HERITAGE IMPACT STATEMENT

Client: Historic England
Reference: Job no. 20711
Date: May | 2024

REVISION

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CLIENT	Historic England
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P04	Location amendments per PR comments	22.07.24	SM	SGi

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2.0 THE HERITAGE AND ITS SIGNIFICANCE

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1.0 INTRODUCTION

1.1 PURPOSE

This Heritage Statement has been prepared by Seven Architecture on behalf of Historic England to support a Full Planning and Listed Building Consent application for works to the Grade I Listed and Scheduled Ancient Monument of Baguley Hall, Hall Lane, Wythenshawe.

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in determining applications for development affecting listed buildings, to pay special regard to the desirability of preserving the building and its setting.

The National Planning Policy Framework (NPPF) 2019 sets out the Government's national planning policy on the conservation of the historic environment. In respect of information requirements for applications, it states that :

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. 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'.

(Ministry of Housing, Communities & Local Government, 2012)

This Heritage Statement has been prepared to assess the impact of essential security works to protect the building until such time that the building is brought back into use.

A detailed Conservation Management Plan has been prepared by Field Archaeological Services (FAS) in 2004 which sets out in detail the following :-

Volume 1- Understanding the Site
Volume 2 - Significance and Conservation

To avoid duplication of information, a summary of the findings of the Conservation Plan are provided in this document and the Conservation Management Plan should be referred to for more detailed information as required.

This document therefore focuses on setting out the proposed works involved in this Listed Building Consent Application and assessing the impact on the historical significance.

1.0 INTRODUCTION

1.2 RESEARCH METHODOLOGY

This document has been prepared based on primary and secondary sources including historical maps, drawings and reports.

The following sources were accessed in the preparation of this report:-

- www.historicengland.org.uk (accessed 03rd May 2024)
- www.manchester.gov.uk (accessed 03rd May 2024)
- www.pastscape.org.uk (accessed 03rd May 2024)
- www.magic.defr.gov.uk (accessed 03rd May 2024)
- www.bing.com/maps (accessed 03rd May 2024)
- www.old-map.co.uk (accessed 03rd May 2024)
- www.maps.nls.uk (accessed 03rd May 2024)
- www.britainfromabove.org.uk (accessed 03rd May 2024)
- National Planning Policy Framework, Ministry of Housing, Communities & Local Government, 27 March 2012
- *Conservation Principles, Policy and Guidance*, Historic England, 2008.
- *How Old is Your House?*, Pamela Cunnington, Marston House, 1999.
- *The Traditional Buildings of Britain*, Anthony Quiney, Thames and Hudson, 1990.
- *Baguley Hall Conservation Plan, Field Archaeological Services (FAS), 2004.*

A site visit to the application site have been undertaken on the 07th May 2024.

1.3 STRUCTURE OF THE REPORT

The report is set out as follows :-

Section 2.0 The Heritage and Its Significance
Section 3.0 Summary of the proposed works
Section 4.0 Impact on Significance
Section 5.0 Conclusion

1.4 AUTHORSHIP

This report has been prepared by Samantha Gill, an RIBA Conservation Architect and Sam Marner, an RIBA Architect. It was subsequently checked by Lisa Mcfarlane, Director of Seven Architecture, an RIBA Registered Specialist Conservation Architect, Full Member of the Institute for Historic Building Conservation (IHBC) and member of the Manchester City Council Conservation Panel.

1.0 INTRODUCTION

1.5 LOCATION

Baguley Hall is located within the village of Baguley in Wythenshaw to the south of Manchester city centre. The site and buildings are within the ownership of Historic England who have been working for a number of years to bring the hall back into long-term use.

The site is located to the south of Wythenshaw Park with Wythenshaw Hall located at the centre of the park.

1.0 INTRODUCTION

1.3 DESIGNATED RECORDS FOR THE HERITAGE ASSET

Baguley Hall is a Grade I Listed building and is currently on the Historic England's At Risk register. The property was in the ownership of the Department of the Environment from 1969 and is currently held by English Heritage. The property and grounds were registered as a Scheduled Ancient Monument but has now been descheduled.

Figure 10
Aerial view showing the location of Park House (outlined in red) within the context of Cuckney.
(Source: www.bing.com/maps, accessed 10th June 2022).

2.0 THE HERITAGE AND ITS SIGNIFICANCE

2.1 SUMMARY OF SIGNIFICANCE (Taken from Conservation Management Plan by FAS, 2004)

2.1.1 SUMMARY

The site which forms the focus of this Conservation Plan is historically significant within Greater Manchester, being one of a few surviving timber-framed medieval manors of the 14th century. The site includes a rare open hall with ornate decoration and spere truss, constructed from massive planks of oak. It also contains evidence for 15th and 16th century adaptation and extension, with further enlargements during the early 18th century. However, with the conversion of the Hall into a tenant farm, the building began to fall into decay.

2.1.2 BASIS OF ASSESSMENT OF SIGNIFICANCE

The identification of cultural significance in this document is based upon the recommendations of James Semple Kerr as set out in The Conservation Plan (1996), and the general guidelines in the Heritage Lottery Fund's Conservation Plans for Historic Places (1998). The cultural significance of any historic place is unique - it is derived from the particular history, archaeology, topography and condition of the site. The assessment of this significance for the purposes of a Conservation Plan is more detailed than that provided for the purposes of designation as a legally protected site. The aim is not simply to rank the place within a set of comparable places in order to identify and protect those of most importance, but rather to provide a clear and detailed assessment of that comparative significance and of the significance of individual elements within the place. This provides the owners and users of historic places with a clear assessment, based on detailed research, of the significance of the whole site within its historic and geographical context and of the importance of its individual elements.

The Conservation Plan allows for the formulation of management and development plans in which the retention of that significance is paramount.

To be effective, each Conservation Plan must, therefore, base its assessment of significance on criteria relevant to the place, and the issues addressed will vary from one Conservation Plan to another. For that reason, it is important that the criteria emerge as a logical progression from the understanding of the site and are clearly set out to facilitate their discussion between the drafters and the users of the Statement.

In the case of Baguley Hall, individual elements have been assessed for their significance on the basis of their ability to demonstrate the following: British history; local history; association with notable persons and/or events; archaeological potential; architectural significance; chronological development of the site; development of hall design; development of timber framing construction; innovations in structural design; symbolic role of the hall in the landscape; domestic arrangements within halls; development of social practices; issues of local pride and identity; significance in the local community; regeneration potential; contribution to sense of place; setting within the wider landscape; visual and imaginative impact; aesthetic qualities; development of the garden landscape; group value; amenity value; ecology; development of conservation practice.

2.1.3 RANKING OF SIGNIFICANCE

Furthermore, using the criteria set out above, significance has been ranked in the following way:

- exceptional significance - elements which can be demonstrated to have specific relevance to British and local history or culture, and/or are of extraordinary or unique archaeological or architectural merit.

- considerable significance - elements which can be strongly shown to demonstrate several areas of cultural significance.

- moderate significance - elements which can be shown to demonstrate more than one area of cultural significance, but do not demonstrate any one area to a particularly strong degree.

- some significance - elements which can be shown to demonstrate at least one area of cultural significance.

- intrusive - elements which are identified as intrusive may include those which have a degree of cultural significance, but which detract from elements of greater significance.

Assignment to a category of significance is a value judgement based on the knowledge and professional expertise of the drafters of the Conservation Plan.

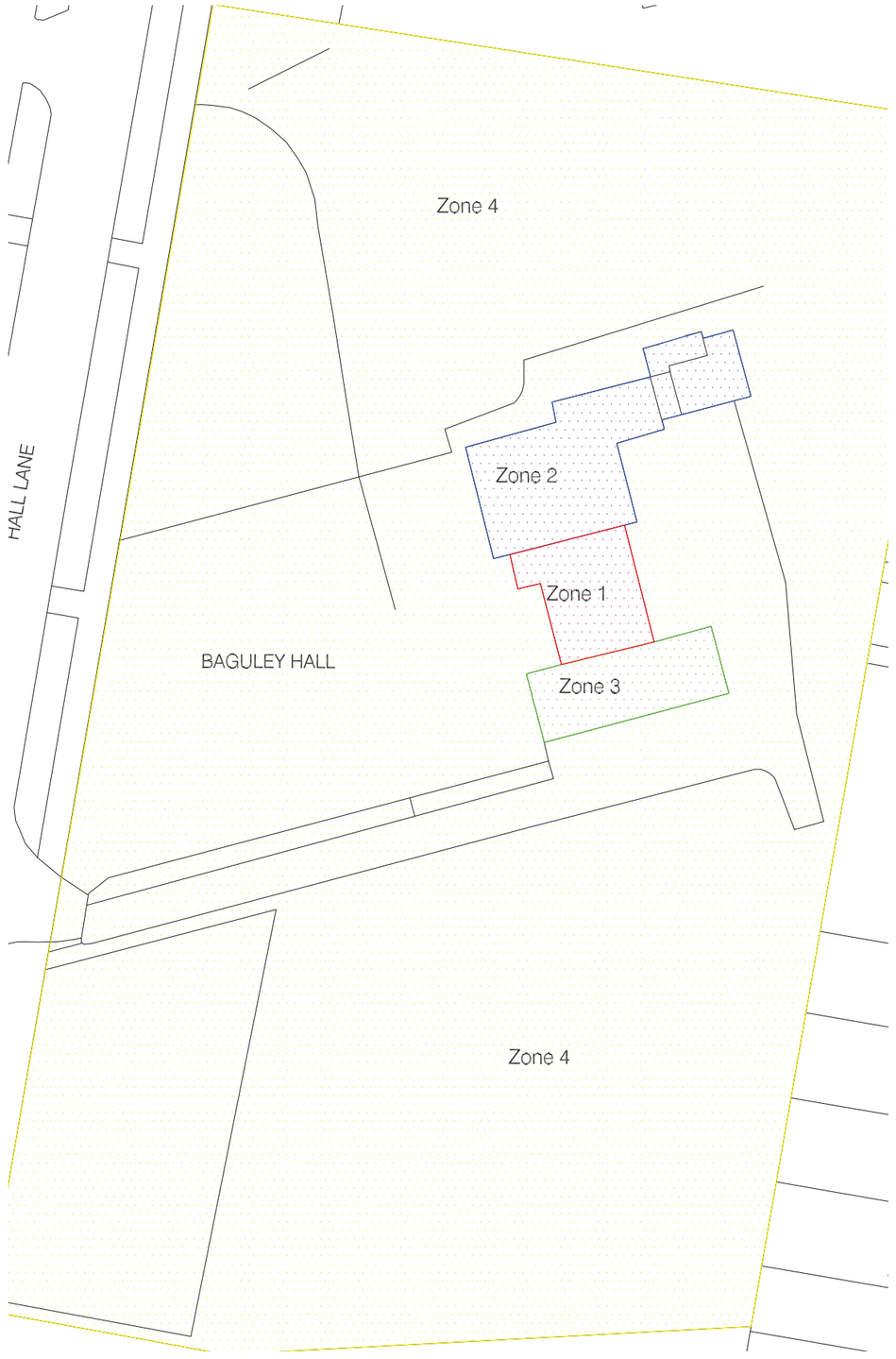
This ranking of significance is designed to be of assistance in understanding the relative importance of different elements of the site. It is critical, however, that the designation of 'some significance' should not be regarded as a suggestion that individual elements might be removed or damaged without affecting the significance of the site as a whole. Rather, the system should assist the formulation of positive policies regarding the deceleration of physical deterioration, the general enhancement of the site, the sensible targeting of limited budgets, and the commissioning of further research.

2.0 THE HERITAGE AND ITS SIGNIFICANCE

2.1 SUMMARY OF SIGNIFICANCE

2.1.4 STATEMENTS OF SIGNIFICANCE FOR ELEMENTS ZONE BY ZONE

The Baguley Hall site has been divided into four zones for ease of discussion
Zone 1 includes the open hall and porch.
Zone 2 encompasses the north wing.
Zone 3 encompasses the south wing.
Zone 4 encompasses the wider landscape, including the orchard and gardens.



