

Wythenshawe Hall

CCTV Heritage Assessment

December 2016

Buttress

Wythenshawe Hall

CCTV Heritage Assessment

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1 Introduction

This Heritage Assessment relates to the installation of CCTV camera and associated services in order to safeguard Wythenshawe Hall and its users. The impact of these proposed works is weighed against the building's significance, as understood from the 2016 Conservation Plan, and informed by the Historic England publication *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (2008).

2 Purpose of the Heritage Assessment

2.1 Methodology

This document incorporates a thorough understanding of the heritage asset and assessment of significance as informed by the 2016 Conservation Plan. This is to provide better understanding of the asset in order analyse the potential heritage impacts. The proposals have been considered against a schedule of significance, informed by the values outlined in Historic England's *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (2008).

2.2 Location and Site Description

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.

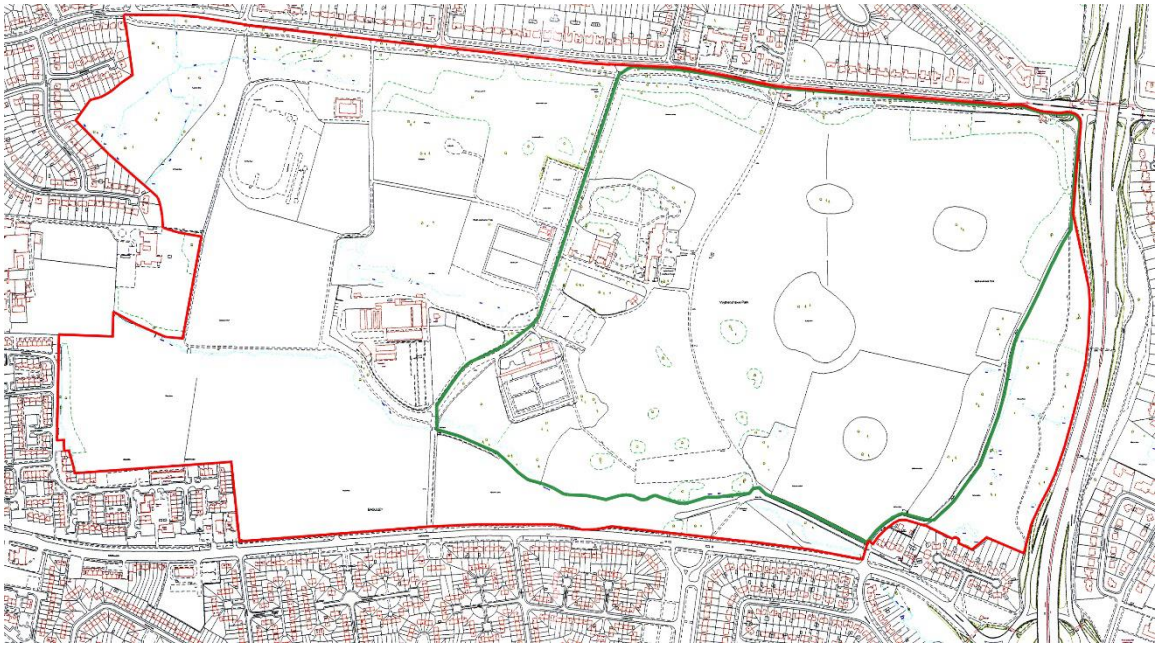


Figure 1 Site Boundaries

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.

2.3 Summary of Proposed Works

The proposed scheme for the installation of CCTV cameras on the Wythenshawe Hall site incorporates 13 cameras at various vantage points. Each camera is assessed in **6 Impact on Heritage Significance**.

For example, the work includes:

- The installation of a free-standing column with cameras.
- The installation of cameras on an existing column.
- The cutting back of trees.
- The installation of cameras onto Wythenshawe Hall.
- The replacement of existing cameras on Wythenshawe Hall.
- The installation of cameras on curtilage buildings.

3 Policy Context

3.1 Planning (Listed Buildings & Conservation Areas) Act 1990

Chapter II, "Authorisation of Works Affecting Listed Buildings" of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the statutory controls over the planning process for proposed changes to be made. The Act prohibits any works to a listed building, including 'alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.'

3.2 Historic England Guidance

Proposed works to the designated heritage asset have been informed by Historic England's *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*, as they are the government's statutory heritage advising body. This document has informed the understanding of the heritage asset and assessing its significance. It also guides the management of change and proposed alterations.

3.3 National Planning Policy Framework (NPPF) 2012

Section 12 of The Department for Communities and Local Government's *National Planning Policy Framework* (2012) identifies policies for conserving and enhancing the historic environment. This document has been created with the awareness that 'the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'[1] The justification of the development is informed by Paragraph 131 which states, 'in determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development.'[2]

Paragraph 132 of the NPPF states that the more important the asset, the greater weight should be given to the asset's conservation. Harm or loss to significance is also considered relative to the weight of the asset's designation and the nature of the proposed works. For example, substantial harm or loss can be allowed as long as that intervention is 'necessary to achieve substantial public benefit that outweigh the harm.'[3]

[1] Department for Communities and Local Government, *National Planning Policy Framework* (London: Crown Copyright, 2012) 30.
[2] Ibid., 31.
[3] Ibid.

