



Former Withington Town Hall

The Lapwing Ln, West Disbury. Manchester M20 2NR

September 2025



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Summary of Historic Significance

Information taken from Historic England

MANCHESTER Barlow Moor LAPWING LANE (Southwest side) Former Withington Town Hall 05/11/90

II Local Board of Health Offices, now former Town Hall. Probably c.1880-1890. Buff brick with dressings of red brick and red terracotta, slate roof.

Rectangular plan at right-angles to street, formed by entrance block parallel to street, rear block on the same axis, and an intermediate range between these. Two unequal storeys and five bays, symmetrical, with banded red brick plinth, red brick pilasters (banded at first floor), pierced parapet with urn finials and central clock-turret.

The ground floor has a round-headed doorway with terracotta architrave including fluted pilasters, rusticated voussoirs with scrolled keystone and enriched pediment on scrolled consoles, and two windows to each bay, with buff brick pilasters and red terracotta heads.

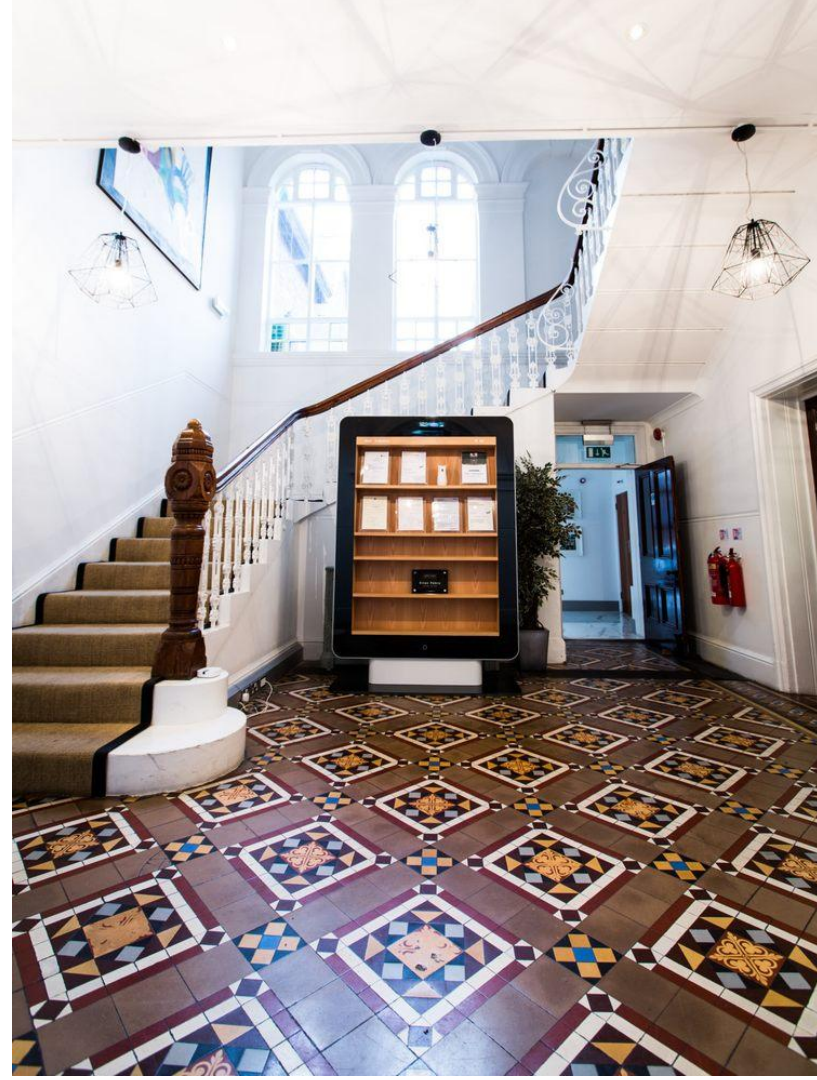
The first floor has large elliptical-arched windows with similar pilasters and enriched red terracotta heads and keystones, containing tripartite sashes with coloured small-paned heads; and over the central bay is a gable containing a terracotta roundel with a shield and console supporters, under a semi-circular band with raised lettering "LOCAL BOARD OFFICES", and behind this a short pyramidal turret supporting a square clock with swept copper-clad fleche finished with a weathervane.

The gable walls are similar to the front, that to the left with a large elliptical-arched window at first floor, and both with shaped gables and enriched triangular pediments of red terracotta. Lower ranges to rear in similar materials but simpler style.