Zone Map, Baguley Hall. 2004, Conservation Plan, Field Archaeology Specialists

2.0 THE HERITAGE AND ITS SIGNIFICANCE

2.1 SUMMARY OF SIGNIFICANCE

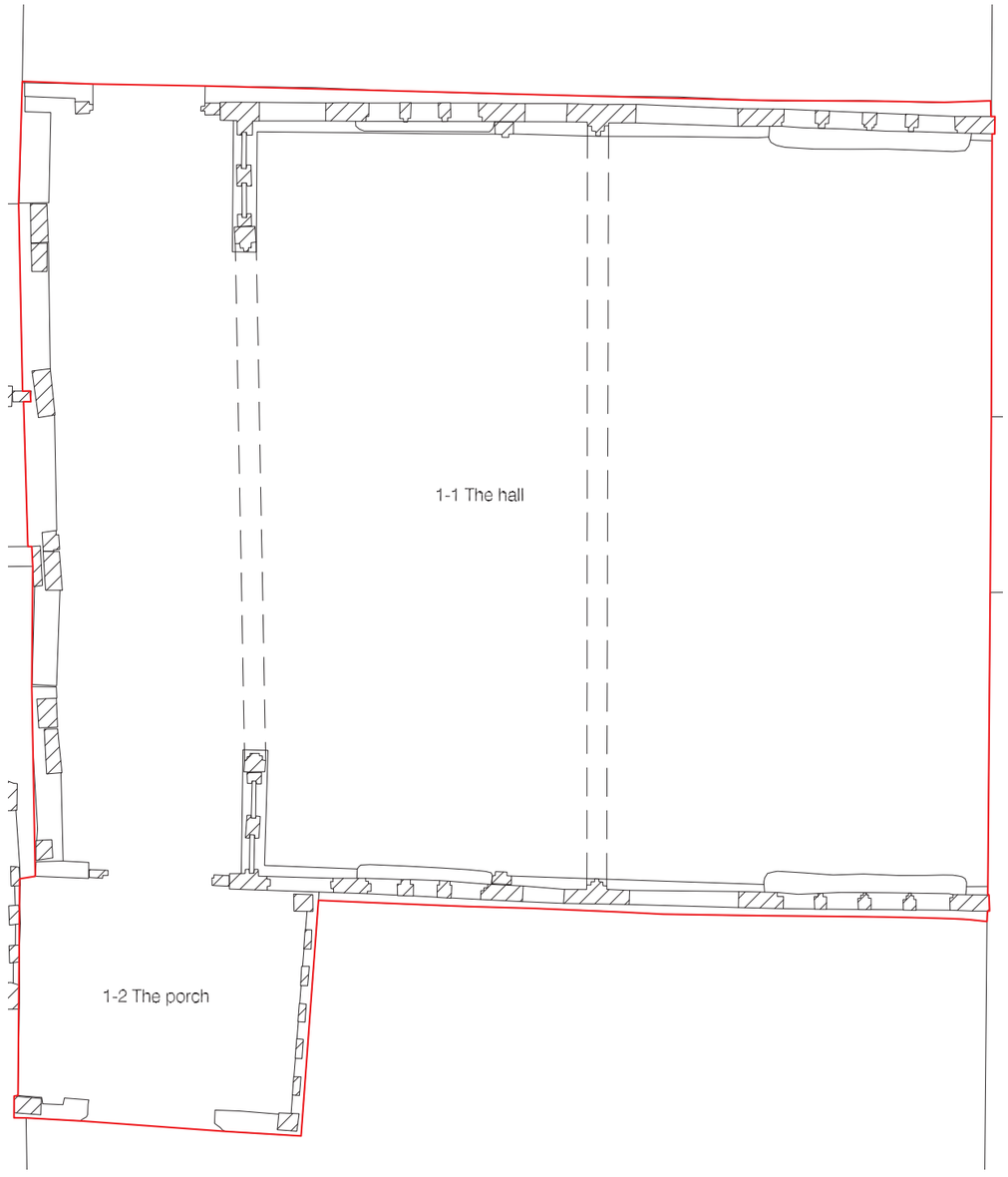
2.1.4 STATEMENTS OF SIGNIFICANCE FOR ELEMENTS ZONE BY ZONE

(Taken from Conservation Management Plan by FAS, 2004)

*GENERAL SIGNIFICANCE OF ZONE 1 (*THE HALL)

1-1 The hall
The hall is of exceptional significance as a rare survival of late 14th century architecture, reflecting domestic arrangements within medieval society. The hall is both architecturally and structurally distinct from the rest of the complex and reveals an unusual form of plank construction. It also incorporated the means of dividing the internal space into two halves, to serve the households of two occupants. It is also significant as an important historic landmark for the Manchester area (archaeological potential; architectural significance; visual and imaginative impact; development of timber framing construction; domestic arrangements within halls; development of social practices; innovationsin structural design; issues of local pride and identity; contribution to sense of place; amenity value).

1-2 The porch
The porch is of some significance as part of the evolution of the site, highlighting the changes of domestic arrangements in the late 16th century. It also shows the changing attitudes to heritage and conservation practice, being a modern replacement of a Victorian replica (development of timber framing construction; development of conservation practice; development of social practices; group value).



Zone 1 Plan, Baguley Hall. 2004, Conservation Plan, Field Archaeology Specialists

2.0 THE HERITAGE AND ITS SIGNIFICANCE

2.1 SUMMARY OF SIGNIFICANCE

2.1.4 STATEMENTS OF SIGNIFICANCE FOR ELEMENTS ZONE BY ZONE

(Taken from Conservation Management Plan by FAS, 2004)

GENERAL SIGNIFICANCE OF ZONE 2 (NORTH WING)

Zone 2 encompasses the north wing of Baguley Hall. The north wing is of considerable significance, reflecting the development of the house in the 15th century, and it retains structural elements from this period. (An alternative interpretation suggests that the north wing predated the late 14th century hall and served as a solar.)
It has further significance as it contains fabric from the 16th and 17th centuries, reflecting different domestic arrangements in these periods. The north wing was partly rebuilt in the 18th century, with further extension in the 19th century (archaeological potential; architectural significance; development of timber framing construction; development of social practices; innovations in structural design; group value).

2-1 Room 0/09
Room 0/09 is of considerable significance as part of the late 15th century service wing. The room retains a number of original features, including an unusual ceiling construction, which reflects the increased need for service rooms with living accommodation above. It is also important as it can be related directly to the surviving documentary evidence. Room 0/09 also has archaeological potential, with possible elements of an earlier service wing surviving below the existing floor level (development of timber framing construction; architectural significance; domestic arrangements within halls; innovations in structural design; development of social practices; group value; archaeological potential).

2-2 Room 0/14
Room 0/14 is of moderate significance as it reflects the arrangement of the late 15th century service wing. The allocation of a central corridor highlights the development of the tripartite plan, and demonstrates the existence of an external kitchen at Baguley (development of timber framing construction; architectural significance; domestic arrangements within halls; development of social practices).

2-3 Room 0/15
Room 0/15 is of considerable significance as it retains structural elements of the late 15th century wing and of the 16th century extension. It also reflects the changing domestic arrangements in the post-medieval period, with the addition of an integrated kitchen. Room 0/15 is also significant due to its archaeological potential, with elements of an earlier service wing possibly surviving below the present floor level (architectural significance; chronological development of the site; domestic arrangements within halls; development of social practices group value).

2-4 Room 1/02
Room 1/02 is of considerable significance as it forms part of the late 15th century wing. It also contains reused 17th century panelling, highlighting the allocation of high-status living accommodation within the service wing (architectural significance; chronological development of the site; domestic arrangement within halls; group value).

2-5 Rooms 1/05 and 1/06
Rooms 1/05 and 1/06 are of some significance as part of the late 15th century service wing, structural elements of which survive in the south elevation. They also reflect the later subdivision of the wing, and the introduction of a second storey (architectural significance; chronological development of the site; group value).

2-6 Room 1/08 and 1/09
Rooms 1/08 and 1/09 are of moderate significance as reflections of the structural development of the north wing and its relationship with the hall. Structural elements of the earliest phase of building survive in the south elevation, with evidence for the 16th century extension to the east. This reveals a complex relationship with the neighbouring porch, enhancing the archaeological potential of the room (archaeological potential; architectural significance; chronological development of the site; group value).

2-7 Rooms 2/01and 2/02
Rooms 2/01 and 2/02 are of some significance as they reflect the subsequent extension of the building during the 18th century, with the allocation of further living accommodation (chronological development of the site; architectural significance; group value).

2-8 The north extension
The north extension is of some significance as it reflects the continued use of the building and its expansion to create more extensive service accommodation (chronological development of the site; architectural significance; group value.

2.0 THE HERITAGE AND ITS SIGNIFICANCE

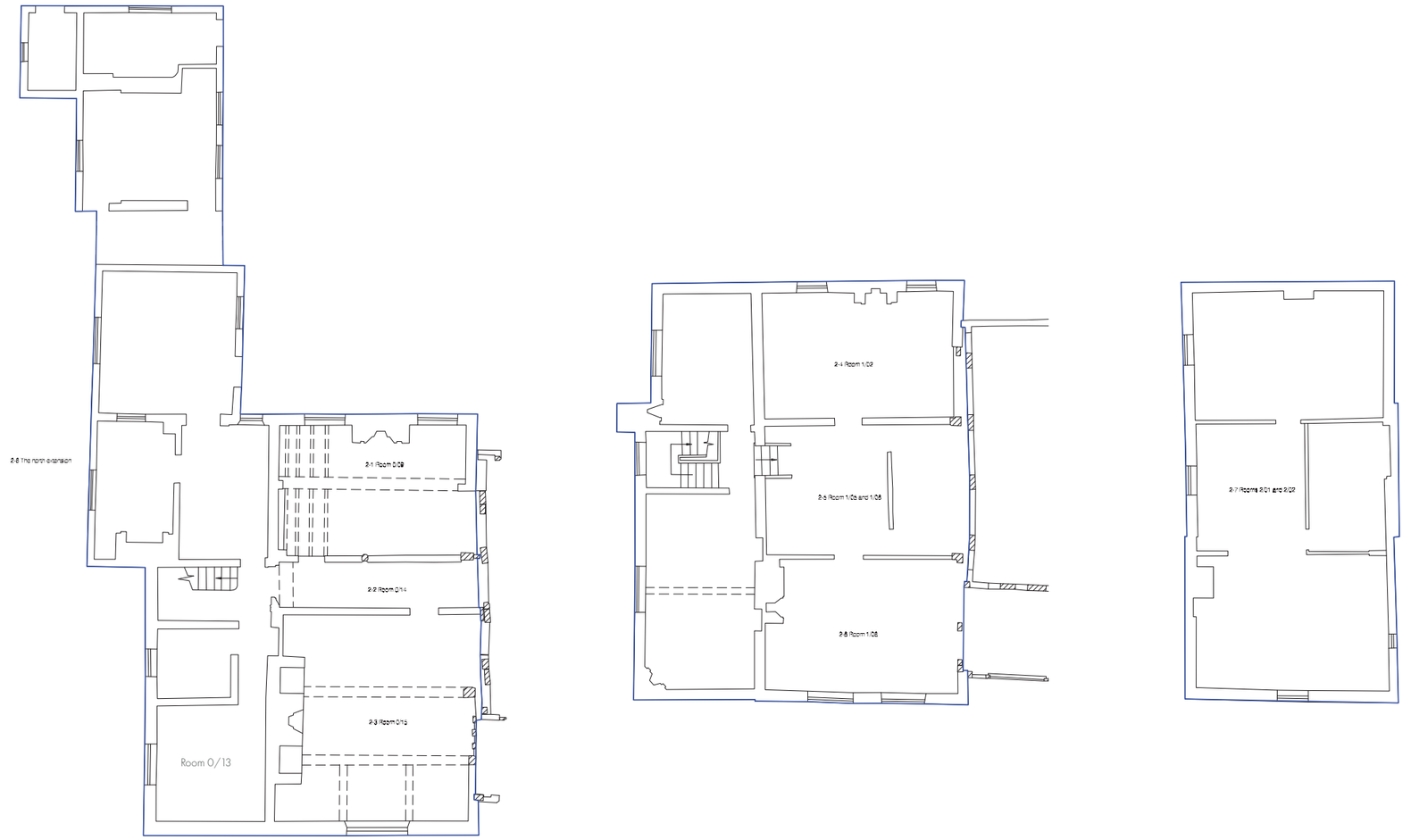
2.1 SUMMARY OF SIGNIFICANCE

2.1.4 STATEMENTS OF SIGNIFICANCE FOR ELEMENTS ZONE BY ZONE

(Taken from Conservation Management Plan by FAS, 2004)

GENERAL SIGNIFICANCE OF ZONE 2 (NORTH WING)

It is worth noting that although the current conservation plan is extensive it does not capture Room 0/13. Room 0/13 is seen to have a some significance, showing the evolution of the house and is covered in more detail in section 4 of the document.



Zone 2 Plan, Baguley Hall. 2004, Conservation Plan, Field Archaeology Specialists

2.0 THE HERITAGE AND ITS SIGNIFICANCE

2.1 SUMMARY OF SIGNIFICANCE

2.1.4 STATEMENTS OF SIGNIFICANCE FOR ELEMENTS ZONE BY ZONE

(Taken from Conservation Management Plan by FAS, 2004)

GENERAL SIGNIFICANCE OF ZONE 3 (SOUTH WING)

Zone 3 incorporates the south wing at Baguley Hall. The wing is of considerable significance as part of the development of the building associated with a change in ownership, and the development of the site as an intended high-status residence, later adapted to a tenanted farm. The present wing was built in the early 18th century; however, archaeological investigation has highlighted the existence of an earlier structure on the site, and some elements of an earlier timber-framed building have been reused within the brick wing (archaeological potential; architectural significance; chronological development of the site; group value).

3-1 Room B/01
Room B/01 is of some significance as part of the 18th century rebuilding of the south wing and the provision of service rooms. It is also important as evidence of the functional use of the building, with a complicated drainage system suggesting an association with the later farm (archaeological potential; architectural significance; chronological development of the site; group value).

3-2 Room 0/18
Room 0/18 is of moderate significance, providing evidence for the chronological development of Baguley Hall. The room forms part of the 18th century building, and reflects the move away from the hall as the principle living space. It also highlights successive building phases within the structure, with a number of blocked openings in the north and south elevations. The archaeological potential of the room is high due to the discovery of structural elements of an earlier building below the present floor level (archaeological potential; architectural significance; chronologicaldevelopmentofthe site; development of social practices; group value).

3-3 Rooms 0/21 and 0/22
Rooms 0/21 and 0/22 are of moderate significance as part of the 18th century rebuilding of the south wing. They also have archaeological potential due to the reuse of earlier structural elements within the present stair (chronological development of the site; architectural significance; archaeological potential; group value).

3-4 Room 0/23
Room 0/23 is of some significance as evidence for extensive domestic accommodation at Baguley during the 18th century, and the move away from the hall as the principle living space. It also highlights successive building phases within the structure with a number of blocked openings in the external elevations (architectural significance; chronological development of the site; development of social practices; group value).