4 Understanding the Heritage

4.1 Description of Heritage Asset

4.1.1 Wythenshawe Hall

Wythenshawe Hall is a 2/3 storey hall situated towards the western edge of Wythenshawe Park, overlooking parkland to the east and gardens to the west. There is evidence of a hall being built in the years after 1530 by Robert Tatton, potentially replacing an earlier building. The Hall has been subsequently remodelled in later centuries, including works by Lewis Wyatt 1795-1800, and possibly Edward Blore c.1840.

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. 20th century restoration work included rebuilding and replacement of timbers. The Hall suffered from an arson attack in early 2016. At the time of writing, the building has undergone some urgent works, including the removal of the roof and subsequent covering with a canopy to protect the building from further water ingress.

4.1.2 Wythenshawe Park Context

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.

The Hall's forecourt 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 comprising mainly of shrubberies and trees.

4.2 History & Development

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.



Figure 2 Wythenshawe Hall (c1740) © Manchester Libraries

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 Parliamentarian 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.

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 3 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 4 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.

5 Assessment of Significance

5.1 Introduction

The significance considerations for Wythenshawe Hall are informed by the conservation values outlined by Historic England in *Conservation Principles, Policies and Guidance for Sustainable Management of the Historic Environment* (2008)[4] and augmented with selected relevant values outlined in British Standards (BS7913) to reflect the Museum's wider historic context. The site's significance has also been informed by Historic England's selection criteria for: Suburban and Country Houses; Garden and Park Structures; and Rural Landscapes.

The heritage values of Wythenshawe Hall will be discussed individually, taking into consideration its relationships with surrounding buildings and the landscape setting of Wythenshawe Park. Each value will be assessed to a level of significance; the scale has been based upon the British Standard for assessing value and expanded upon. This scale is outlined below.

This assessment is intended to provide an overview of significance for the site. Detailed significance analysis of particular areas is covered in the gazetteer.

Exceptional	*Exceptional historic interest that is intact and clearly legible. Making an important contribution to the wider significance and understanding of the heritage.*
High	*High historic interest that is intact and clearly legible. Making an important contribution to the wider significance and understanding of the heritage.*
Medium	*Less special historic interest, altered, with a less important contribution to the wider significance and understanding of the heritage.*
Low	*Lost or very little special historical interest, significantly altered or largely obscured.*
Neutral	*Historically unimportant but having negligible impact on the heritage.*
Intrusive	*Historically unimportant with a harmful impact on the heritage.*

It is acknowledged, however, that the significance of a historic place is understood in more intangible terms, and with a broad holistic understanding, therefore best efforts have been made to explore these. Additionally, a building's significance is usually more than the sum of its parts, and it is important that the place is considered as a whole.

[4] English Heritage (2008) 28-31.

5.2 Evidential Value

5.2.1 Survival of Original Material

There is evidence of many elements of surviving material within the Halls medieval heart, In recent years, areas of what was external wall have been uncovered within the rear staircase, at first floor level, and to the main stair landing, again at first floor. In addition, the original wall painting exposed when the timber panelling was removed within the north wall of the Withdrawing Room. These all show the potential that the hall has to uncover the survival of original material under the existing finishes. Perhaps the most obvious element to hide original material is the Victorian ceiling to the Withdrawing Room, which is clearly at a lower level than the more decorative original ceilings to the bays and may cover the remains of a more historic ceiling.

Evidential Significance: High

5.2.2 Archaeological Evidence

The site has the potential to reveal many things through archaeological investigation. As such there is significant archaeological interest, and consideration of further archaeological investigation should be considered on the site when the opportunity arises. Interest ranges from the outbuildings and ponds, to the arrangement of the landscape and the possibility of a moat.

Evidential Significance: High

5.3 Historical Value

5.3.1 Illustrative Value

5.3.1.1 Illustrative of the Development of English Country Houses

The multiple phases of development at Wythenshawe Hall are a good illustration of the organic development of many smaller country houses in the region. The growth, modification and adaptation of the house can be used to help visitors interpret the building's development and its role within the wider Wythenshawe Estate.

Wythenshawe bears some visual resemblance to nearby Baguley Hall, built on land originally owned by the de Massey family in the 13th century. Both Halls have medieval timber-framed cores with subsequent phases of construction, largely in brick, expanding from the core.



Figure 5 Baguley Hall, 2006.



Figure 6 Wythenshawe Hall, 2010.

These similarities imply that the buildings went through similar phases of development. However, their histories diverge when, during the 19th century Baguley was used as a farm house, halting any substantial extension, whereas Wythenshawe was altered, and had additional structures added to the estate, including the walled garden, an ice house, a glass house, and a tenant's hall. The development and extension of Wythenshawe in the 19th century can be seen as a reflection of a contemporary trend to expand, and as a result, employ large numbers of staff to maintain a particular lifestyle.



