables. A series of paths lead across lawns with specimen trees, past a late 20th century pond and through woodland along the western and northern perimeters.



Figure 7 Formal Garden, 2016.

A conservatory probably designed by John Shaw and constructed in 1855 has been demolished, as has a first-floor conservatory in the Hall which overlooked the rock garden.



Figure 8 View of the Hall from the West, showing the conservatory (1927)

Rose Garden

The area now known as the Rose Garden is the site of the former dairy yard as part of the 'Home Farm' located west of the former stable block. The only structure remaining is a small outbuilding in the south west corner of the gardens.



Figure 9 Rose Garden, 2016

Excavations in 2007 uncovered the 18th-19th century 'Home Farm' which included the stables, dairy and workshops which are shown on the Northenden tithe map of 1839. The walls of a long range running west and an L-shaped building in the south, appeared to have survived well buried beneath the gardens.



Figure 10 The farm buildings, the north range (left) and south building (right), viewed from the west, 1949 © Manchester Libraries

Kitchen Garden



Figure 11 Kitchen Garden, 2016.

The red-brick walled Kitchen Garden, built to supply fruit and vegetables to the Tatton Family is situated c.250m south-west of Wythenshawe Hall. There is a range of small buildings on the outer face of the north wall. Internally, the 19th century greenhouses that appeared on OS mapping until 1927 have been demolished, and there is fencing relating to the late 20th century use as an aviary. The walled garden appears to conform to the shape and position of a field marked as Laton Eye on the 1641 estate map.

Wider Park



Figure 12 Higher Saxfield, 2016.



Figure 13 Great Saxfield towards the Hall, 2016

The park is situated on the north, south and east sides of the Hall and consists of open grassland with clumps and belts of trees substantially as shown on the 1830 estate map. There are three large clumps in the parkland to the east and north of the Hall and belts of trees along the north and east boundaries, around the kitchen garden and to the south of the Hall and stables.

The largest clump is known as the Big Round and is situated c 200m south-east of the Hall; this seems to be defined partly by the rounded edges of two fields known as Swine Parkes in 1641. Some 100m to the north of the Big Round is another clump, and between the two are the remains of a ha-ha wall. This feature survives as a depression elsewhere and can be traced across the park from the northern to the southern boundary; it is shown on the 1830 estate map and it appears to follow the western boundaries of fields called Great Saxfield and Lesser Saxfield on the 1641 estate map. Ridge and furrow is visible in the area once covered by these fields. A tree belt along Gib Lane, now known as Gib Lane Wood on the south-eastern boundary, conforms with planting shown on the 1641 estate map.



Figure 14 Chestnut Avenue, 2016.



Figure 15 The Big Round, 2016.

An avenue of chestnuts which was planted c 1934 is aligned with the east front of the Hall and runs east to the park boundary from a point immediately east of the ha-ha. A statue of Oliver Cromwell of 1857 (listed grade II) by Matthew Noble was moved from Manchester City Centre in 1967 and positioned c 100m east of the Hall, in line with the avenue. Mature planting between the ha-ha and the Hall is suggestive of a vestigial avenue and conforms with the lines of field boundaries shown on the 1641 estate map.

A late 20th century children's playground is situated between the woodland belt around the kitchen garden and woodland to the south of the Hall and stables. A recent refurbishment of this playground also included the installation of a fenced Multi-Use Games Area known as a M.U.G.A to the east

Wythenshawe Hall

Wythenshawe Hall is a 2/3 storey hall dating from the early sixteenth century with additions being made at various stages. The Hall is of timber frame and brick construction and is surmounted with pitched and hipped slate roofs. The rear elevations are of brick construction with brick parapets and internal gutters to flat or pitched roofs. A plaque on the centre of the rear elevation indicates the Hall to have been restored in 1953. Wythenshawe Hall was a family home for nearly four hundred years. The original Hall was built around 1540 by Robert Tatton, possibly on the site of an earlier medieval building. It was further developed over the following centuries by fourteen generations of the Tatton family until 1926, when the estate was sold to provide new housing for the people of Manchester. The Hall and parkland became an art gallery and public park and have been open to the public ever since.



Figure 16 Wythenshawe Hall, March 2021

Former Stable Block

The grade II listed Former Stable Block is situated approximately 50m west of Wythenshawe Hall. It is a two storey red brick building with a slate roof and L-shape plan, with the north and east ranges enclosing a courtyard. The east range has a central gable with a clock and a bell-turret. There is a semi-circular window at ground floor, and circular windows at first floor level. Openings in the north range show evidence of having been altered. The east range also shows scarring from the removal of an additional building.