3-5 Room 1/10
Room 1/10 is of some significance as part of the 18th century rebuilding of the south wing. Also surviving within the doorway to this room are elements of an earlier window taken from a timber-framed domestic building (architectural significance; chronological development of the site; group value).

3-6 Room 1/12
Room 1/12 is of some significance as a large domestic room of the early 18th century. The room contains structural evidence of the original floor construction, highlighting the use of wide floorboards pegged into the joists. The room also illustrates successive phases of building, with a number of blocked openings and an inserted fireplace (architectural significance; chronological development of the site; group value).

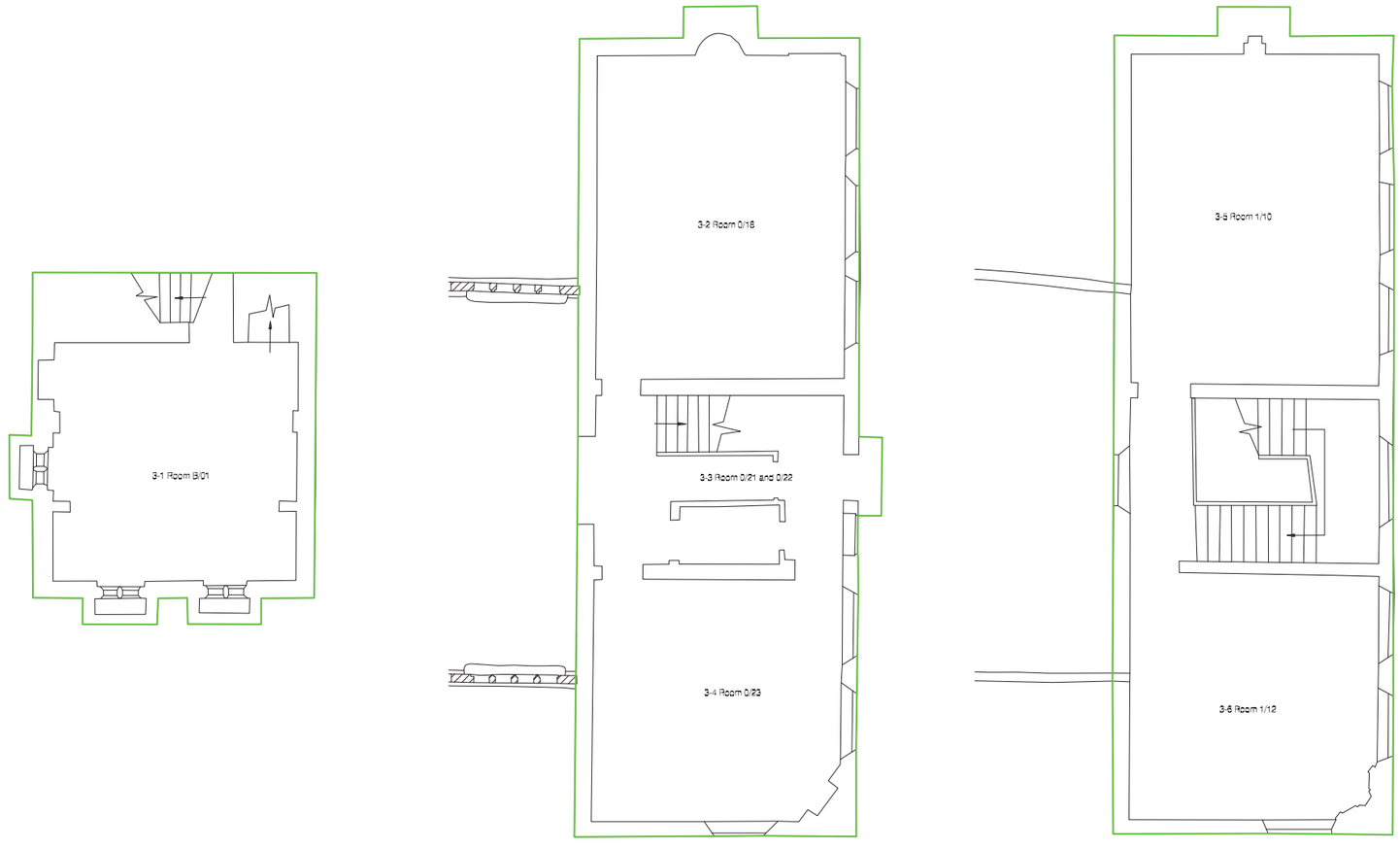
2.0 THE HERITAGE AND ITS SIGNIFICANCE

2.1 SUMMARY OF SIGNIFICANCE

2.1.4 STATEMENTS OF SIGNIFICANCE FOR ELEMENTS ZONE BY ZONE

(Taken from Conservation Management Plan by FAS, 2004)

GENERAL SIGNIFICANCE OF ZONE 3 (SOUTH WING)



Zone 3 Plan, Baguley Hall. 2004, Conservation Plan, Field Archaeology Specialists

2.0 THE HERITAGE AND ITS SIGNIFICANCE

2.1 SUMMARY OF SIGNIFICANCE

2.1.4 STATEMENTS OF SIGNIFICANCE FOR ELEMENTS ZONE BY ZONE

(Taken from Conservation Management Plan by FAS, 2004)

GENERAL SIGNIFICANCE OF ZONE 4
(THE WIDER LANDSCAPE)

Zone 4 encompasses the wider historical landscape surrounding Baguley Hall. Much of this has been lost to the 20th century Wythenshawe housing estate; however, the land still has considerable historical and archaeological potential. Some geophysics has been undertaken to the east and west, but little archaeological investigations have taken place outside of the hall. Recent restoration works have also reinstated the formal gardens and orchard within the immediate vicinity of the building, and there is potential to develop this area as a viable heritage asset (significance in the local community; regeneration potential; group value; contribution to sense of place; amenity value; archaeological potential; aesthetic qualities; setting within the wider landscape; visual and imaginative impact; development of the garden landscape; ecology).

4-1 The orchard
The area to the north of the hall has been replanted as an orchard to reflect the historical setting of the building. This area is of moderate significance due to the retention of the historic context of the medieval hall. It is also important due to the archaeological potential of the area. No below-ground archaeology has taken place, and it is possible that evidence for a detached kitchen may still survive, possibly pre-dating the hall itself (archaeological potential; chronological development of the site; aesthetic qualities; setting within the wider landscape; regeneration potential; contribution to sense of place; amenity value; visual and imaginative impact; development of the garden landscape; ecology).

4-2 The gardens
The gardens surrounding the hall are of moderate significance as part of the changing historic landscape. They are also important due to their archaeological potential, with little below-ground archaeology having yet taken place. The area to the south of the hall may reveal surviving evidence of an earlier camera block or south wing.

The gardens have potential as part of the regeneration of the Wythenshawe area, through development as a viable heritage asset (regeneration potential; contribution to sense of place; amenity value; archaeological potential; aesthetic qualities; setting within the wider landscape; visual and imaginative impact; chronological development of the site; development of the garden landscape; ecology.

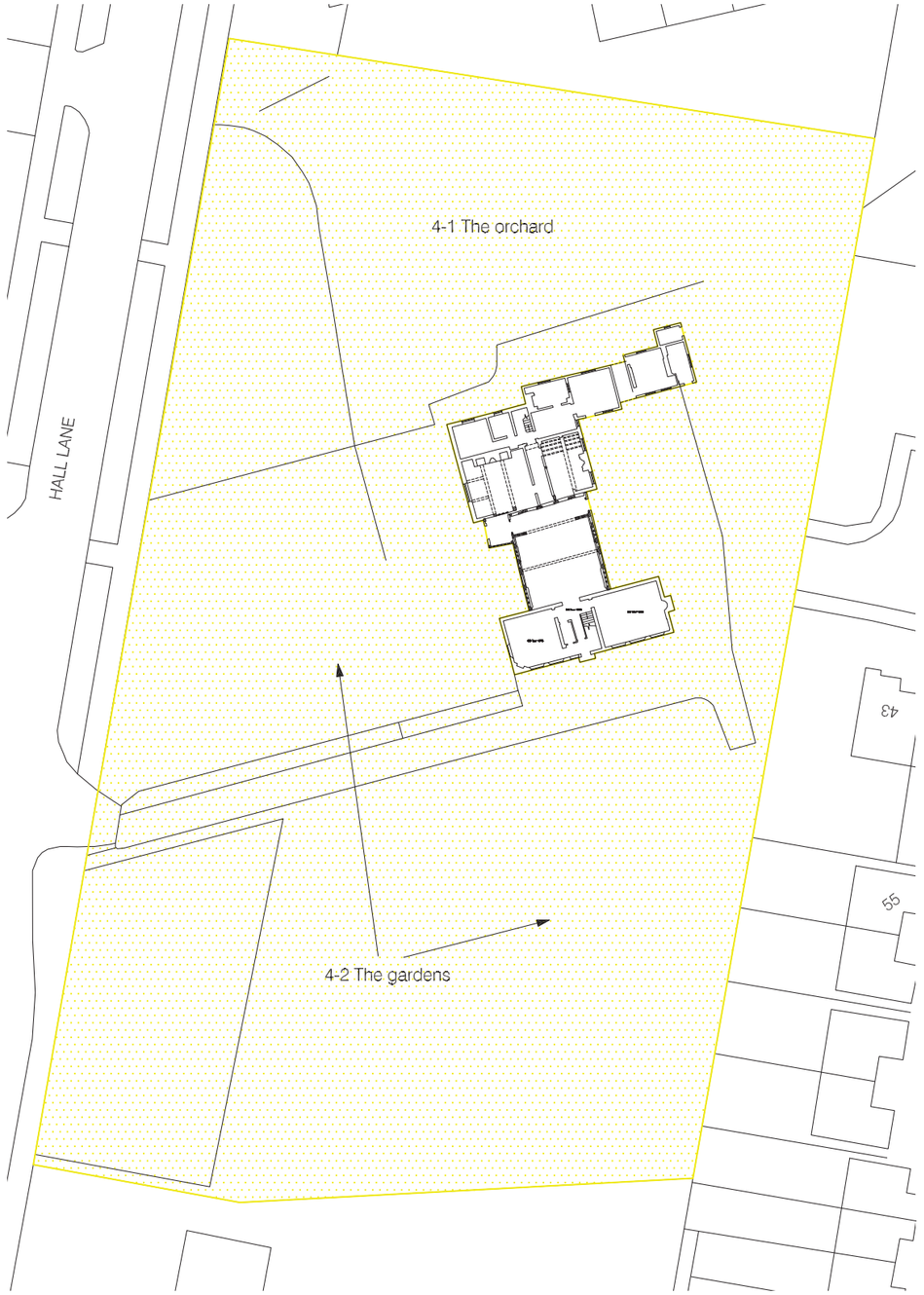
2.0 THE HERITAGE AND ITS SIGNIFICANCE

2.1 SUMMARY OF SIGNIFICANCE

2.1.4 STATEMENTS OF SIGNIFICANCE FOR ELEMENTS ZONE BY ZONE

(Taken from Conservation Management Plan by FAS, 2004)

GENERAL SIGNIFICANCE OF ZONE 4 (THE WIDER LANDSCAPE)



Zone 4 Plan, Baguley Hall. 2004, Conservation Plan, Field Archaeology Specialists

2.0 THE HERITAGE AND ITS SIGNIFICANCE

2.1 SUMMARY OF SIGNIFICANCE

2.1.5 GENERAL STATEMENT OF SIGNIFICANCE

(Taken from Conservation Management Plan by FAS, 2004)

Baguley Hall is of **exceptional significance** *for the following reasons:*

- *It contains rare and important archaeological remains of a circa 1400 hall, constructed during a transitional period in hall building (period 3) (local history; archaeological potential; architectural significance; development of hall design; domestic arrangements within halls; development of social practices; innovations in structural design).*

- *It includes the standing remains of a circa 1400 hall which illustrates a rare plank construction technique (development in hall design; development of the timber framing construction; architectural significance; innovations in structural design).*

- *It is the first identified example (both from documentary and archaeological evidence) of a medieval hall constructed to incorporate dual occupancy arrangements (British history; local history; archaeological potential; architectural significance; development of hall design; domestic arrangements within halls; development of social practices).*

Baguley Hall is of **considerable significance** *for the following reasons:*

- *The north wing of the hall retains structural evidence of a mid-15th century service or solar wing, reflecting the structural and social development of medieval architecture (period 4) (architectural significance; development of hall design; domestic arrangement within halls; development of social practices; domestic arrangements within halls; group value).*

- *The immediate context of the hall remains undeveloped, and may reveal planned garden features of the late medieval and post-medieval periods. Although archaeologically surveyed, little subsurface investigation has taken place outside the hall (chronological development of the site, development of the garden landscape; the symbolic role of the hall in the landscape, archaeological potential, ecology, contribution to sense of place; amenity value; setting within the wider landscape).*

- *The late 14th century hall represents an important landmark for Wythenshawe and functions as a source of local pride and as a potential attraction for local people and visitors (local history; the symbolic role of the hall in the landscape; amenity value; contribution to sense of place; issues of local pride and identity; aesthetic qualities; visual and imaginative impact).*

- *Baguley Hall remains an important heritage asset with potential to raise the historical significance of the area as a viable asset (British history; local history; amenity value; contribution to sense of place; visual and imaginative impact).*

- *Baguley Hall retains significant archaeological evidence of an earlier aisled structure on the site, revealing continued development and occupation at Baguley. It also represents a rare northern example of this building technique (period 1) (British history; archaeological potential; architectural significance; chronological development of the site).*

Baguley Hall is of **moderate significance** *for the following reasons:*

- *Baguley Hall reveals the architectural and social development of a manor house through its continued use, particularly with the construction of the 18th century brick wings (period 7) (architectural significance; development of social practices; group value; chronological development of the site).*