Interior: large open-well staircase with ornamental cast-iron balusters; first-floor assembly hall.

History: Withington Local Board formed in 1876, became Urban District Council 1894. Good example of modest late C19 civic building, representing an important phase in the development of local government.

* [Reference 1.](#)



Design statement – Ground and First Floor

September 2025

Scope: Redecoration, Refurnishing, and Minor Internal Alterations

This Design & Access statement has been prepared by Claremont on behalf of the client, Pabla & Pabla.

The proposed internal works at Pabla and Pabla, Didsbury, have been carefully developed to enhance the functionality and aesthetics of the existing office space while preserving and celebrating the building's listed heritage. The design introduces a series of sensitive upgrades, including redecoration, selective flooring replacement, lighting enhancements, and acoustic improvements. All materials and finishes have been chosen to complement the building's original character and architectural language.

Where spatial reconfiguration is proposed—such as the removal of non-structural partitions and internal glazing—these changes are intended to restore original proportions, improve circulation, and increase natural light flow. These interventions are non-invasive and fully reversible, ensuring the building's historic fabric remains intact.

Modern requirements, including AV systems, sanitary upgrades, and bespoke furniture, have been integrated in a way that respects the building's heritage. These elements are positioned within existing service zones or designed to blend seamlessly with the interior, maintaining a balance between contemporary functionality and historic integrity.

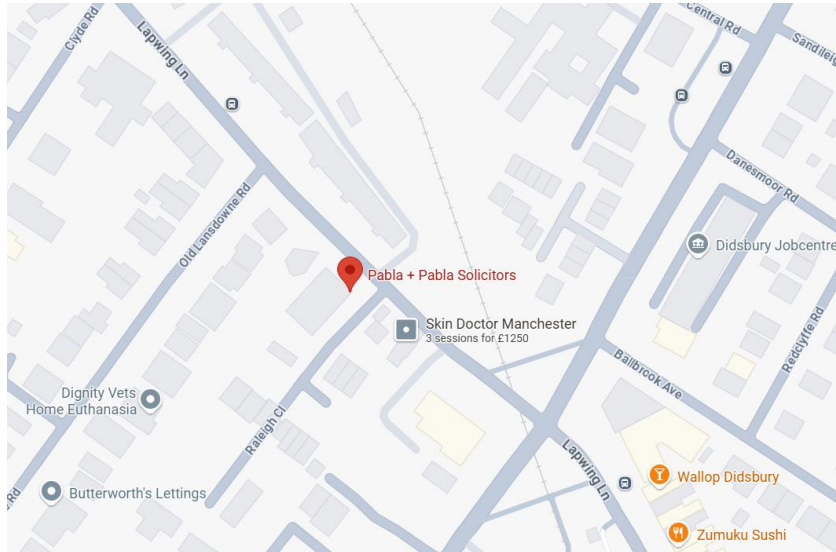
Throughout the design process, the focus has remained on ensuring that all new elements harmonise with the existing architecture. The result is a thoughtful and respectful scheme that supports the building's continued use as a practical and inspiring workspace, while honouring its historic significance.