There is no clear date for the construction of the stables, but some were already in existence on the estate during the time of William Tatton (1774-99), at which time the staff included two coachmen, two racing servants, and a rider. Inventories between 1785 and 1792 also show that there were stables with sleeping accommodation for five above. It is possible that in 1841, the upper storey of the stables was still being used in this manner as the census records show that two people were listed as living in the stables.

There was previously a collection of farm buildings, also known as the dairy yard, to the immediate west of the stable block. Photographic evidence shows that the style of these buildings was consistent with the stables. However, these outbuildings were demolished c.1965, leaving only one small structure.



Figure 17 Former Stable Block, 2016.

Statue of Oliver Cromwell



Figure 18 Statue of Oliver Cromwell, 2016

The grade II listed statue of Oliver Cromwell, depicted stepping forward in a gartered uniform with his hat as his feet, sits approximately 100 metres east of Wythenshawe Hall. The bronze statue, created by Matthew Noble, dates from 1875 and sits on a grey granite plinth and pedestal.

The plinth is of 4 steps and the pedestal takes the form of a roughly-hewn rock with two letter panels which are inscribed as follows:

OLIVER / CROMWELL / BORN 1599 / DIED 1658 / ELIZABETH
HEYWOOD TO THE CITIZENS OF MANCHESTER.

The statue was original situated at crossing of Deansgate and Victoria street in the city centre of Manchester until it was removed to Wythenshawe Park in 1968

North Lodge



Figure 19 North Lodge, 2016

The Tudor-style North Lodge is a Grade II listed building situated on Wythenshawe Road, built in 1878 for Thomas William Tatton, likely alongside the construction of a corresponding South Lodge, now lost. It is possible that the architect was James Redford, the architect of the Tenants Hall

The Lodge is stock brick in header bond with red brick dressings, on a T-plan with the long wing projecting towards the gateway. It is one low storey with a steeply pitched slate roof with fish scale bands. There is a small canted bay window in the gable end, which has ornamental half timbering to the gable. The gable's bargeboards have alternating zig-zags of compressed pointed trefoils and trefoil cusping with an apex finial. The shorter wing is in a similar style. Ogee-headed lights to all windows and tall coupled chimneys on both ridges. Low service wing to rear.

7.2 History of Wythenshawe Hall

Wythenshawe Hall was a family home for nearly four hundred years. The original Hall was built around 1540 by Robert Tatton and was further developed over the following centuries by fourteen generations of the Tatton family until 1926, when the estate was sold to provide new housing for the people of Manchester. The Hall and parkland became an art gallery and public park and have been open to the public ever since.

The early 16th century hall, is the timber framed core consisting of a two-storey block containing the great hall, now known as the Dining Room, and the room above this known as the Withdrawing Room, with lower two-storey cross-wings projecting well forward at either end of this block. In each of the two angles between the core block and the cross-wings is a shallower bay, which mark the upper and lower ends of the great hall; that on the north contains the entrance porch, while that on the south lit the high table.

A century later, during the English Civil War of 1642-49, the Hall was at the centre of a bitter struggle, besieged by Parliamentary troops. Royalist Robert Tatton defended his home for over three months during the winter of 1643-44, with the help of more than fifty servants, tenants and neighbours. It was only the arrival of two cannons from Manchester that finally forced his surrender. The Hall was confiscated and a detailed inventory drawn up of all its contents, whilst Tatton somehow escaped to Chester. Two years later Wythenshawe was returned to him, on payment of a hefty fine totalling £707.13s.4d.



Figure 20 Wythenshawe Hall (c1740) © Manchester Libraries

The following centuries were quieter and much more prosperous. As the Tatton family acquired more land, the Hall expanded to become a much grander home. The next phase of development was during the occupancy of William Tatton who carried out some improvements to the Hall during his marriage to Hester Egerton. Before the end of the 18th century a new wing was added at the north end of the Hall including a library and the rooms in the south wing, at the high end of the great hall, now became service rooms. Extensions were also added at this southern end in brick. In the same period the west side of the Hall was refronted in brick, and the timber-framed core was stuccoed to help give the building a unified appearance.