Baguley Hall is of **some significance** *for the following reasons:*

- *The continued repair and restoration of Baguley Hall reveals the changing attitudes to conservation and the development of more sympathetic approaches to historic remains (period 9) (development of conservation practice; regeneration potential; amenity value).*

3.0 SUMMARY OF THE PROPOSED WORKS

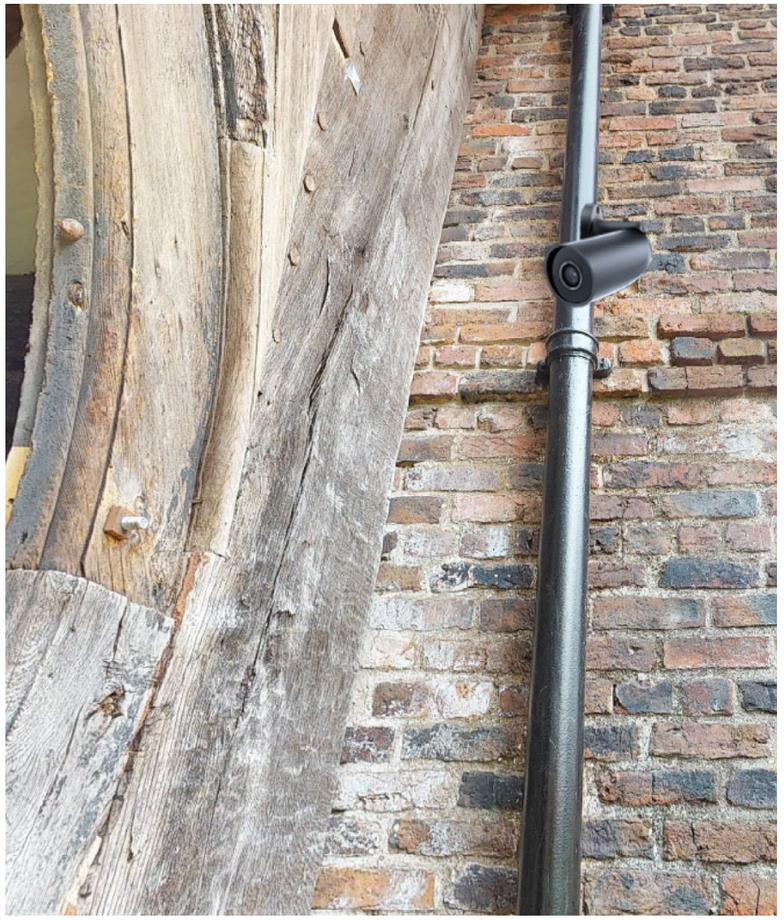
3.1 SUMMARY

The proposed works submitted under this application are to provide security infrastructure to ensure the building is protected from illegal entry and potential vandalism or theft, to ensure its long-term protection.

The scope of the works set out in this application are as follows :-

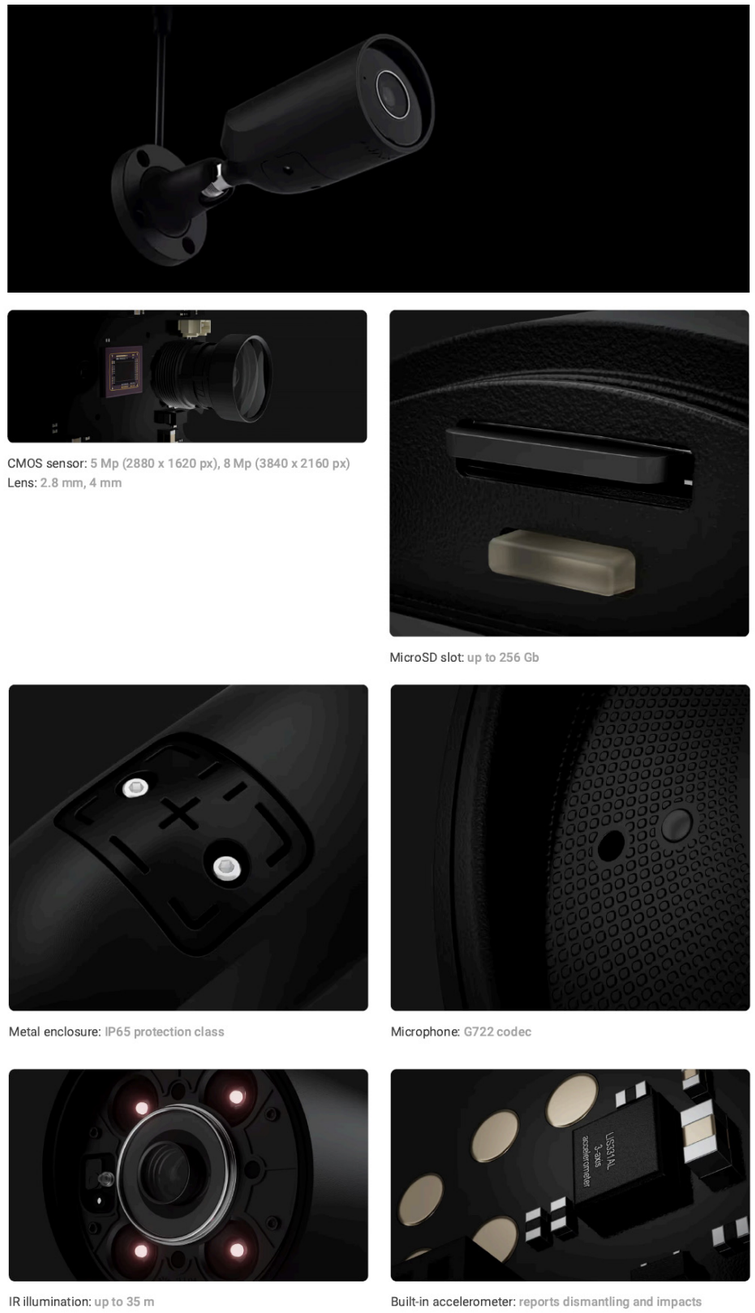
TEMPORARY SECURITY WORKS

- Installing 13no. wired security cameras, specified in black, with the majority mounted to rainwater goods.
- Installing 4no. speakers to monitor the site and building, allowing off-site security members to be able to communicate warnings to trespassers.
- No security items are to be fixed directly into the building fabric, they will either be screwed into existing barge boards/wooden soffits or fixed temporarily to drainpipes and rainwater goods.
- Internally PIR detectors will be mounted in place of old units and new door contacts will replace existing ones.

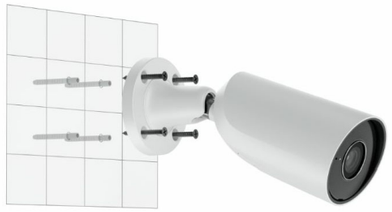


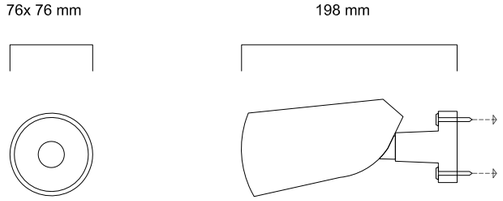
Above: Visual showing how camera will appear in situ.

Right: Ajax BulletCam Outdoor wired Video-surveillance Camera.



3.0 SUMMARY OF THE PROPOSED WORKS



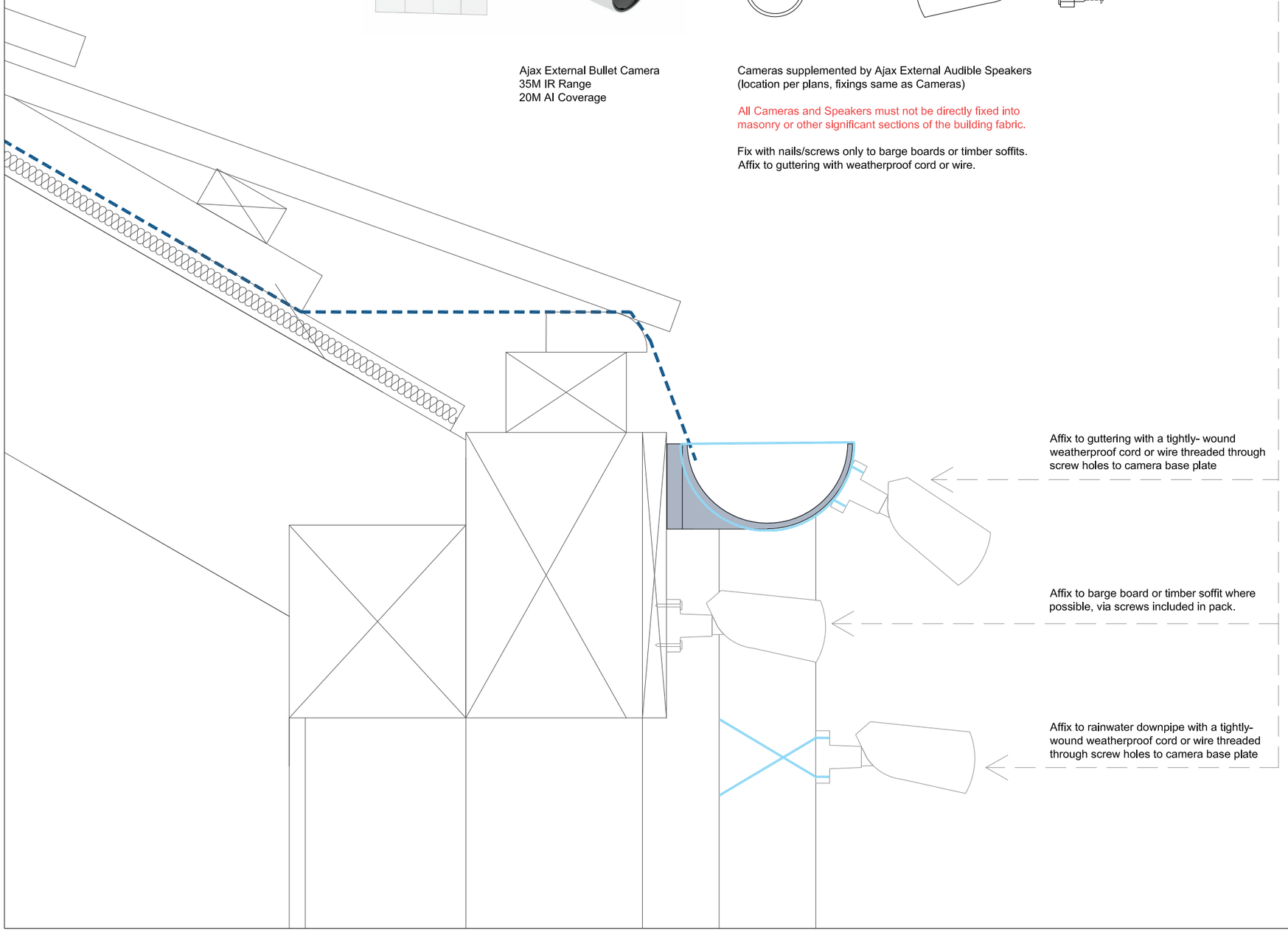


Ajax External Bullet Camera
35M IR Range
20M AI Coverage

Cameras supplemented by Ajax External Audible Speakers
(location per plans, fixings same as Cameras)

All Cameras and Speakers must not be directly fixed into masonry or other significant sections of the building fabric.

Fix with nails/screws only to barge boards or timber soffits.
Affix to guttering with weatherproof cord or wire.



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GENERAL NOTES:
1. For the purposes of construction the drawing must not be scaled and only written or calculated dimensions
2. Any queries or doubts, drawing error or divergences should be referred to the originator.
3. All dimensions to be checked on site.
4. All architectural drawings are to be read in conjunction with the relevant architectural specifications and outline specification sheets.
5. All the details and setting-out drawings to be read in conjunction with the relevant consultants and subcontractor drawings.

REV:	DESCRIPTION:	DATE:	DRAWN	CHECK:
P01	SECURITY WORKS PACK ISSUE	10.05.2024	SM	LM

DRAWING SCALE: 1:5 @ A3

0 150mm

KEY PLAN (NTS):

CLIENT:
Historic England

PROJECT TITLE:
Baguley Hall

PROJECT NO:
20711

DRAWING TITLE:
Security Camera Fixing Details

DRAWING NO:

PROJECT	ORIGIN	ZONE	LEVEL	TYPE	ROLE	NO.#	REVISION
BGH	SEV	XX	ZZ	DR	A	4102	P01

SUITABILITY DESCRIPTION (S2) Suitable for Information
REVISION DESCRIPTION For Information

seven.
SEVENARCHITECTURE.CO.UK
Studios at :
Unit 1,3 Waulk Mill, 51 Bengal St, MANCHESTER, M4 6LN, t : 0161 236 5656
Clarendon House, Victoria Avenue, HARROGATE, HG1 1JD, t : 01423 709 807
Y Neuadd Lwyd, Dolwyddelan, CONWY, LL25 0SJ, t 01286 875120

3.0 SUMMARY OF THE PROPOSED WORKS

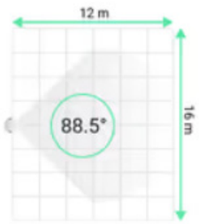
3.1 SUMMARY

PIR DETECTORS

- Product: Ajax MotionCam (PhOD) Jeweller - wireless IR motion detector supporting photo by alarm, photo on demand, photo by schedule, and photo by scenario features.
- Details: https://ajax.systems/products/motioncam-phod/
- The units are not wired; they are battery operated and wireless.
- There will be no alterations to the fabric of the building; fixing holes will be re-used where applicable.
- Where re-use of existing fixing holes is not possible or required, compression fixings and/or mounting devices on pre-made boards will be used, as they have been with the fire system and temporary lighting network on site.