Figure 7 Dunham Massey, 2013.



Figure 8 Lyme Park, 2013.



Figure 9 Heaton Hall, 2016.



Figure 10 Tatton Hall, 2016.

Whilst also being illustrative of regional country houses, Wythenshawe can also be considered part of a larger group of the great North West country houses, developed by prominent Cheshire and Lancashire families: the de Masseys, the Tattons, and the Egertons. Through marriage, descent, and land ownership, these families are finely interwoven. Though Wythenshawe is not on the same scale as the grand houses depicted above, it does share a contemporary phase of development with Tatton Hall. Whilst Samuel Wyatt was remodelling Tatton Hall, and presumably also working on the stables at Tatton Dale Farm, at the same time, the stables at Wythenshawe were being constructed in a very similar style. These are documented as being designed by Lewis Wyatt, who was assisting his uncle at Tatton Hall at the time. The development of the Wythenshawe estate is therefore connected with the family's primary residence at Tatton as it was developed as part of a larger scheme of works to the family's assets.

Illustrative Value: **High**

5.3.1.2 Illustrative of the Decline of Country Estates

As with many country estates, the Tatton Estate in Wythenshawe gradually became surplus to requirements, and a burden to the way families lived following the first world war. There was a development in thinking about social structures and hierarchies, and as such, traditional service positions began to fall away, or roles were vastly changed to allow estates to run with fewer staff. Servants that had been serving in the war found that their jobs had become irrelevant upon their return. As estates lost income and taxes and death duties took a significant toll on the fortunes of country house owners, demolition, or the selling off of a hall and its land became the primary methods of disposing of these financially draining assets.

Since 1900, more than 1,000 country houses have been demolished in England, with even more being lost in Scotland.[5] The divestment became such that legislation for protection and longevity of potentially important structures were introduced or expanded. The Ancient Monuments Protection Act 1900 provided an opportunity for owners of properties that had been catalogued as monuments in the 1882 Act to make agreements with civil authorities, placing the onus of

[5] Worsley, Giles. "Country Houses: The Lost Legacy." The Telegraph. June 15, 2002. Accessed September 22, 2016. http://www.telegraph.co.uk/culture/art/3578853/Country-houses-the-lost-legacy.html.

maintenance and guardianship on this body, whilst retaining the title of the property. However, this list only contained 26 monuments in England. The Ancient Monuments Consolidation and Amendments Act 1913 provided a level of protection to unoccupied buildings built after pre-historic times, and owners of monuments on the list were required to notify the Board of any alterations of demolitions. These methods of disposal were large contributors to the development of the National Trust and its growth into the institution we recognise today, with over 300 historic buildings in their care.

In the case of Wythenshawe, the building was given to the Manchester Corporation in 1926, which is relatively early in comparison to the larger country houses in the region; Tatton Hall, Lyme Hall, and Dunham Massey were given to the Trust in 1958, 1946 and 1976 respectively.

Illustrative Value: High

5.3.1.3 Local History

Due to the Hall's age, it has been a constant feature throughout four centuries of local history, and is therefore illustrative of the region's development in this time. This is particularly important due to the Hall's continued existence within its Park context.

Illustrative Value: High

5.3.2 Associative Value

5.3.2.1 Association with the Civil War

The Siege of Wythenshawe is a key event in the history of the building, but also forms part of a much larger story, both regionally through its role in the 1642 Siege of Manchester, but also more broadly within the context of the Civil War conflict.

The 1641 Oath of Protestation issued by Parliament required all people of England to reject Papal Catholicism. The majority of citizens consented to sign as the region was generally pro-parliament, though dominated by Lord Strange, James Stanley (7th Earl of Derby), a staunch Royalist. Lord Strange had taken command of Northern towns such as Preston and Lancaster, but Manchester refused to co-operate. His efforts in Manchester were supported by an objecting citizen, Sir Alexander Radclyffe of Ordsall Hall, a contemporary of Robert Tatton.

Robert Tatton was also a Cavalier and held Wythenshawe Hall for three months against Oliver Cromwell's Parliamentarian forces. Tatton's political alliance may have been informed by his childhood as he was a ward of King Charles I after his father drowned. Tatton ultimately lost the siege, and was fined heavily by Parliament, which had a significant impact on the families' fortunes in the coming century. The Hall was confiscated in 1644, but returned to Robert Tatton in 1646. His Royalist loyalty was rewarded after the restoration of the monarchy in 1660.



Figure 11 Re-enactment of the siege of Wythenshawe Hall 1642 (1925) © Manchester Libraries

Wythenshawe Hall's direct involvement in such a keystone of English history gives it a high level of significance, both regionally and nationally. The Hall's association with the conflict is key to understanding the region's involvement in the conflict through the Siege of Wythenshawe, but also the broader spread of conflict throughout the country.