Figure 21 Unknown, Wythenshawe Hall c1850 © Manchester Libraries

Between his coming of age in 1795 and early death in 1799, Wythenshawe seems to have been used as a country residence by Hester's grandson William Tatton who commissioned the firm of Gillows to provide furniture and furnishings for the Hall.

Decoration of the Hall was resumed in c1810 by Thomas William Tatton, who remodelled the library in the north wing, possibly employing the architect Lewis Wyatt. The earliest known detailed plan of the Hall, dating from 1830, shows the post-medieval core with the library range to the north, and the southern extensions arranged on either side of a narrow yard.

In 1855 the second Thomas William Tatton (1816-85) added a conservatory on the west side of the Hall in collaboration with a local landscape gardener and nursery man John Shaw. The conservatory was enlarged in 1891 creating a cruciform plan. In c1862 a billiard room was added at the north end of the library, designed by J Medland and Henry Taylor. Adjoining this on the north again, the Tenants' Hall, by James Redford, was added in 1879 and provided a larger venue for meetings of staff and tenants than the Georgian Servants Hall.



Figure 22 J.W. Wade, Wythenshawe Hall (1895) © Manchester Libraries



Figure 23 Watts, Wythenshawe Hall (1900) © Manchester Libraries



Figure 24 Wythenshawe Hall during repairs (1934) © Manchester Libraries



Figure 25 Wythenshawe Hall (1955) © Manchester Libraries

By the 1920s the Tatton estate comprised some 2,500 acres of farmland worked by tenant farmers, many of whose families still live locally. In the 1940s and 1950s Manchester City Council carried out an extensive programme of repair and alteration at the Hall. On the east front the stucco was removed and replaced with cement rendering with timber imitating the original framing in order to project a pastiche retrospective vision of Tudor architecture. These are modern interventions and should not be considered original. The Georgian brick elevation on the west of the Hall was partly rebuilt but the south-east wing, identified as a 'store,' was demolished due to dry rot and woodworm. The conservatory built against the west elevation was also removed at this period. A further programme of repair was carried out in 1978-83, during which the bell tower was rebuilt.



Figure 26 Wythenshawe Hall west (1927)
© Manchester Libraries



Figure 27 T Baddley, west of Wythenshawe Hall
showing scarring (1952) © Manchester Libraries

Phased Development Plan

Below is a plan which illustrates the phased development of the Hall. Precise dates for many of these phases cannot be established from archival research, so the phases are described by the owners of the hall in the time that the works were carried out. The principle phases of development are shown in the following illustration.