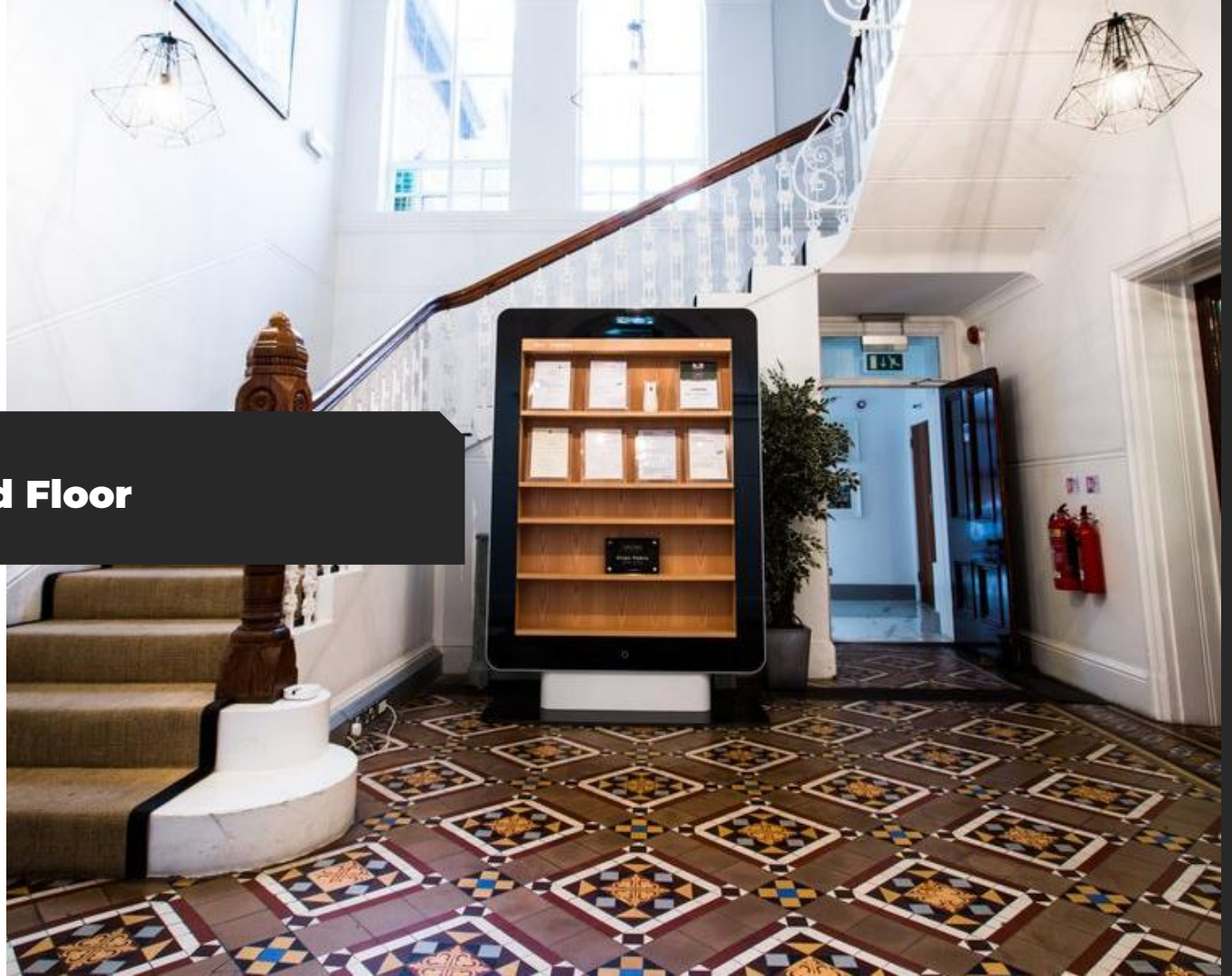
Site & surroundings

The Former Withington Town Hall is located on the southwest side of Lapwing Lane, in Disbury, Manchester. The area includes Raleigh Close, a cul-de-sac with residential properties and Old Lansdowne Road to the west

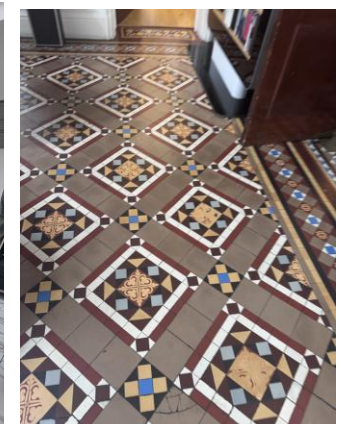
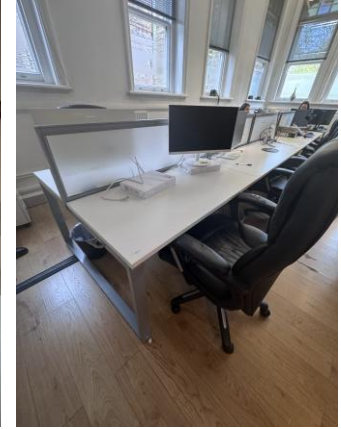
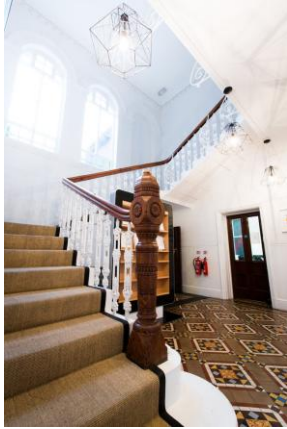
The surrounding neighbourhood is characterised by a mix of late 19th- and early 20th-century residential properties, tree-lined streets, and a strong sense of local heritage. The site's location at the junction of Lapwing Lane and Old Lansdowne Road places it within a vibrant community setting, though recent changes in use have prompted discussions around traffic flow and parking capacity in this otherwise quiet and historically rich suburb.