The illustration in Figure 41 demonstrates how the story of the Siege has captured imaginations and continued to play an important part in the understanding of Wythenshawe Hall. Indeed, The English Civil War is a topic taught at Key Stages 3 and 4 under the current curriculum, and therefore the events at Wythenshawe Hall remain a valuable method of interpretation and teaching. The conflict has also been significantly marked by the re-location and positioning of the Oliver Cromwell statue. As Cromwell was the opposing force during Robert Tatton's besieging, the figure of Cromwell striding towards the Hall's east façade is particularly poignant and is an important visual connection.

Associative Value: High

5.3.2.2 Association with the Massey Family

Hamo de Masci was in possession of Northenden, presumably including the land now known as Wythenshawe, after the Norman Conquest of England in 1066. He gave this land to the Benedictine Abbey of St Werburgh in Chester, who later leased it back to one of Hamo's ancestors, Robert de Mascy. This therefore gives the building a link back to the early medieval development of the country, back to Domesday. The fact that the de Mascies were afterwards found in possession of Wythenshawe also indicates a family lineage associated with the site.

The family chose Dunham Massey as their primary seat, where they remained lords until the 14th century when the male line became extinct. At this time, possession of Wythenshawe fell to Alice de Mascy, whose marriage to Robert Tatton in 1370 passed the building into the Tatton line. The Tattons also acquired the Lordship for the land from St Werburgh after its dissolution in 1540.

Therefore, though possession of the Hall ceased through the male line, the Masseys were associated with the estate for centuries, and continued this association through genealogical descendants. The family were also significant local figures that shaped many of comparable regional estates, such as Dunham, which further associates the Hall at Wythenshawe with the larger scale properties in the region.

Associative Value: Medium

5.3.2.3 Association with the Tatton Family

The Tattons are one of the oldest families in Cheshire, 'and their estates have the distinction of being one of the very few in the extensive Hundred of Macclesfield which remained in the same family from as early as the fourteenth century.'[6] It is possible that there was an early medieval Hall on the site of Wythenshawe, potentially dating from the 1370 marriage of Alice de Mascy and Robert Tatton (an ancestor), though the earliest specific evidence for a Hall at Wythenshawe comes from 1540, which was under Robert Tatton's ownership.

[6] "The Discovery Service." The National Archives. 2009. Accessed September 29, 2016. http://discovery.nationalarchives.gov.uk/details/rd/0481bf10-9b07-4335-9802-072f9c6a30fc.



Figure 12 Robert Henry Grenville Tatton (1904) © Manchester Libraries

The Tatton family allied with the Egerton family through the 1747 marriage of William Tatton and Hester Egerton. William inherited the estates of Wythenshawe and Tatton after Hester's death, and assumed the name Egerton, though his son retained the Tatton name. The Tattons therefore, though with slight variances in name, owned and resided at Wythenshawe for at least 386 years until 1926. Perhaps even longer.

This gives the family a significant historical link with the Hall, as well as linking the estate with other regional houses, such as Tatton Park. The historical link is enhanced through Robert Tatton's involvement in the 1642 Civil War conflict.

Pictured in **Figure 42** is Robert Henry Grenville Tatton, the "Last Tatton of Wythenshawe," standing in the grounds of the Hall. Tatton donated 6 centuries worth of muniments to the University of Manchester in the 20th century, including documents relating to the Civil War conflict. This donation has allowed greater understanding of regional history due to the extensive nature of the documents.

Associative Value: High

5.3.2.4 Association with the Egerton Family

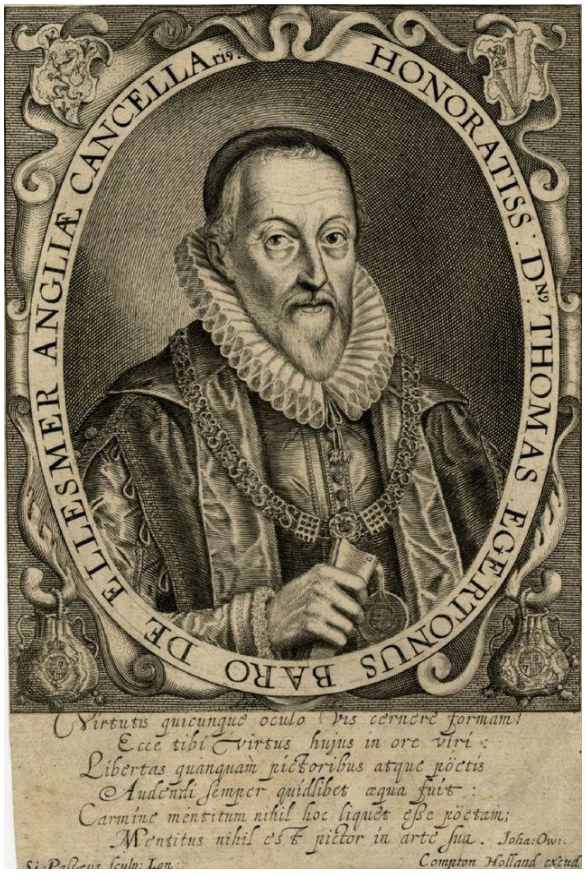


Figure 13 Engraved portrait of Thomas Egerton by Simon de Passe.