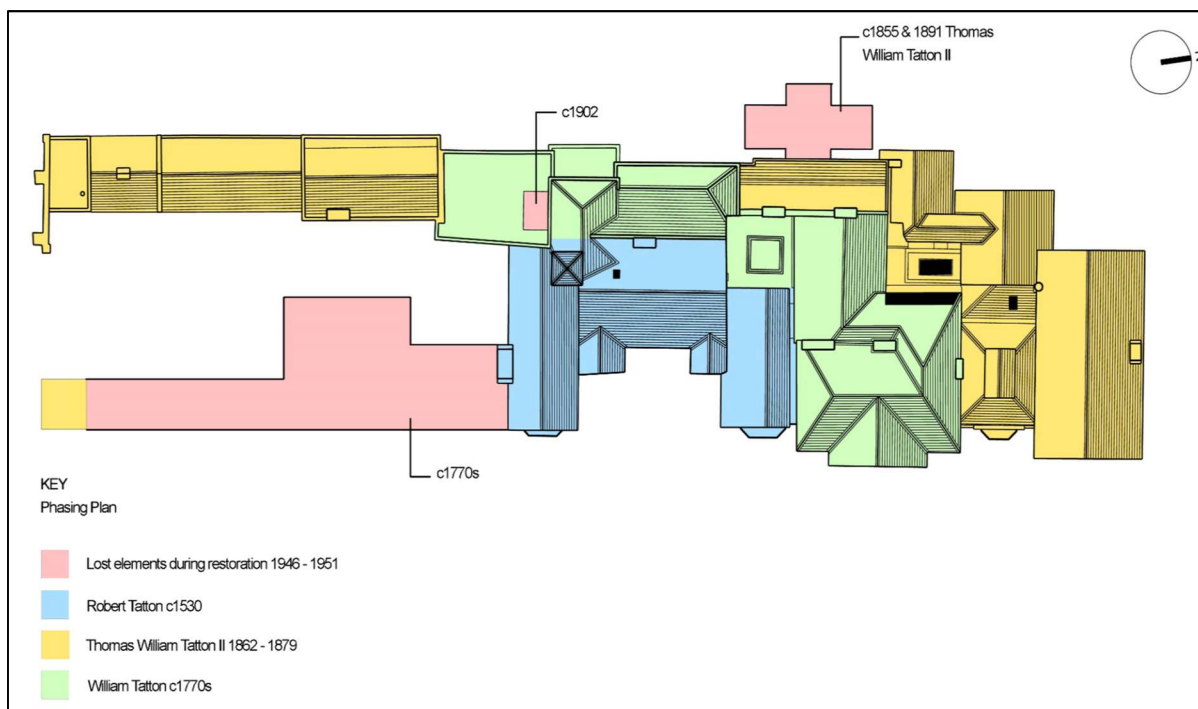


Figure 28 Wythenshawe Hall Phased Development Plan

Wythenshawe Hall suffered a devastating fire in March 2016 and the core of the building suffered considerable damage. A multi-million pound restoration was carried out including external and internal fabric repairs and roofing works. Reinstatement of historic details, finishes and materials were carried out to repair the fire damaged core and return it to its pre-fire condition.



Figure 29 Wythenshawe Hall March 2016, after the fire.

7.3 Historic Appraisal and Statement of Significance

The heritage value of Wythenshawe Hall is proportional and representative of its grade II* Historic England designation. This places the Hall within the 5.5% of grade II* listed buildings nationally. Other designations on site, such as the Registered Park and the Former Stable Blocks, are also found to be appropriate. When viewed together, the site is intensified by group value. The Hall's relationship with the post-medieval outbuildings, and the setting of the Park, are intrinsic to understanding the wider heritage.

Wythenshawe Hall is one of the most significant historic country houses within the Manchester region, enhanced by the evidence of its existence from c1540, and with the possibility of the current Hall having replaced an earlier building. It has important associations with the great historic families of Cheshire that formed the network of Country House assets that we are now left with, including Tatton Park, Lyme Park, Heaton Park and Dunham Massey. Its historic associations are even further enhanced through the Hall's employment by Robert Tatton in the 1642 Siege of Wythenshawe. This is reflected through the High values attributed to the site. There is also significant evidential value through the visible development of the Hall and Park over time, and as Historic England state, 'each century witnessed distinct developments in the evolution of the country house, and the story has not stopped yet.'¹⁴

The Hall and Park's aesthetic values are currently limited due to inappropriate interventions that present an inaccurate representation of what the building may have looked like historically. Changes within the historic Park and landscape have also obscured important visual connections between buildings or spaces, though these have the potential to be revealed in the future. The situation of the Hall within the landscape of the Park is a significant factor, as highlighted by Historic England who specify that this relationship is a contributing factor to designating a country house.

The estate is also culturally significant due to its place within Wythenshawe, the largest social housing estate in Europe, incorporating land from the historic grounds. The site has been open to the public for almost a century, and in this way plays an important role in the local community. Its communal values can be further enhanced through bringing the building back into viable use, securing public access, and improving the Park's visitor offer in the future.

Due to vacancy, the fabric of the Hall is increasingly vulnerable, as demonstrated by the fire set in March 2016. Many important aspects of the building have been removed, such as collections, or altered, such as the east façade, which is obscuring the legibility of the heritage values on site.

8.0 Proposals and Assessment of Impact

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.

The areas within the building which the Council wishes to bring back into use, are in a dilapidated condition and are in need of refurbishment / upgrade before re-occupation and public use can occur. Also, external works are required to improve security and improve Broadband Services.

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.

All aspects of Conservation Philosophy for Wythenshawe Hall have the ultimate aim of preventing it being included on Historic England's At Risk register. The primary guiding principles used to approach the conservation of Wythenshawe Hall and Park are -

1. All interventions should seek to make the Hall and Park more legible to visitors.
2. All interventions should be informed by all available information, including archaeological assessment and research, materials analysis, and photographic records.
3. Historic features should be reinstated in appropriate materials.
4. Imagined faux-historic features should be removed to ensure more accurate understanding.

The fire damage to the hall created an opportunity for materials analysis within the building for such items as paints, mortars, glass etc. which has created a more in depth understanding of the building's construction and design. The health and safety file which was produced for the fire damage reinstatement works has been used to inform these proposed works. Plastered surfaces will be repaired using lime plasters, which were specified for the fire damage reinstatement works. Breathable paints will be utilised to assist in the long-term drying of the masonry core of the structure.