Ground Floor



Photos of existing



Ground floor scope

1. Decoration & Flooring

Full redecoration throughout the ground floor using finishes that are sympathetic to the building's listed status.

Replacement of existing laminate flooring with new carpet tiles in selective areas.

All flooring works are designed to preserve and respect any original or feature flooring that contributes to the building's heritage value.

2. Lighting

Installation of new feature lighting and track lighting to replace outdated fittings.

Lighting design to enhance both functionality and the architectural character of the space.

3. Sanitary Facilities

Following consultation with Building Control, the number of sinks will be matched to the number of toilets to ensure compliance.

Removal of the existing vanity unit and installation of:

A 70mm stud wall to accommodate micro sinks without encroaching on circulation space.

New mirrors, feature wall tiles, and a modern hand dryer to improve hygiene and aesthetics.

4. Reception Area

Removal of the existing reception desk.

Installation of a bespoke reception unit, designed to complement the building's period features and provide a welcoming first impression.

5. Audio-Visual & Acoustics

Replacement of all AV equipment within existing locations to avoid disruption to the building fabric.

Introduction of acoustic panels and suspended acoustic rafts in selected areas to improve sound quality and reduce reverberation, particularly in open-plan zones.

6. Furniture

Replacement of all existing furniture with new pieces that are in keeping with the building's heritage character, ensuring a cohesive and respectful interior scheme.

7. Spatial Reconfiguration

Removal of a non-structural stud wall in the bottom-right ground floor office.

This intervention will open up the space, improving natural light, circulation, and visual connectivity, while restoring the room's original proportions.

8. Kitchen Area

Removal of the existing tiled splashback.

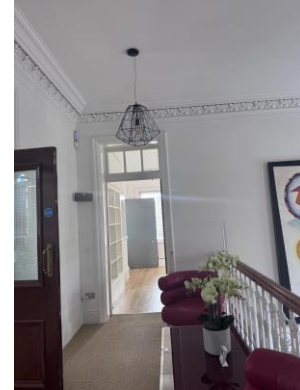
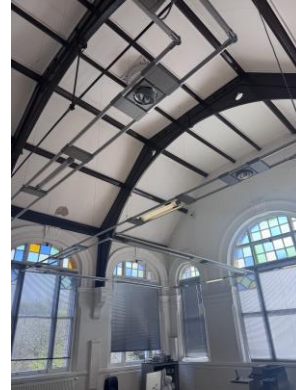
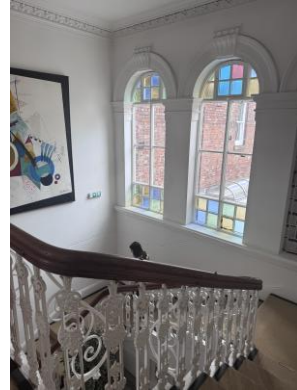
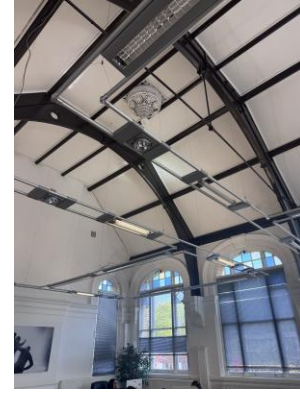
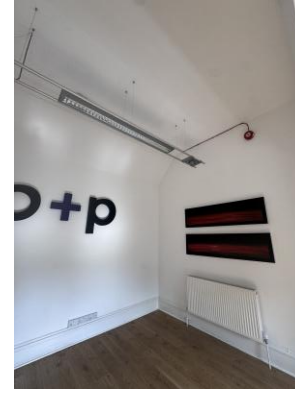
Installation of a new tiled splashback, selected to complement the heritage character of the building while providing a refreshed and durable finish.



First Floor



Photos of existing



First floor scope

1. Decoration & Flooring

Full redecoration throughout the ground floor using finishes that are sympathetic to the building's listed status.

Replacement of existing laminate flooring with new carpet tiles in selective areas, as well as replacement of existing stair runner.

All flooring works are designed to preserve and respect any original or feature flooring that contributes to the building's heritage value.