In 1747, William Tatton of Wythenshawe married Hester Egerton, sister and sole heir of Samuel Egerton. Upon his death in 1780, she inherited the Tatton estates, and returned her surname from Tatton back to Egerton. Her son William also adopted the name, and subsequently inherited both the Tatton and Wythenshawe estates upon her death in the same year.

Hester and Samuel Egerton were grandchildren of John Egerton, 2nd Earl of Bridgewater, and great-great grandchildren of Thomas Egerton, 1st Viscount Brackley who purchased the Tatton Park estate in 1598. It remained in their ownership for more than 350 years until it was bequeathed to the National Trust in 1958.

Due to the extent of their estates, the Egerton family were a prominent regional figure, with some historically important political figures also. Thomas Egerton was appointed as Queen's Council after Queen Elizabeth I saw him plead a case against the crown. He held other such prestigious positions, such as Lord High Chancellor, Master of the Bench and Her Majesty's Solicitor General.

Illustrative Value: Medium

5.4 Aesthetic Value

5.4.1 Design Value

Wythenshawe Hall is not a 'set piece,' more of an organic development which has aesthetic merit. This said, one must be cautious of upholding the historic heart of the building as a 'good example' of a timber framed building due to the Mock-Tudor treatment of the main façade. It does however have a picturesque quality, which has attracted artists and photographers for many years, as can be seen in the illustrations within this document. It can be concluded that Wythenshawe Hall has regional aesthetic value.

The contrast between formal, functional, and informal spaces within the garden creates a varied aesthetic context around the Hall. Gardens to the west of the Hall are directly related to the running of the Hall; a kitchen garden that would have functioned to serve the house, and gardens intended for leisure. The forecourt garden to the east of the Hall is particularly formal and strictly laid out, and has remained as since approximately 1882, though in slightly different formats. As the lands recede away from the Hall to the east, they become less focused, and the primary features are clumps of trees dating from various phases of 19th century planting.

Wythenshawe's 998.7-hectare estate was reduced to 109 hectares after the sale of the property to the Simons in 1926, and their subsequent gift to the Manchester Corporation. The development work that resulted from this vast increase in available land has been described as 'one of the most complete municipal experiments in garden city design ever undertaken.'[7] Though the land is no longer part of the aesthetic design of the original estate, it has continued to contribute to the local area through adaptation and response to the growing city.

Design Value: Medium

5.4.2 Artistic Value

5.4.2.1 The Wyatt Style

The Georgian style of the 18th century modelling at Wythenshawe was likely carried out by Lewis Wyatt, contemporaneously with the construction of the stable block. As previously noted above, it is also possible that Lewis was responsible, at least in part, for the contemporary stables at Tatton Dale Farm. Pevsner states that the mainstream of domestic architecture in the 18th and 19th century was the 'work of the Wyatts, *Samuel Wyatt* (1737-1807) brother of the more famous James, and their nephew *Lewis Wyatt* (1777-1853).'[8] He also states that the 'the Wyatt style is unmistakable, but the specific varieties of Samuel and of Lewis are hard to recognise.'[9]

[7] English Heritage, English Garden Cities: An Introduction. English Heritage: Swindon, 2010.
[8] Nikolaus Pevsner and Edward Hubbard, *The Buildings of England: Cheshire* (Harmondsworth: Penguin, 1971) 354.
[9] Nikolaus Pevsner and Edward Hubbard, *The Buildings of England: Cheshire* (Harmondsworth: Penguin, 1971) 29.

Therefore, the works carried out under Lewis Wyatt form part of a very particular aesthetic oeuvre of a multi-generational architectural family.

Illustrative Value: Medium

5.4.2.2 Matthew Noble (1817-1876)



Figure 14 © National Portrait Gallery, London

Matthew Noble was a portrait sculptor from Yorkshire. He was apprenticed to his stonemason father and was sent to study in London by local landowner Sir John Johnstone of Hackness Hall.

It is said that 'Noble was a remarkably prolific sculptor, even by nineteenth-century standards when the production of commemorative statues to political and military figures was at its most accelerated. Indeed, his friends were surprised that he should have been able to produce the amount of work that he did as he was said to have been a man of delicate constitution.'[10]

Noble memorialised many important public figures in the 19th century, though his most important public work was the Albert Memorial in Albert Square (1862-7), Manchester.

As Noble was responsible for the Cromwell statue that now sits at Wythenshawe, this creates a link between the aesthetic of the city centre and the further removed Wythenshawe.

Illustrative Value: Medium

[10] "Noble, Matthew (bap. 1817, d. 1876)," Martin Greenwood in Oxford Dictionary of National Biography, ed. H. C. G. Matthew and Brian Harrison (Oxford: OUP, 2004); online ed., ed. David Cannadine, May 2006, http://www.oxforddnb.com/view/article/20222 (accessed September 23, 2016).