DOOR CONTACTS

- The door contacts will be fixed to the door frames, these are not included within the listing therefore do not require additional measures.



Top: Ajax MotionCam PIR Detector unit (in black).

Centre: Vertical viewing angle.

Bottom: Horizontal viewing angle.

Above: The existing wired alarm system which includes detectors in each room. The wiring to the detectors runs in conduit. Proposed new PIR detectors will be mounted to these existing conduits, avoiding the building fabric.

3.0 SUMMARY OF THE PROPOSED WORKS

3.2 EXAMPLES

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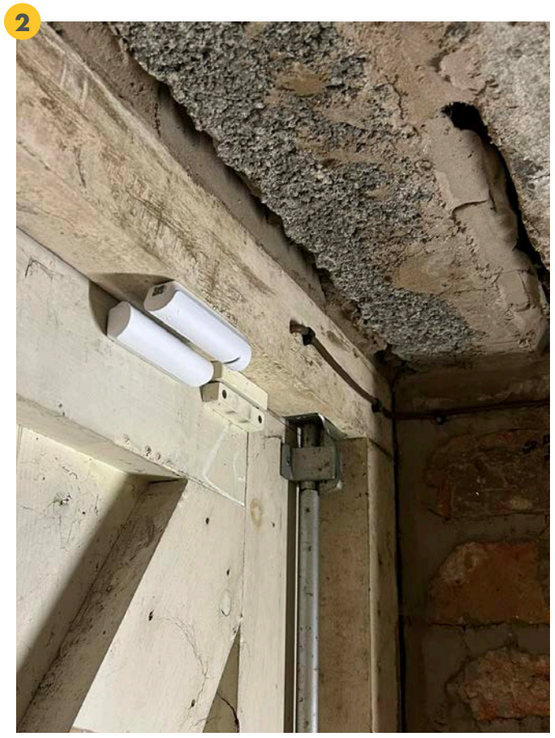


3

1 Sensor fixed to existing fitting.
Cable runs visible in photo are existing.

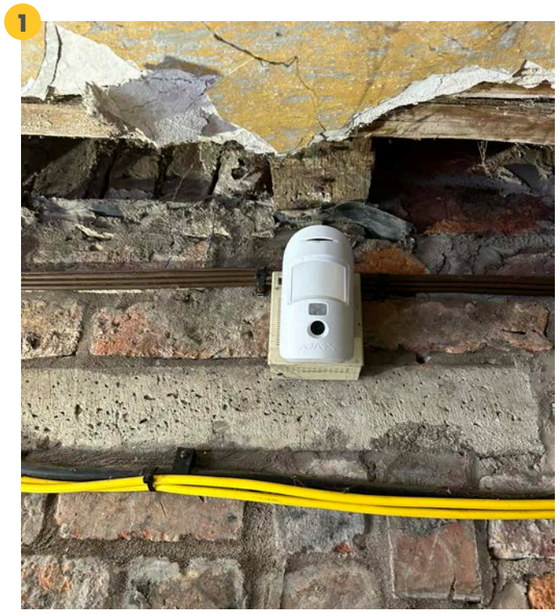
2 Door closer fixed with tape.

3 Sensor fixed to existing fitting.

4 Sensor fitted to freestanding tripod.

5 Sensor fixed to existing fitting.

1



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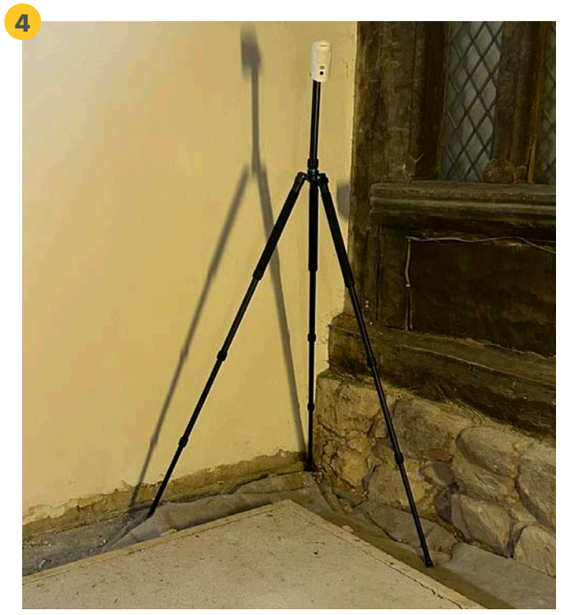

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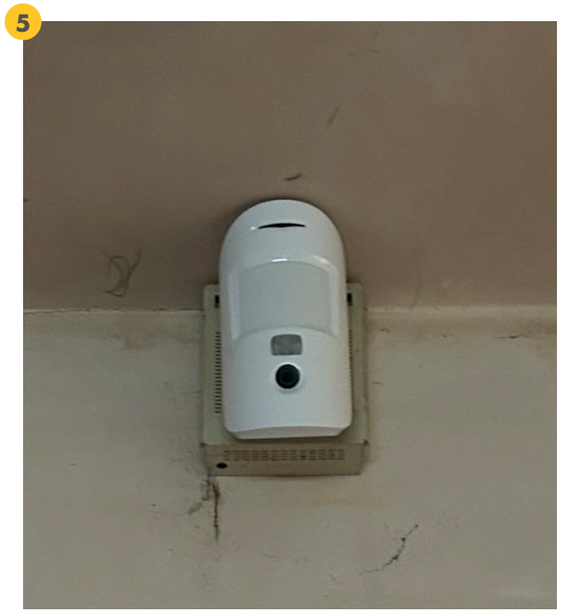

3.0 SUMMARY OF THE PROPOSED WORKS

3.3 LOUDSPEAKER MONTAGES

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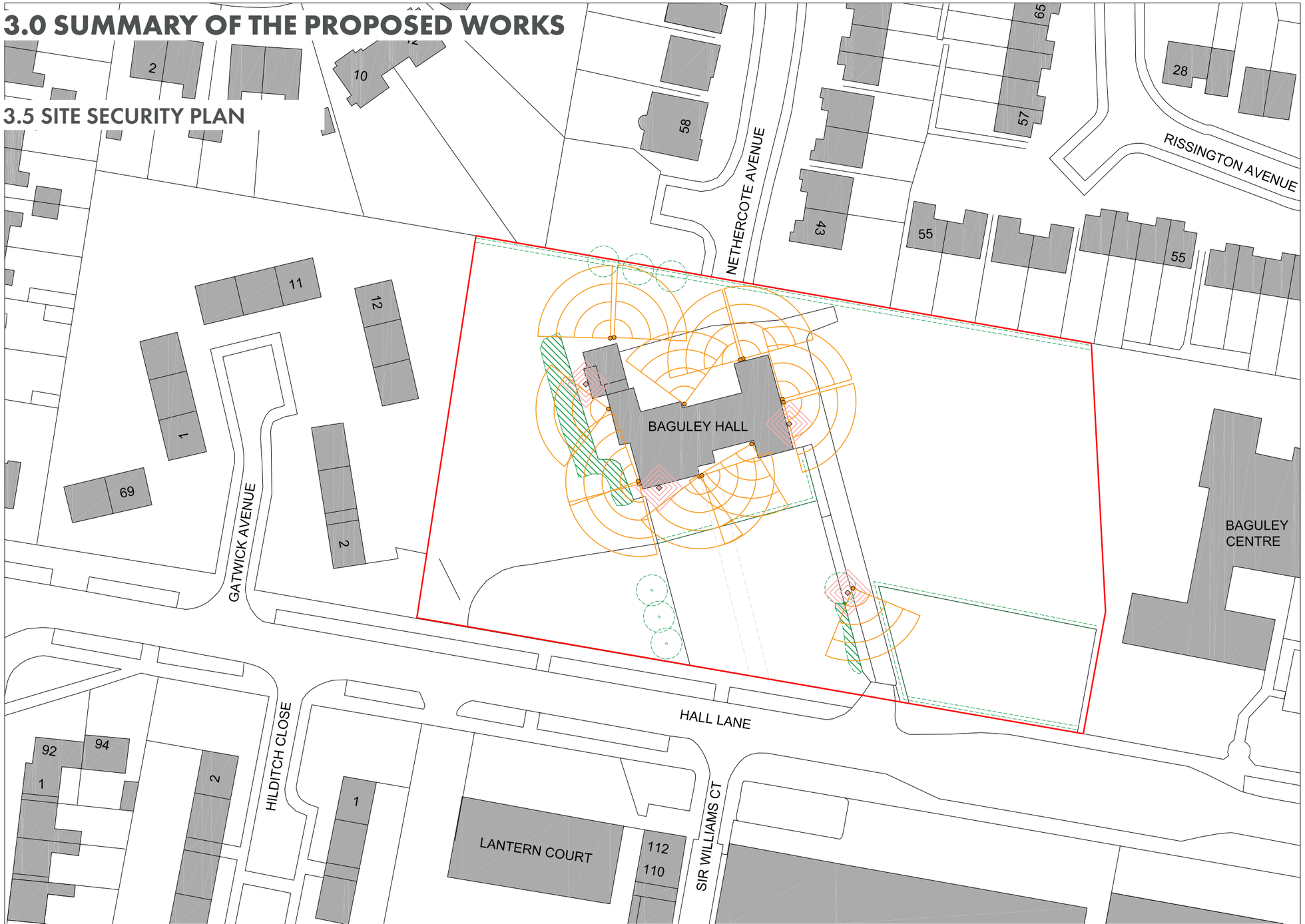
3.0 SUMMARY OF THE PROPOSED WORKS

3.5 SITE SECURITY PLAN



KEY:

Ajax External Bullet Camera:
- 35M IR Range
- 20m AI Coverage

Ajax External Audible Speaker

Foliage: Trees / Hedges / Bushes
[Indicative areas of growth only]

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GENERAL NOTES:
1. For the purposes of construction the drawing must not be scaled and only written or calculated dimensions
2. Any queries or doubts, drawing error or divergences should be referred to the originator.
3. All dimensions to be checked on site.
4. All architectural drawings are to be read in conjunction with the relevant architectural specifications and outline specification sheets.
5. All the details and setting-out drawings to be read in conjunction with the relevant consultants and subcontractor drawings.

REV:	DESCRIPTION:	DATE:	DRAWN:	CHECK:
P01	SECURITY WORKS PACK ISSUE	09.05.2024	SM	LM
P02	SECURITY WORKS PACK ISSUE	22.07.2024	SM	SGR

DRAWING SCALE: 1:500 @ A3

N 0 20m

KEY PLAN (NTS):

CLIENT:
Historic England

PROJECT TITLE:
Baguley Hall

PROJECT NO:
20711

DRAWING TITLE:
Site Security Plan

DRAWING NO:

PROJECT	ORIGIN	ZONE	LEVEL	TYPE	ROLE	NO#	REVISION
BGH	SEV	Z1	ZZ	DR	A	1002	P02

SUITABILITY DESCRIPTION: (S2) Suitable for Information

REVISION DESCRIPTION: For Information

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3.0 SUMMARY OF THE PROPOSED WORKS

3.6 SITE CABLE PLAN

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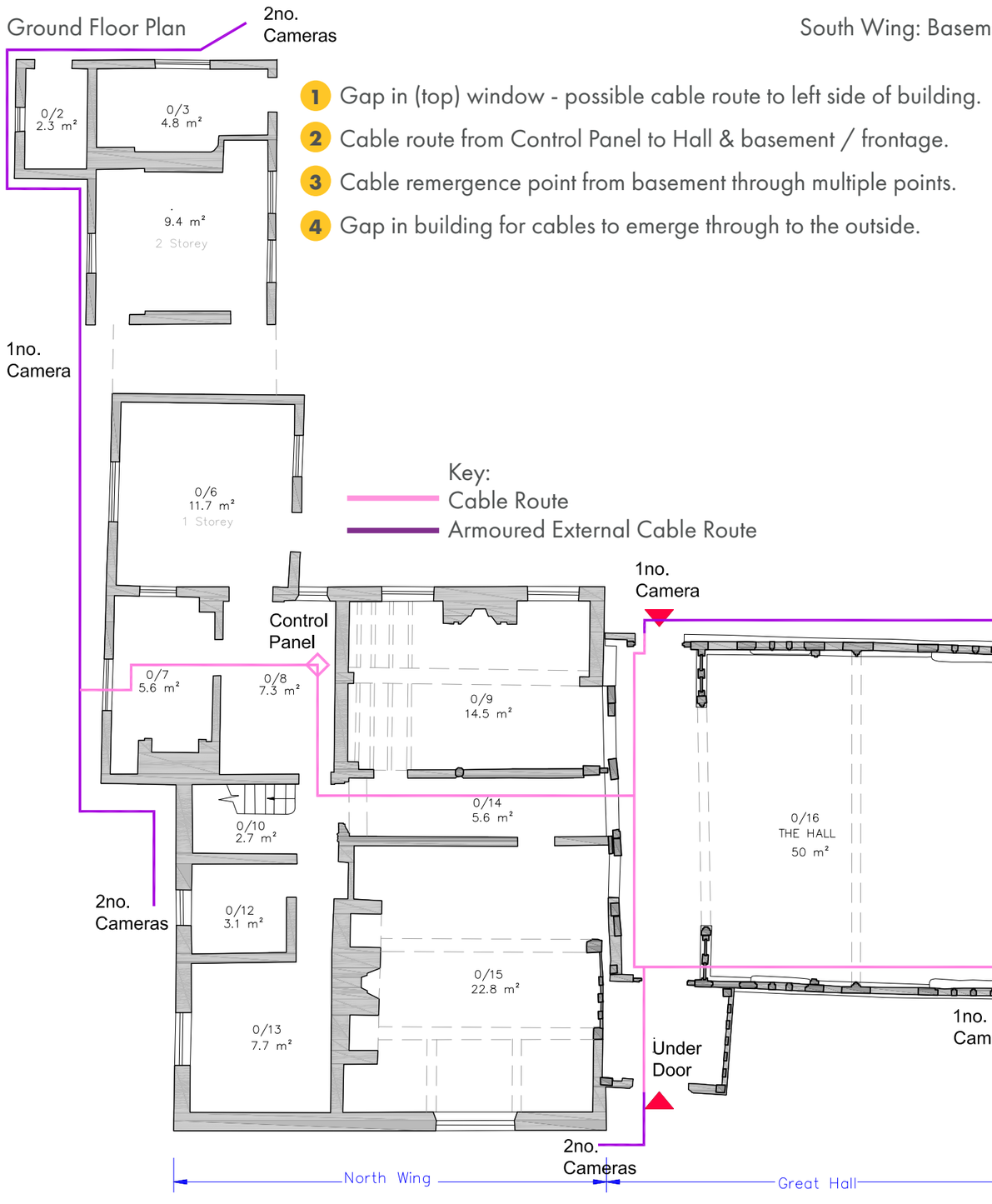
Ground Floor Plan



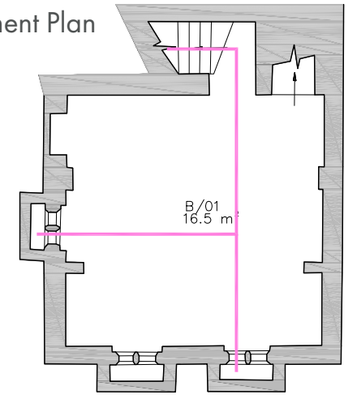
1 Gap in (top) window - possible cable route to left side of building.