2. Lighting

Installation of new feature lighting and track lighting to replace outdated fittings.

Lighting design to enhance both functionality and the architectural character of the space.

3. Sanitary Facilities

Following consultation with Building Control, the number of sinks will be matched to the number of toilets to ensure compliance.

Removal of the existing vanity unit and installation of:

A 70mm stud wall to accommodate micro sinks without encroaching on circulation space.

New mirrors, feature wall tiles, and a modern hand dryer to improve hygiene and aesthetics.

4 Furniture

Replacement of all existing furniture with new pieces that are in keeping with the building's heritage character, ensuring a cohesive and respectful interior scheme.

5. Kitchen Area

Removal of the existing tiled splashback.

Installation of a new tiled splashback, selected to complement the heritage character of the building while providing a refreshed and durable finish.

6. Spatial Reconfiguration

Removal of existing non-structural internal glazing to open up the office spaces.

This will improve natural light flow, visual connectivity, and circulation, creating a more flexible and collaborative working environment.

7. Boardroom Relocation

The boardroom has been relocated to the opposite side of the floorplate.

To support this change:

New Venetian blinds will be installed to control glare and protect visibility on the new AV screen.

The AV system will be upgraded and installed in the new boardroom location.

8. Acoustics

Introduction of acoustic treatments in selected areas to improve sound quality and reduce reverberation in open-plan zones.

In the Great Hall area, suspended circular acoustic rafts will be installed to enhance acoustic performance while maintaining the architectural integrity of the space.

Conclusion

The proposed design works for both the ground and first floors of Pabla and Pabla, Didsbury have been carefully developed to respect and enhance the heritage value of this listed building. Every intervention has been considered with sensitivity to the building's original features, proportions, and materials.

Our approach focuses on reversibility, minimal intervention, and visual harmony. Where modern upgrades are necessary—such as lighting, AV, sanitary provisions, and acoustic improvements—they have been integrated in a way that supports the building's continued use without compromising its historic integrity.

Key heritage-conscious strategies include:

Retaining and complementing original flooring and architectural details.

Using finishes, furniture, and fittings that are sympathetic to the building's character.

Removing non-structural elements that detract from the original spatial layout.

Enhancing functionality (e.g., circulation, acoustics, lighting) while preserving the building's aesthetic and historical value.

In conclusion, our design celebrates the building's heritage by restoring and enhancing its original features; while ensuring it remains a practical, comfortable, and inspiring workspace. The proposals do not harm or diminish the building's historic significance—instead, they aim to bring it back to its former glory with care and respect.



Appendices

E015380 PABLA & PABLA MAN - STAGE 3-001 EXISTING GF G.A

E015380 PABLA & PABLA MAN - STAGE 3-002 EXISTING FF G.A

E015380 PABLA & PABLA MAN - STAGE 3-100 PROPOSED GF G.A_REV A

E015380 PABLA & PABLA MAN - STAGE 3-101 PROPOSED FF G.A_REV A

E015380 PABLA & PABLA MAN - STAGE 3-010 GROUND FLOOR STRIP OUT

E015380 PABLA & PABLA MAN - STAGE 3-011 FIRST FLOOR STRIP OUT

E015380 PABLA & PABLA MAN - STAGE 3-104 FLOORING GF

E015380 PABLA & PABLA MAN - STAGE 3-104.1 FLOORING FF

E015380 PABLA & PABLA MAN - STAGE 3-105 DECORATION GF_REV A

E015380 PABLA & PABLA MAN - STAGE 3-105.1 DECORATION FF_REV A

E015380 PABLA & PABLA MAN - STAGE 3-107 FEATURE ACOUSTICS GF LAYOUT_REV A

E015380 PABLA & PABLA MAN - STAGE 3-107.1 FEATURE ACOUSTICS FF LAYOUT

E015380 PABLA & PABLA MAN - STAGE 3-108 FEATURE LIGHTING GF LAYOUT

E015380 PABLA & PABLA MAN - STAGE 3-108.1 FEATURE LIGHTING FF LAYOUT

REFERENCES

REFERENCES:

1. <https://historicengland.org.uk/listing/the-list/list-entry/1291512?section=official-list-entry> Historic England Listed Building Consent Advice Note 16, 2021
2. Planning applications 124640/FO/2019 & 107325/FO/2014/S2
3. Planning applications, listed building consent 124453/LO/2019 & 110456/LO/2015/S2



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