5.5 Communal Value

5.5.1 Symbolic Value

When considering Wythenshawe Hall as a symbol of Status, the hall has always been at the heart of the estate. This has been successfully re-interpreted, as the public park is now at the heart of the housing estate. The Hall is now symbolic of the park as a whole, as is common with many large halls in local authority ownership, such as Heaton, Bramall or Smithills locally.

Symbolic Value: Medium

5.5.2 Social Value

The social value of Wythenshawe Hall originates from its handover to the Manchester Corporation in 1926. The Hall, and its lands, ceased to be private property and instead became a shared resource for the local community.

As a visitor attraction, Wythenshawe Hall, and the wider Park have a strong social value. Though not currently accessible, in the past it has been open for access, allowing members of the public to benefit from observation of the Hall, and the artefacts and artworks that it has previously contained. During its operation as a public museum and gallery, its social value was inherent and increased. Whilst the building was vacant, and presently due to the fire damage, the Hall's social value is limited as people are not able to engage with the building. The building's social value has also been enhanced in the past through use for events such as weddings.

However, the Park itself is accessible, providing a vast green space in an extensive residential area. Though this was not the Park's original context, the changes and development of the city of Manchester in subsequent centuries has made Wythenshawe Park a green oasis in a built up area.

The Park also incorporates the Community Farm, playground facilities, and a cafe. These allow members of the public to engage with the Wythenshawe site in a variety of ways, regardless of access to the Hall itself.

Social Value: Medium

5.6 Statement of Significance

In conclusion, 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.'[11]

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 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.

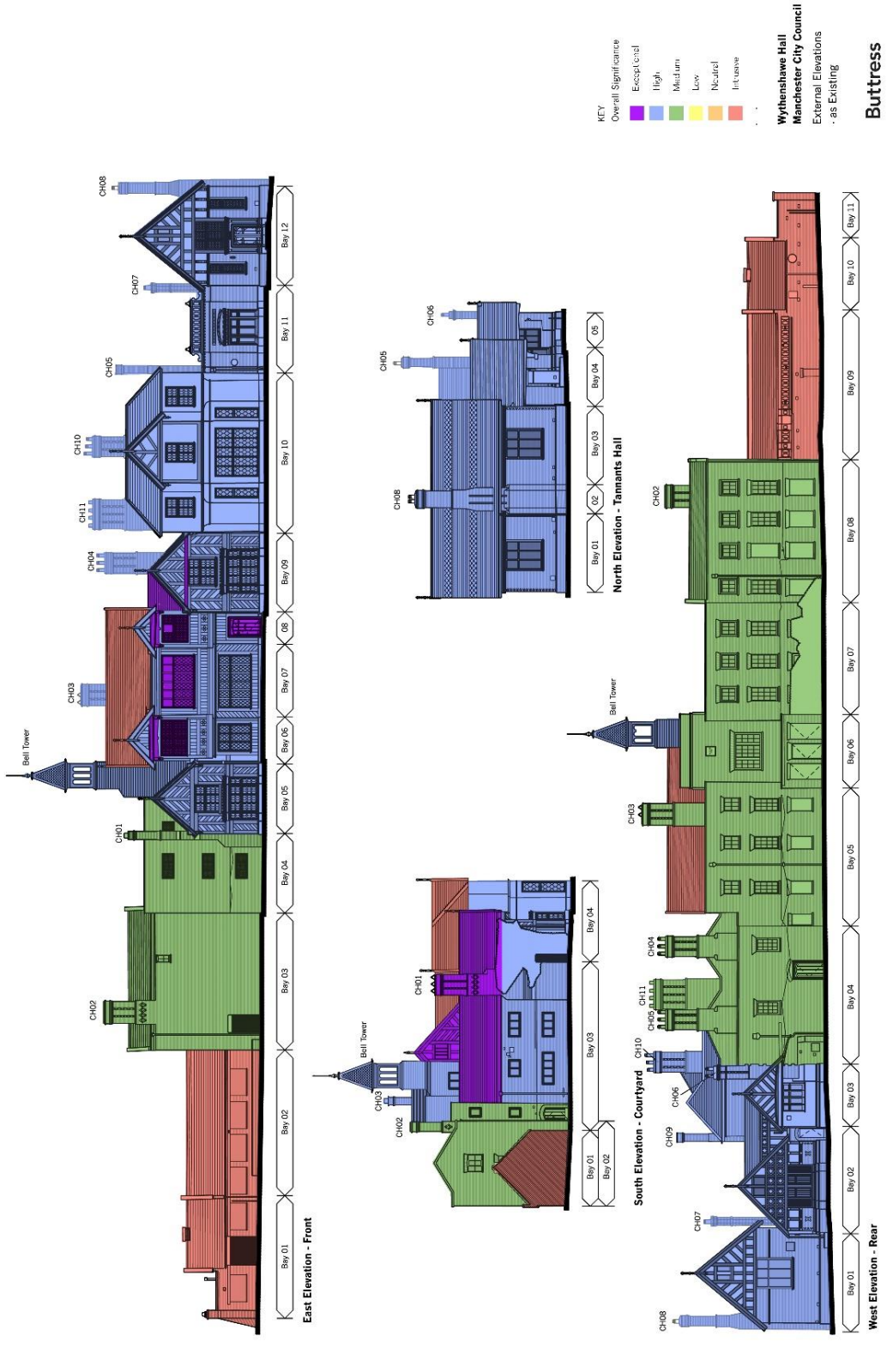
[11] English Heritage, Designating Heritage Assets Domestic 3: Suburban and Country Houses. (London: English Heritage, 2011) 4.