2 Cable route from Control Panel to Hall & basement / frontage.

3 Cable remergence point from basement through multiple points.

4 Gap in building for cables to emerge through to the outside.

South Wing: Basement Plan



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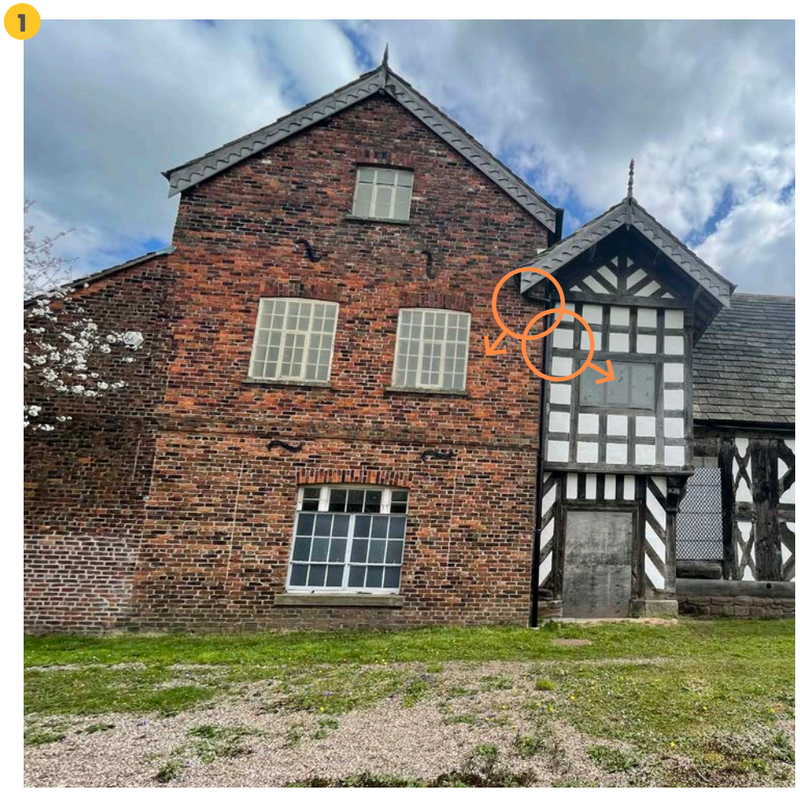

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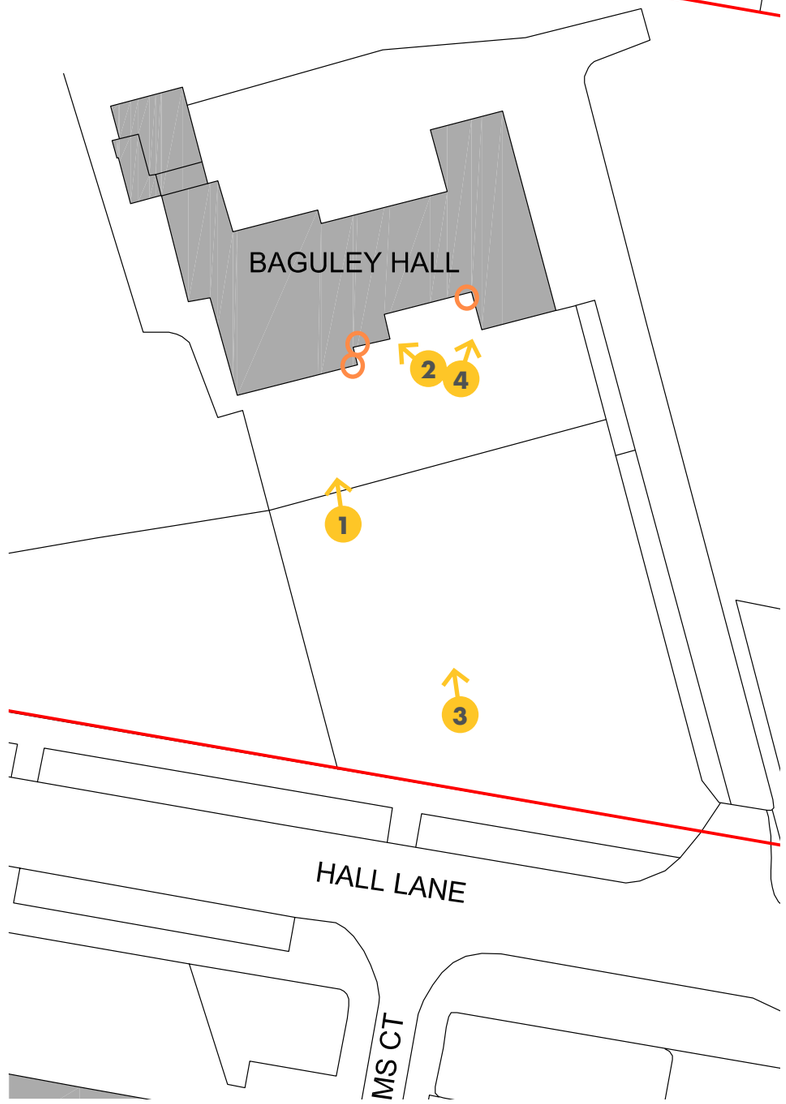

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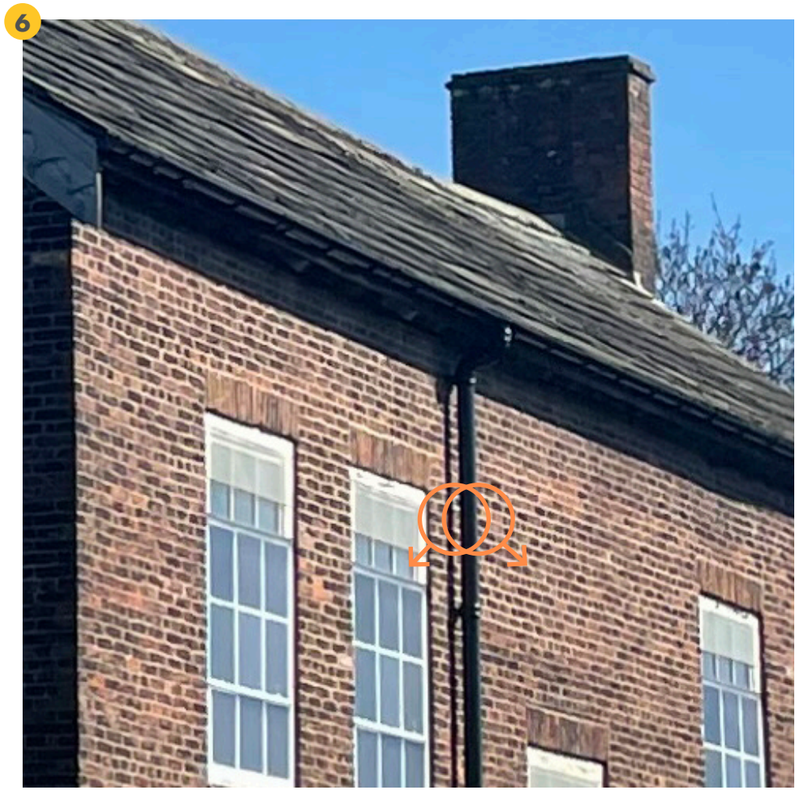