The Health and Safety file for the fire damage reinstatement works, has been used as a guide for these proposed maintenance / refurbishment works to ensure consistent and appropriate repairs to retain the significance. Removal of previous intrusive polycarbonate glazing interventions will be carried out and replaced with appropriate hand blown glass to ensure that replacement glazing is appropriate for the context of the window, and the context of that window in its surrounding setting. Removal of inappropriate, unsympathetic or poor quality modern interventions can enhance the significance of Wythenshawe Hall's historic fabric.

Updating Mechanical and Engineering services to current standards to the areas being refurbished will allow for a contemporary and viable use for Wythenshawe Hall. The physical and visual impact of any new building services will be fully evaluated so that new installations do not harm the significance of the buildings. Any changes will be reversible as far as possible. Building services will be co-ordinated in consultation with conservation professionals, to avoid conflicts with the building fabric, collection and conservation. Reversibility is also a key part of modern conservation philosophy.

A detailed specification for the proposed works and accompanying drawings have been prepared to detail the requirements for conservation or alteration all individual components/materials. This will ensure full integration and co-ordination of the repair work with associated new work as previously detailed. The works will be monitored to ensure full co-ordination of the details and adherence to specification, methods of working and quality of finish.

The Park has problems with anti-social behaviour issues that may have an impact on the use of the Park by visitors, or on the historic fabric of any of the structures on site. Without appropriate security measures in place, the biggest risk to the significance of the Hall is theft, arson and vandalism. The CCTV improvement works will help to manage such issues. When the building is secure and has an established final use, it will be possible to reinstate items that are original to the Hall but have been removed, though remain within the Council's collections.

Bringing the Hall back into viable use is vital for its future conservation. This also seeks to stop the Hall from being vacant, which puts it at significant risk of vandalism and fabric loss.

It is deemed that the proposed works are in the public interest and that the works will have no detrimental impact on the character of Wythenshawe Hall and Park.

9.0 Conclusion

The refurbishment works have been designed in a way which is sympathetic to the historic fabric. It is deemed that the proposals will not materially affect the special architectural and historic interest of Wythenshawe Hall, or the character and appearance of Wythenshawe Park.

Wythenshawe Hall is at significant risk of harm or loss if it remains vacant, as demonstrated by the episode of arson in March 2016. Historic England state that Country Houses are at risk from inappropriate development. The lack of full viable use will result in pressures on the maintenance budget as the building is unlikely to be viewed as an operational asset. The proposed works seek to address some of these risks by bringing back into use some of the office accommodation on the first floor of the hall and allowing some of the accommodation on the ground floor of the building to be available for public use.

Bringing the building back into use is the greatest opportunity to preserve the historic fabric of Wythenshawe Hall and it is therefore deemed to be in the public interest.

APPENDIX A

Listed Building Description

Wythenshawe Hall

List entry number: 1255034

Location: Wythenshawe Hall, Wythenshawe Park.

County: Greater Manchester

District Manchester

Grade II*

Date Listed 25th February 1952

Details: Manchester, Wythenshawe Park, Brooklands, Wythenshawe Hall.