5.7 Schedule of Significance

The exteriors and interiors of Wythenshawe Hall have been surveyed and assessed more fully in the Gazetteer. The following schedule of significance proposes significance levels for individual internal spaces within the Hall, as well as providing a high level assessment of significance for the wider context and listed Park. The internal spaces and site features do not have the same level of significance when assessed separately; as explained above, significance is often greater than the sum of its parts. Elements have been assessed on their intactness, their special interest, and their contribution to the wider significance of the site. The levels of significance correspond to those used to assess heritage values above.



Schedule of significance – illustrative plans



Schedule of significance – illustrative elevations



Schedule of significance – illustrative site plan

6 Impact on Heritage Significance

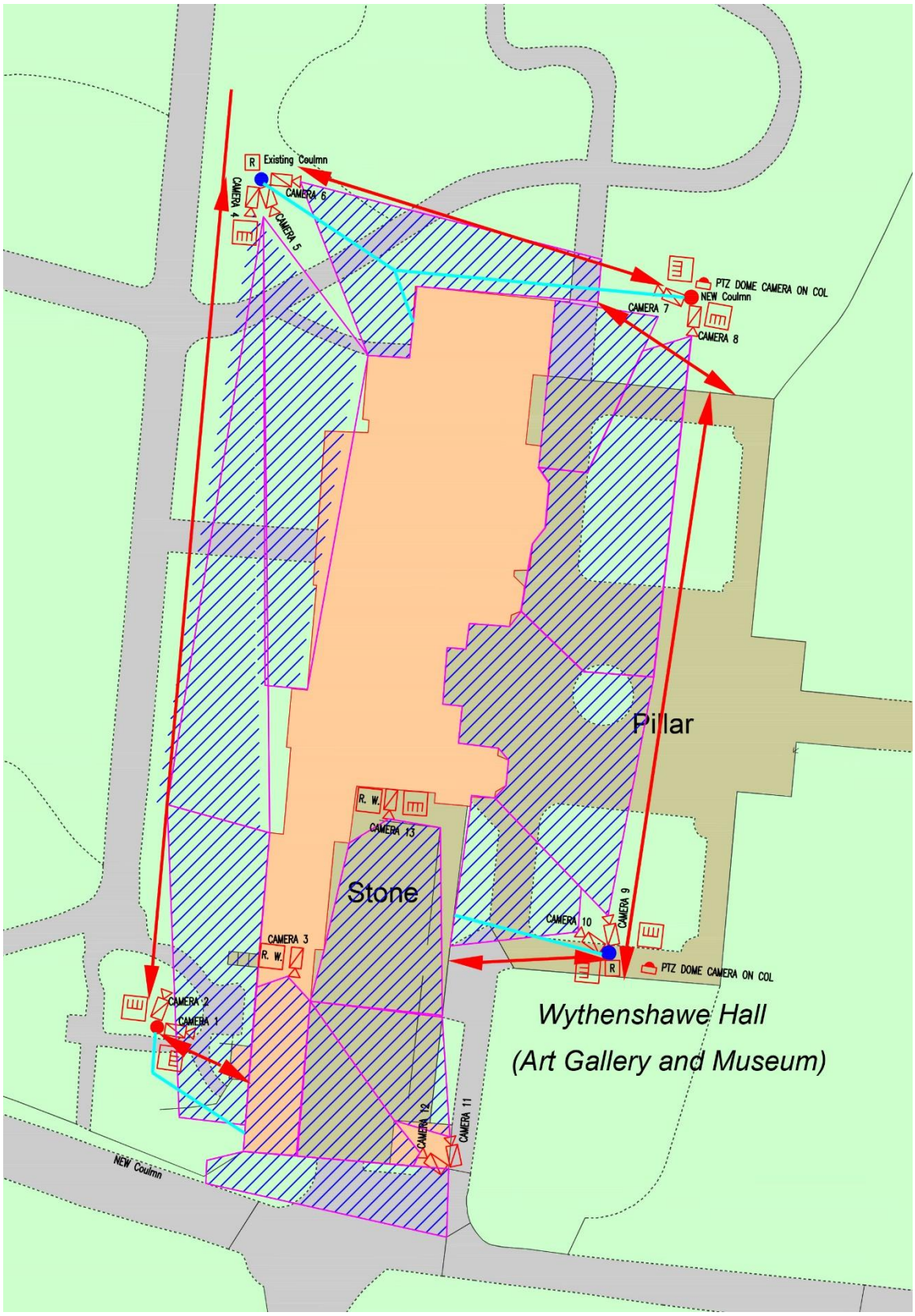


Figure 15 Manchester City Council, *Site Location of CCTV Installation*

6.1 Cameras 1 & 2



Cameras 1 & 2 will be fitted on a new pole mount at the south of Wythenshawe Hall, located to the left of the large conifer tree. The trees will need to be cut back to provide greater visibility for the CCTV cameras.