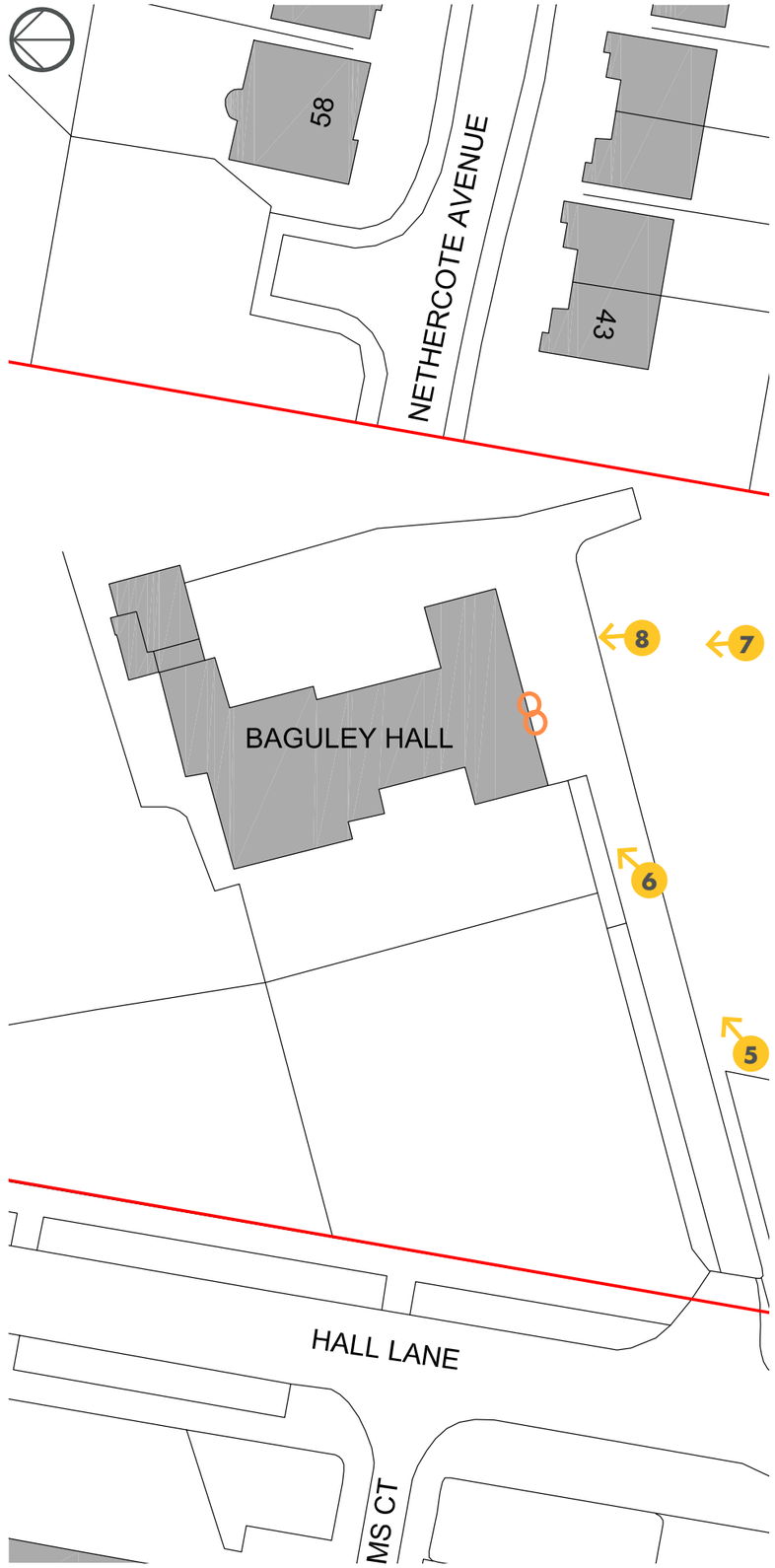

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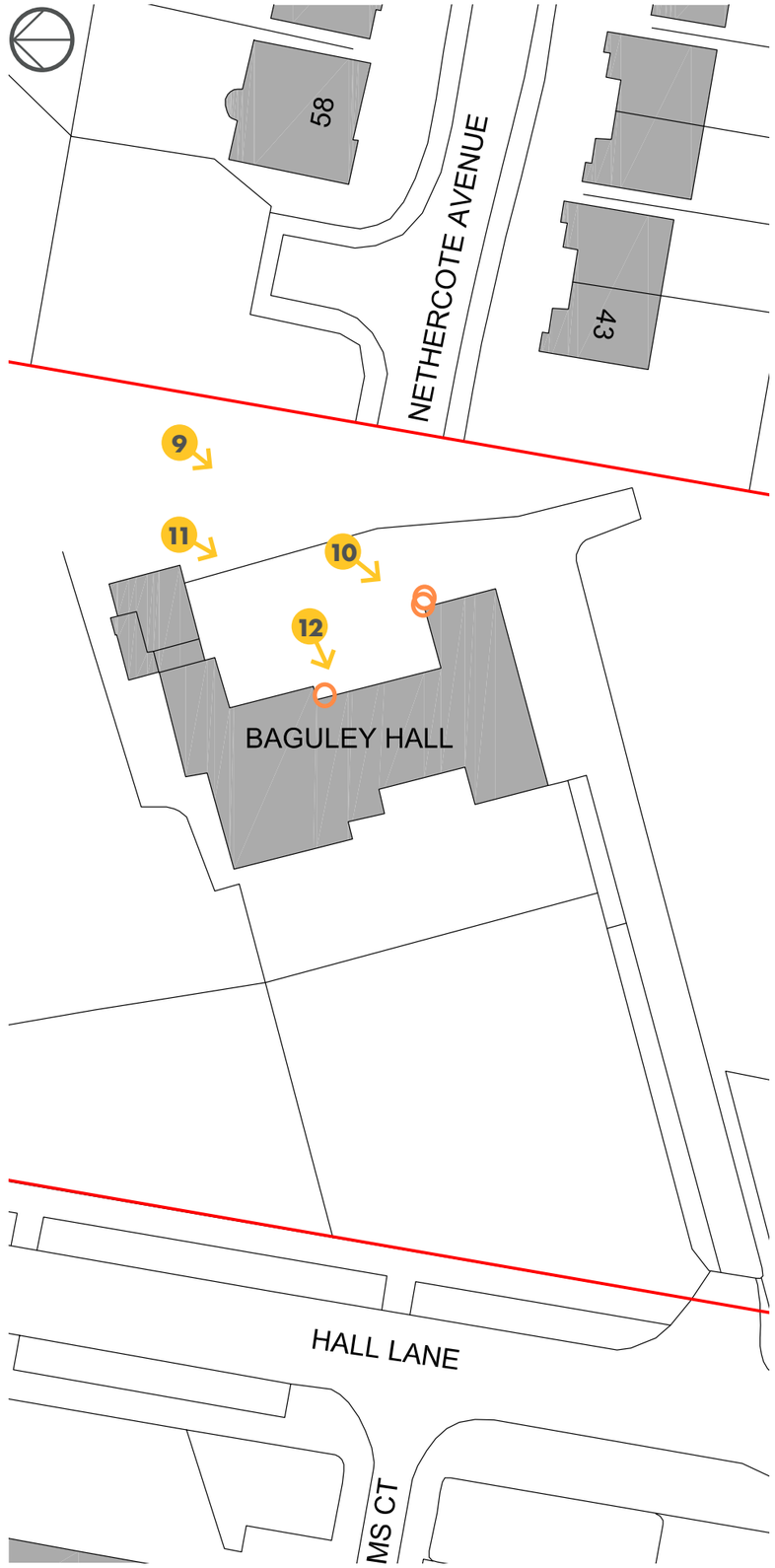
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NETHERCOTE AVENUE
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12
BAGULEY HALL
HALL LANE
MS CT

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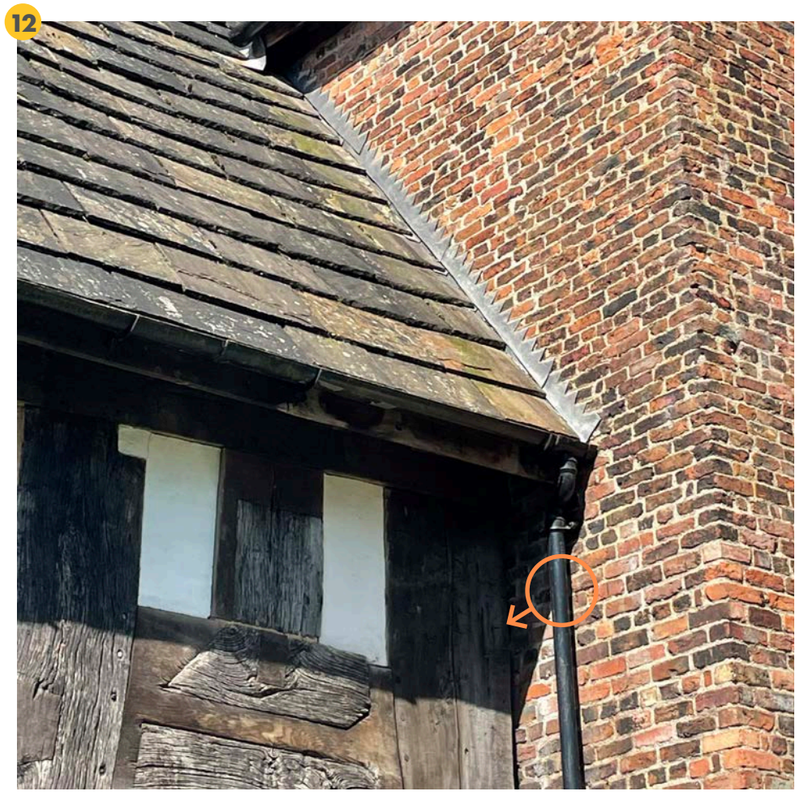

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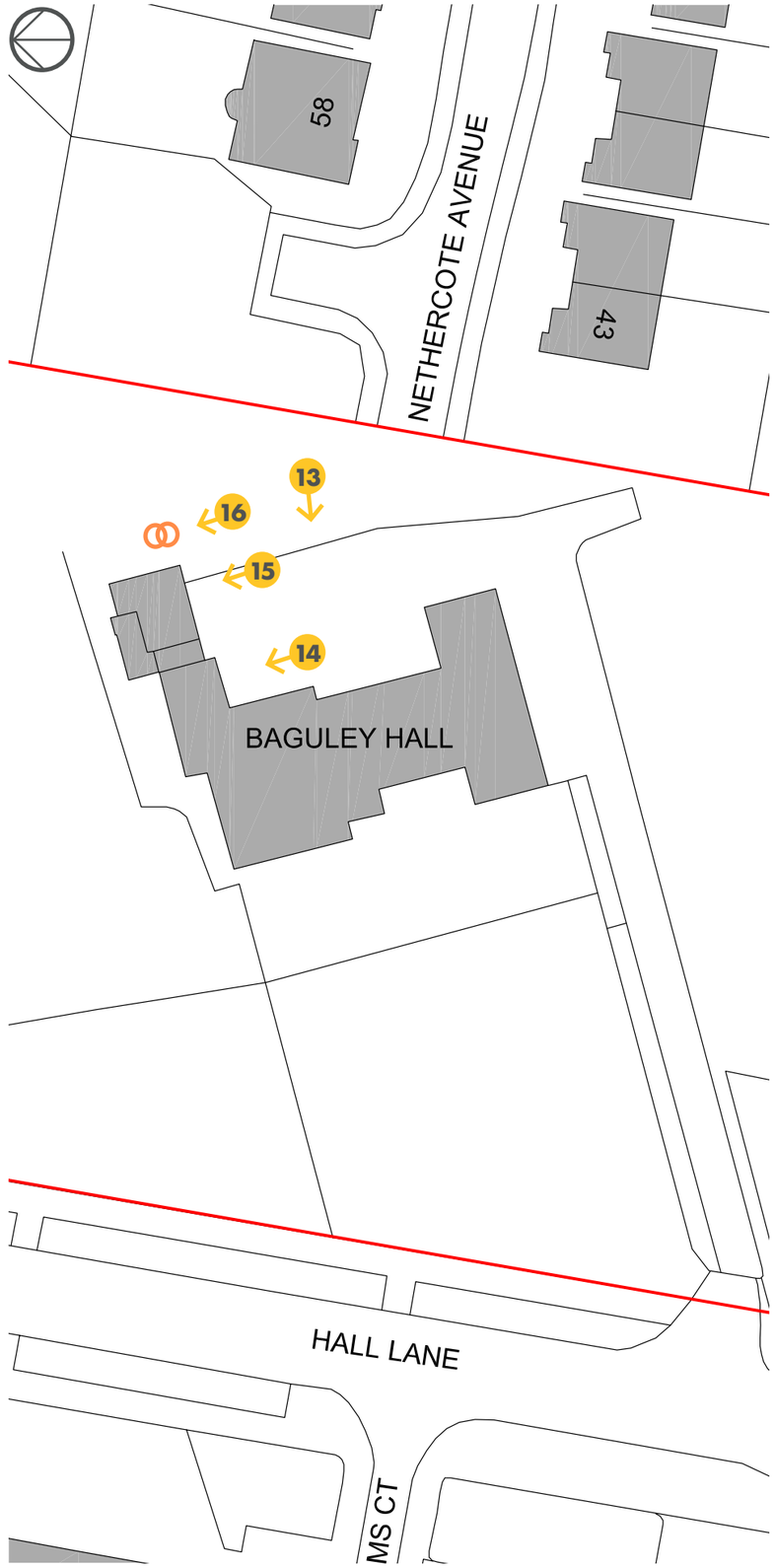
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DANGER
NO ENTRY