Manor house (seat of the Tatton family of Wythenshawe); now museum and art gallery. Earlier C16, altered in C17, partly re-built c.1797, enlarged in earlier C19 and further altered in later C19. Timber frame and brick, with green slate roofs. U-plan formed by hall-range flanked by projecting wings, with porch in right-hand angle and oriel in left-hand angle; plus later additions to ends and rear. The C16 portion is all 2-storeyed, the 3-bay hall range and its gabled porch and oriel higher than the wings; all of post-and-stud construction with herringbone bracing, the upper floors and gables jettied to the front, and all the gables with projected wall plates which have pendants (those of the porch and oriel elaborately carved), bressummers and bargeboards with rich running-vine carving, and apex finials. The porch has a Tudor-arched doorway with carved lintel, a band of quatrefoils over the jetty, and a 6-light mullion-and-transom window at 1st floor; the hall has a large 12-light transomed window on each floor; and the oriel has transomed windows of 6 lights at ground floor and 8 lights above. Both wings have canted mullion-and-transom bay windows at ground floor (probably C19), transomed 6-light windows above, the re-entrant of the north wing has a 4-light mullioned window at 1st floor and the return side of the south wing has an external chimney stack. All these windows have leaded glazing, some in original diamond pane form and some with larger honeycomb-pattern panes (probably C19). Early C19 addition attached to the right-hand side of the north wing, 3 bays, with gabled centre which has a very large mullion-and-transom window at ground floor, and cross-windows elsewhere. Further addition to north of this. Rear: brick, with sashed windows. INTERIOR: hall with remodelled Jacobean-style decoration (dated 1871-72 on beam of oriel window); early C19 library; fine open-well staircase with alternately twisted balusters. The principal feature of interest is the drawing-room over the hall, which has a C17 internal porch; remains of C16 painted "panelling" now exposed on the north end wall, with an elaborate painted frieze including shields and Bacchanalian figures, fronds, roses, etc; and very elaborate early C17 panelling to the other walls, including a dado with fluted Ionic pilasters, a moulded cornice to this, a band of carved round-headed arches with fluted pilasters, recessed panels over these with fluted Ionic pilasters, and a strap-work frieze; and coffered panelled overmantel; all this panelling with geometric fret inlay.

Wythenshawe Park & Garden

List entry number: 1000857

Location: Wythenshawe Park.

County: Greater Manchester

District: Manchester

Grade: II

Date Listed: 20th February 1986

Details: Manchester, Wythenshawe Park, Brooklands.

A park laid out by 1830 which incorporates elements of a landscape shown in an estate map of 1641, and a garden of c 1850 probably designed by John Shaw with the owner Thomas William Tatton.

CHRONOLOGY OF HISTORIC DEVELOPMENT

The site was formed from part of a deer park and a deer fence is mentioned in a pre 1300 charter. The Tatton family owned land in the area as early as 1297, but there is no evidence for a house on or near the site of the present building until the C16. Robert Tatton commissioned a survey of the estate's tenanted and demesne lands and a map was prepared by surveyor Richard Martinscroft in 1641. The Hall was surrendered to Parliamentary forces in 1643 but returned to Robert Tatton following the Restoration. The estate remained in the Tatton family until 1926 when the Hall and 250 acres of the estate were purchased by Sir Ernest Simon and his wife Shena who presented them to the City of Manchester.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Wythenshawe Park is situated c 8km south of Manchester city centre, between Northern Moor to the north and Baguley to the south. The land is level and the area is urban and residential in character. On the west side of the c 56ha park is an extensive area of playing fields and recreational facilities formed from estate land, which forms part of the setting. The boundaries are formed by Wythenshawe Road to the north, the M56 motorway to the east, and Altrincham Road to the south, following the old course of the road to Wythenshawe Bridge. The western boundary is formed by a drive running south from Wythenshawe Road along the edge of the gardens and kitchen garden area to Baguley Brook where the boundary of the historic park merges with former fields to the west. An estate map of 1830 shows it followed the line of Baguley Brook as far as Wythenshawe Bridge. The north, south and east boundaries conform closely with boundaries suggested by roads, lanes and the Baguley Brook on the estate map of 1641.

ENTRANCES AND APPROACHES There are three main entrances to the park. On Wythenshawe Road there is a lodge called North Lodge (listed grade II) of c 1870, and iron gates. The northern entrance appears to be on or close to the site of an entrance shown on the 1641 estate map. A drive shown on the 1830 estate map runs south from the lodge to the Hall. It continues south through the park to the former line of Altrincham Road where there is the remains of an entrance with a stone gate pier c 10m east of Wythenshawe Bridge. A lodge was formerly situated c 20m to the north of this and is shown on the 1st edition OS map published 1882 and a 1927 deed of conveyance (Manchester Local Studies Library). Another entrance is situated on Wythenshawe Road c 200m west of the North Lodge. This was formerly a service entrance leading to the stables and is shown on the 1882 OS map; it is now the principal vehicular entrance. There are a number of informal pedestrian entrances around the perimeter.

PRINCIPAL BUILDING Wythenshawe Hall (listed grade II*) contains fabric probably of C16 date. There is evidence that Robert Tatton built a hall in the years after 1530, possibly replacing an earlier building. The site is thought to have been moated (Greater Manchester Sites and Monuments Record), and a depression immediately outside the wall of the garden on the east side of the Hall could be the remains of a moat. The Hall was remodelled c 1795-1800 by Lewis Wyatt and possibly by Edward Blore c 1840. Works of restoration in the mid and late C20 have included substantial rebuilding and replacement of timbers. The Hall is situated towards the western edge of the park looking over parkland to the east and gardens to the west. Some 50m west of the Hall is a stable block of late C18/early C19 date (listed grade II) which consists of stables and related accommodation ranged around a courtyard; this is now used for offices and storage. A dairy yard was formerly situated immediately to the west of the stable block; this was demolished c 1965.