The pole mount and cameras will be situated within an area of **High** significance, but situated away from the key views of the Hall from the surrounding Park.

6.2 Camera 3



This south-facing camera will have a view of the single storey pitched roof extension and the courtyard entrance. The camera will also have visual contact with the new proposed column at the south of Wythenshawe Hall.

The camera is proposed to be mounted on a wall designated as **Medium** significance, per the 2016 Conservation Plan. It will be fitted to the mortar joints with rawl plugs.

6.3 Cameras 4, 5 & 6



Cameras 4, 5 and 6 will be fitted to an existing column and will face south, south east, and east of Wythenshawe Hall.

This is an area designated as **High** significance, but as the pole mount is already existing, the installation of the cameras will have a negligible heritage impact.

6.4 Cameras 7 & 8



Cameras 7 and 8 will be fitted on a new pole mount to the north of Wythenshawe Hall in an area designated as **High** significance. Trees will need to be cut back to provide greater visibility for the CCTV cameras. The impact of installing the pole mount should be negligible due to its location away from the principal views.

6.5 Cameras 9 & 10



Cameras number 9 and 10 will be fitted to an existing pole mount, intended to face the north and north west towards Wythenshawe Hall.

This is an area designated as **High** significance, but as the pole mount is already existing, the installation of the cameras will have a negligible heritage impact.

6.6 Cameras 11 & 12



Cameras 11 and 12 will be fitted to the roof of this curtilage building in order to provide visbility of the courtyard areas. The building is of neutral significance, in an area of **High** significance. It will be fitted to the mortar joints with rawl plugs. The impact of camera installation is considered to be negligible

6.7 Camera 13



Camera 13 will replace an existing camera on this elevation to provide views over the courtyard areas and entrances. This wall is part of an area designated as having **High** significance. It will be fitted to the mortar joints with rawl plugs.

7 Justification Statement

The installation of CCTV cameras is considered vital to safeguard the heritage significance of Wythenshawe Hall. Due to the recent fire the building has become particularly vulnerable. These cameras provide both short-term and long-term security protection – though the immediate conservation works phase, but also in the future once these have been completed and the building is in use.

Best efforts have been made to reduce the visual impact that the installation of the CCTV system might cause, including the re-use of existing pole mounts, and the situation of new ones away from key lines of sight and approaches. However, their locations have also been chosen in order to provide the most comprehensive security coverage possible.

Two cameras require direct intervention with the historic fabric of the hall, and one to the fabric of a curtilage building. The cameras fitted to the fabric will be attached to the mortar joints with rawl plugs, limited the extent of intervention with the fabric.

8 Bibliography and Sources

For a complete bibliography, please refer to the 2016 Conservation Plan.

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9 Appendices

9.1 Listing Description

9.1.1 Wythenshawe Hall

Name: WYTHENSHAWE HALL

List entry Number: 1255034

Location

WYTHENSHAWE HALL, WYTHENSHAWE PARK

The building may lie within the boundary of more than one authority.

County:

District: Manchester

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II*

Date first listed: 25-Feb-1952

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 458621

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

MANCHESTER

SJ88NW WYTHENSHAWE PARK, Brooklands 698-1/11/551 Wythenshawe Hall 25/02/52

GV II*

Manor house (seat of the Egerton family of Tatton); 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 wallplates 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.

Listing NGR: SJ8160489825

9.1.2 Wythenshawe Park

Name: WYTHENSHAWE PARK
List entry Number: 1000857
Location
The garden or other land may lie within the boundary of more than one authority.
County:
District: Manchester
District Type: Metropolitan Authority
Parish:
National Park: Not applicable to this List entry.
Grade: II
Date first registered: 20-Feb-1986
Date of most recent amendment: Not applicable to this List entry.
Legacy System Information
The contents of this record have been generated from a legacy data system.

Legacy System: Parks and Gardens
UID: 1854
Asset Groupings
This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.
List entry Description
Summary of Garden
Legacy Record - This information may be included in the List Entry Details.
Reasons for Designation
Legacy Record - This information may be included in the List Entry Details.
History
Legacy Record - This information may be included in the List Entry Details.
Details
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 Parliamentarian 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 1930s? 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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OS 6" to 1 mile: 1st edition published 1882 3rd edition revised 1904-5 and 1907-8, published 1911 OS 25" to 1 mile: 2nd edition revised 1872-6, published 1898 3rd edition published 1910

Archival items Aerial photograph of Wythenshawe Hall and Park, 1951 (Wythenshawe Park Manager's Office)

Description written: March 1997 Register Inspector: CEH Edited: March 1999

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SJ 81763 89757