GARDENS AND PLEASURE GROUNDS On the east side of the Hall a stone wall encloses a forecourt which has a central circular bed with a sundial and rectilinear lawns on each side, approximating to the layout shown on the 1882 OS map. Early C19 views suggest that this replaced a less formal arrangement with shrubberies and specimen trees. There is a gated entrance in the stone wall aligned with the main entrance to the Hall.

On the west side of the Hall a garden is enclosed by the stable-yard walls to the south-west, a brick wall to the west and a hedge around the north and west. An entrance between the Hall and stables leads past a rock garden in the south-east corner of the garden. Formal beds which extend along the west front of the Hall were formerly laid out in the form of heraldic motifs drawn from the family coat of arms. A conservatory probably designed by John Shaw (fl 1845-90) and constructed in 1855 has been demolished, as has a first-floor conservatory in the Hall which overlooked the rock garden. A pond, probably of late C20 date, is situated c 40m west of the Hall in the southern part of the garden. A path runs west from the Hall across lawns with specimen trees and divides after c 70m. One path leads northwards through woodland along the northern perimeter of the garden and another leads south-west to an entrance in a brick wall with a central arched gateway flanked by brick piers. The gardens were laid out during the 1850s and John Shaw of Manchester was probably the designer, in collaboration with Thomas William Tatton (TLCAS 1991). The boundary conforms with that shown on an estate map of 1830 when the garden on the west side of the Hall was wooded, with an open area in front of the Hall. The map suggests that the mid C19 alterations introduced new formality on the eastern and western fronts but retained the existing woodland.

PARK The park is situated on the north, south and east sides of the Hall and consists of open grassland with clumps and belts of trees substantially as shown on the 1830 estate map. There are three large clumps in the parkland to the east and north of the Hall and belts of trees along the north and east boundaries, around the kitchen garden and to the south of the Hall and stables. An additional clump c 400m to the south-east of the Hall, not on the 1830 map, is shown on the 1882 OS map. A tree belt along Gib Lane, on the south-eastern boundary, conforms with planting shown on the 1641 estate map. The largest clump is known as the Big Round and is situated c 200m south-east of the Hall; this seems to be defined partly by the rounded edges of two fields known as Swine Parkes in 1641. Some 100m to the north of the Big Round is another clump, and between the two are the remains of a ha-ha wall. This feature survives as a depression elsewhere and can be traced across the park from the northern to the southern boundary; it is shown on the 1830 estate map and it appears to follow the western boundaries of fields called Great Saxfield and Lesser Saxfield on the 1641 estate map. Ridge and furrow is visible in the area once covered by these fields. The Tatton family papers list substantial sales of timber in 1810 and the felling of trees at this time suggests a possible date for the formation of the park as shown on the 1830 estate map.

An avenue of chestnuts which was planted c 1934 is aligned with the east front of the Hall and runs east to the park boundary from a point immediately east of the ha-ha. A statue of Oliver Cromwell of 1857 (listed grade II) by Matthew Noble was moved from Manchester city centre in 1967 and positioned c 100m east of the Hall, in line with the avenue. Mature planting between the ha-ha and the Hall is suggestive of a vestigial avenue and conforms with the lines of field boundaries shown on the 1641 estate map. The 1830 estate map shows some planting in the area and the appearance of an avenue was reinforced by the 1930? planting.

A late C20 children's playground is situated between the woodland belt around the kitchen garden and woodland to the south of the Hall and stables.

KITCHEN GARDEN A walled kitchen garden is situated in a patch of woodland c 250m south-west of the Hall. The walls of the garden are of red brick and there is a range of bothies and other buildings on the outer face of the north wall. Inside there is fencing relating to its late C20 use as an aviary and for keeping small animals. Greenhouses in the garden shown on the 1882 OS map and on the 1927 deed of conveyance plan have been demolished. The garden and surrounding woodland are shown on the 1830 estate map and conform approximately with the shape and position of a field called Laton Eye on the 1641 estate map.



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