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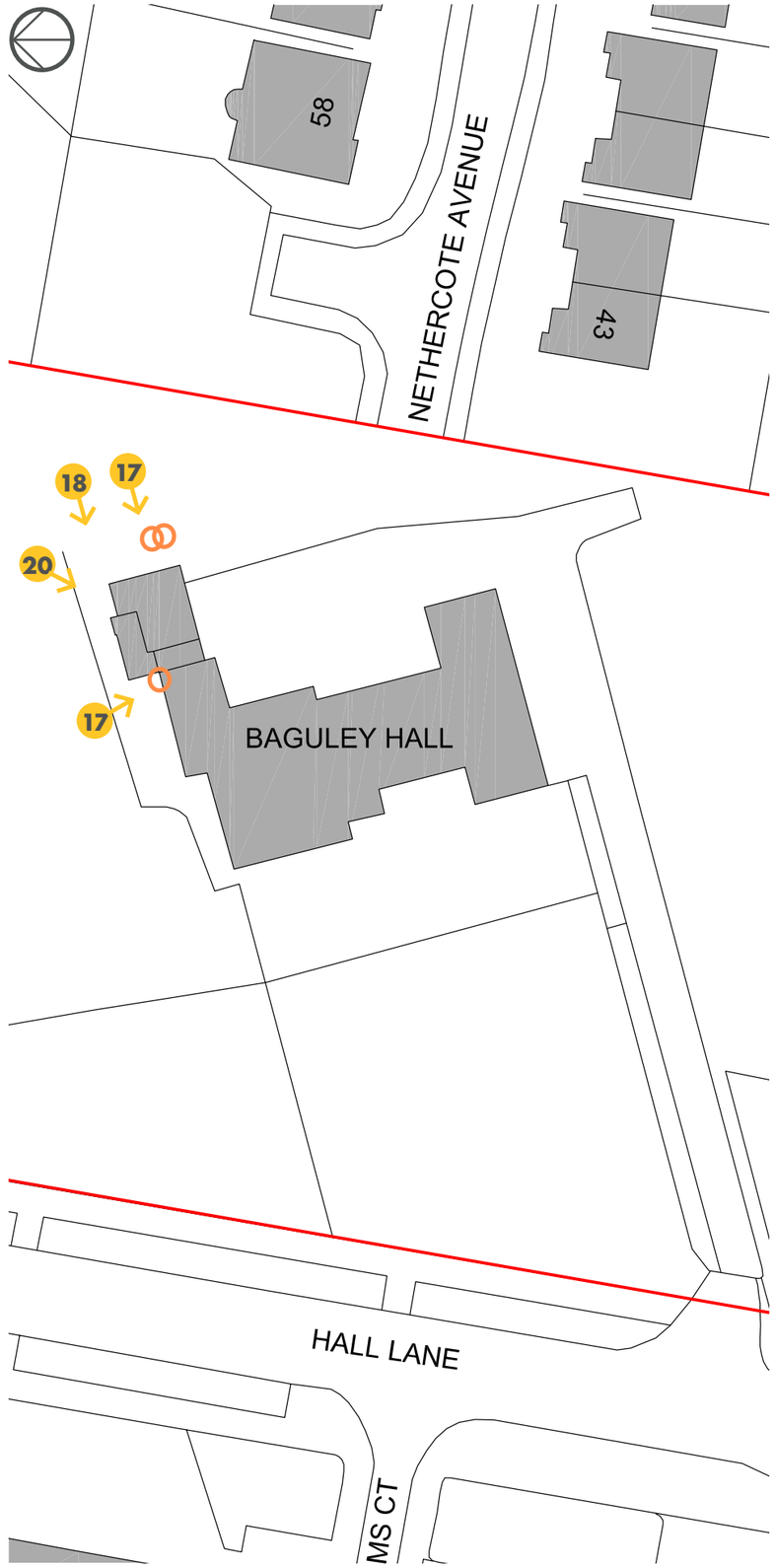
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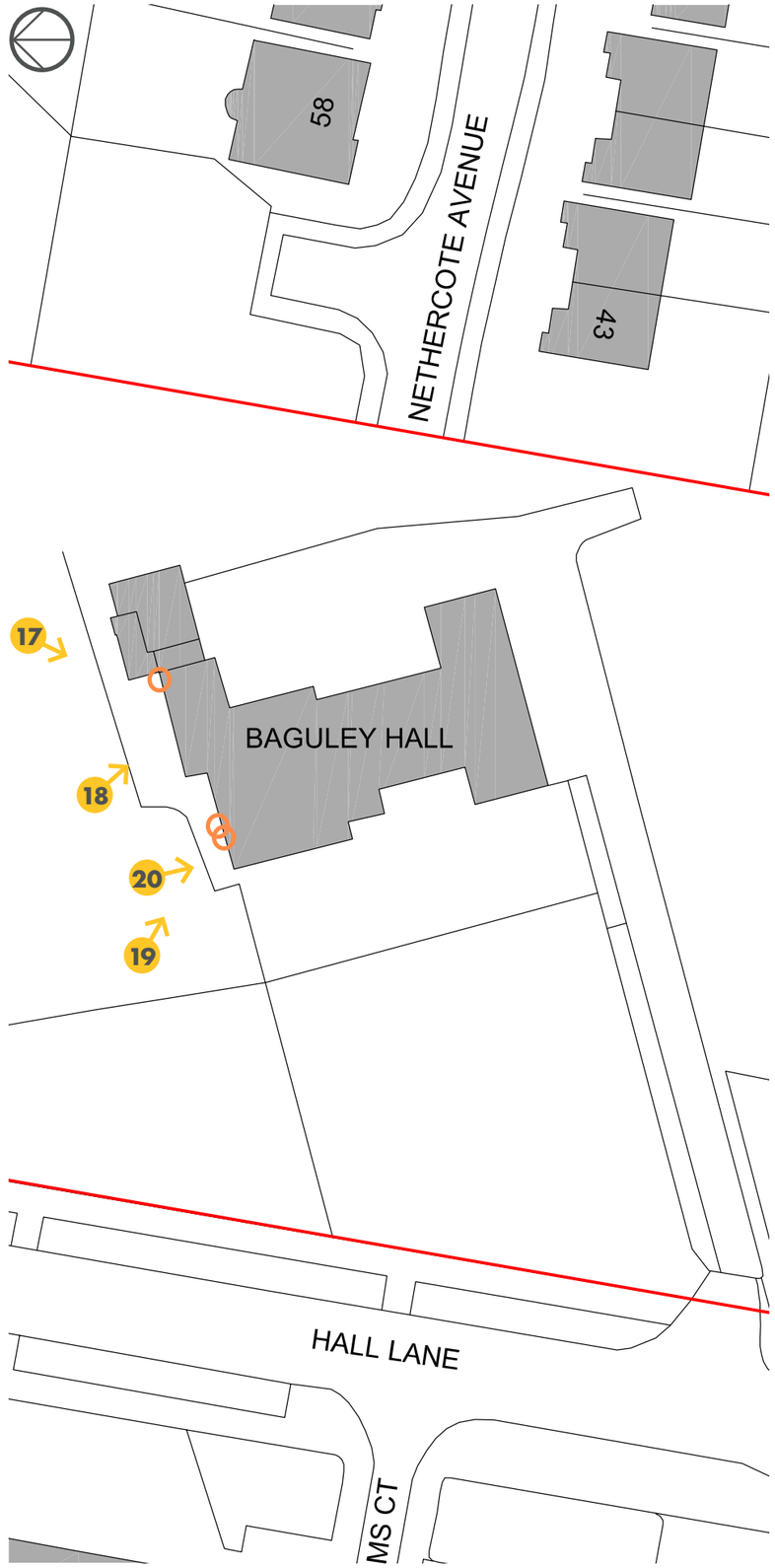
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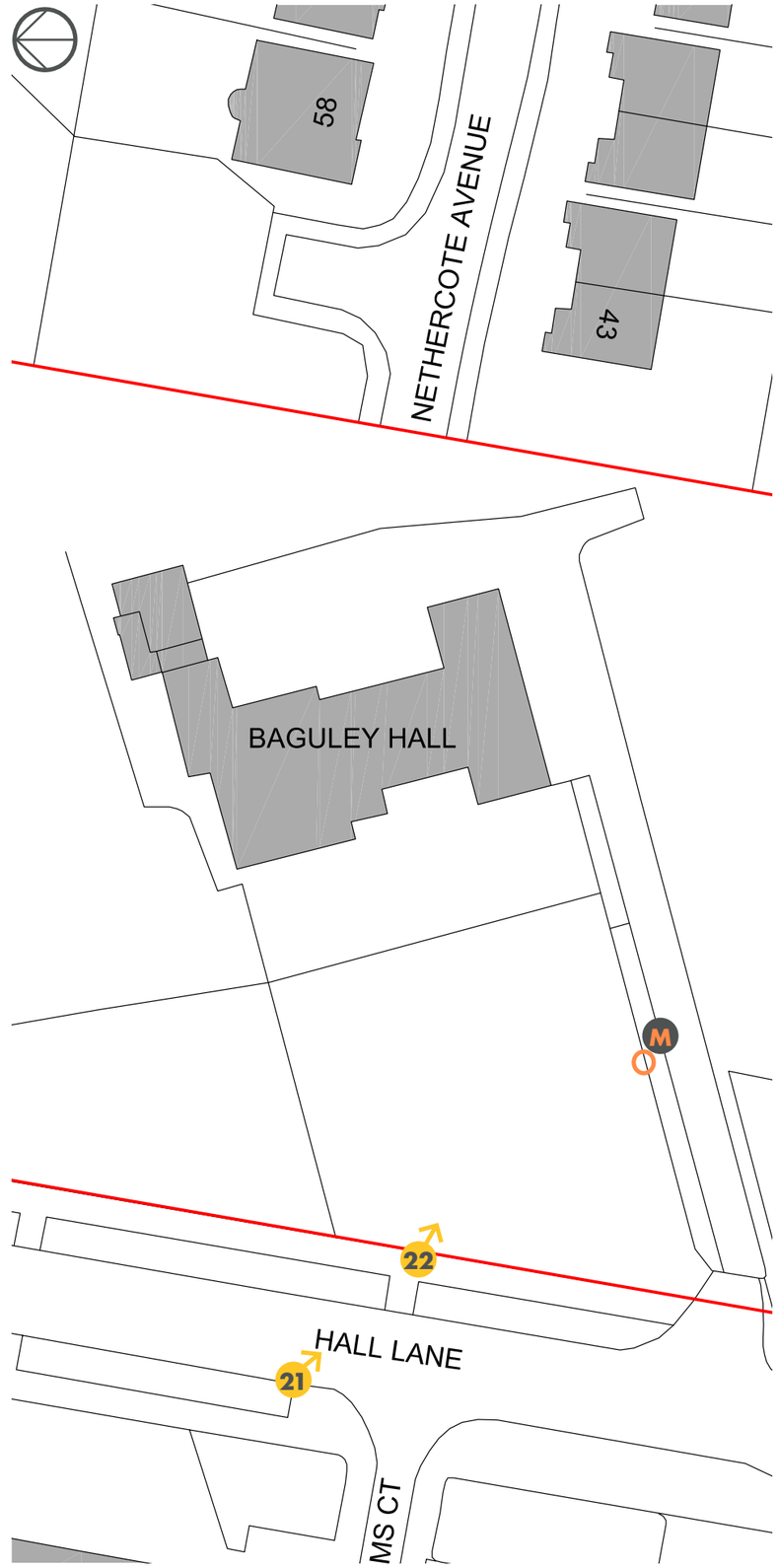
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NETHERCOTE AVENUE
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BAGULEY HALL
M
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HALL LANE
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MS CT

4.0 IMPACT ON SIGNIFICANCE

4.1 ASSESSMENT OF IMPACT BY ZONE

4.1.1 GENERAL STATEMENT OF SIGNIFICANCE

(Taken from Conservation Management Plan by FAS, 2004)

Baguley Hall is of ***exceptional significance*** *for the following reasons:*

- *It contains rare and important archaeological remains of a circa 1400 hall, constructed during a transitional period in hall building (period 3) (local history; archaeological potential; architectural significance; development of hall design; domestic arrangements within halls; development of social practices; innovations in structural design).*

- *It includes the standing remains of a circa 1400 hall which illustrates a rare plank construction technique (development in hall design; development of the timber framing construction; architectural significance; innovations in structural design).*

- *It is the first identified example (both from documentary and archaeological evidence) of a medieval hall constructed to incorporate dual occupancy arrangements (British history; local history; archaeological potential; architectural significance; development of hall design; domestic arrangements within halls; development of social practices).*

Baguley Hall is of ***considerable significance*** *for the following reasons:*

- *The north wing of the hall retains structural evidence of a mid-15th century service or solar wing, reflecting the structural and social development of medieval architecture (period 4) (architectural significance; development of hall design; domestic arrangement within halls; development of social practices; domestic arrangements within halls; group value).*

- *The immediate context of the hall remains undeveloped, and may reveal planned garden features of the late medieval and post-medieval periods. Although archaeologically surveyed, little subsurface investigation has taken place outside the hall (chronological development of the site, development of the garden landscape; the symbolic role of the hall in the landscape, archaeological potential, ecology, contribution to sense of place; amenity value; setting within the wider landscape).*

- *The late 14th century hall represents an important landmark for Wythenshawe and functions as a source of local pride and as a potential attraction for local people and visitors (local history; the symbolic role of the hall in the landscape; amenity value; contribution to sense of place; issues of local pride and identity; aesthetic qualities; visual and imaginative impact).*

- *Baguley Hall remains an important heritage asset with potential to raise the historical significance of the area as a viable asset (British history; local history; amenity value; contribution to sense of place; visual and imaginative impact).*

- *Baguley Hall retains significant archaeological evidence of an earlier aisled structure on the site, revealing continued development and occupation at Baguley. It also represents a rare northern example of this building technique (period 1) (British history; archaeological potential; architectural significance; chronological development of the site).*

Baguley Hall is of ***moderate significance*** *for the following reasons:*

- *Baguley Hall reveals the architectural and social development of a manor house through its continued use, particularly with the construction of the 18th century brick wings (period 7) (architectural significance; development of social practices; group value; chronological development of the site).*

Baguley Hall is of ***some significance*** *for the following reasons:*

- *The continued repair and restoration of Baguley Hall reveals the changing attitudes to conservation and the development of more sympathetic approaches to historic remains (period 9) (development of conservation practice; regeneration potential; amenity value).*

4.0 IMPACT ON SIGNIFICANCE

4.1 ASSESSMENT OF IMPACT BY ZONE

4.1.2 ASSESSMENT OF IMPACT ON SIGNIFICANCE FOR ELEMENTS ZONE BY ZONE

(Taken from Conservation Management Plan by FAS, 2004)

*GENERAL SIGNIFICANCE OF ZONE 1 (*THE HALL)

1-1 The hall
The hall is of exceptional significance as a rare survival of late 14th century architecture, reflecting domestic arrangements within medieval society. The hall is both architecturally and structurally distinct from the rest of the complex and reveals an unusual form of plank construction. It also incorporated the means of dividing the internal space into two halves, to serve the households of two occupants. It is also significant as an important historic landmark for the Manchester area (archaeological potential; architectural significance; visual and imaginative impact; development of timber framing construction; domestic arrangements within halls; development of social practices; innovations in structural design; issues of local pride and identity; contribution to sense of place; amenity value).

1-2 The porch
The porch is of some significance as part of the evolution of the site, highlighting the changes of domestic arrangements in the late 16th century. It also shows the changing attitudes to heritage and conservation practice, being a modern replacement of a Victorian replica (development of timber framing construction; development of conservation practice; development of social practices; group value).

These works are necessary in order to maintain site security and preserve the building by preventing trespass and potential vandalism. They do not impact the building fabric.

While the majority of cameras will be non-intrusively fixed to rainwater goods, they will required wires to service them several and need to be screwed into existing barge boards and timber soffits.

These are in a state of disrepair and will require attention at a future stage so this has been deemed as acceptable while also avoiding intrusion into masonry or more significant joinery elements, and is only a 'last-resort' whereby there is no available guttering or downpipe to fix into. All wires will be tucked in behind gutters and downpipes and use existing openings within the building. No further penetrations to the building fabric will be made to this temporary measure.

In summary, the proposed security solution will minimise the impact on the heritage asset and will safeguard the building in the future. The proposals are considered to have a neutral impact on the heritage asset by minimising the fixings into the existing fabric and are discrete and will therefore have a minimal visual impact on the aesthetic value

4.0 IMPACT ON SIGNIFICANCE

4.1 ASSESSMENT OF IMPACT BY ZONE

4.1.2 STATEMENTS OF SIGNIFICANCE FOR ELEMENTS ZONE BY ZONE

(Taken from Conservation Management Plan by FAS, 2004)

GENERAL SIGNIFICANCE OF ZONE 2 (NORTH WING)

Zone 2 encompasses the north wing of Baguley Hall. The north wing is of considerable significance, reflecting the development of the house in the 15th century, and it retains structural elements from this period. (An alternative interpretation suggests that the north wing predated the late 14th century hall and served as a solar.)
It has further significance as it contains fabric from the 16th and 17th centuries, reflecting different domestic arrangements in these periods. The north wing was partly rebuilt in the 18th century, with further extension in the 19th century (archaeological potential; architectural significance; development of timber framing construction; development of social practices; innovations in structural design; group value).

2-1 Room 0/09
Room 0/09 is of considerable significance as part of the late 15th century service wing. The room retains a number of original features, including an unusual ceiling construction, which reflects the increased need for service rooms with living accommodation above. It is also important as it can be related directly to the surviving documentary evidence. Room 0/09 also has archaeological potential, with possible elements of an earlier service wing surviving below the existing floor level (development of timber framing construction; architectural significance; domestic arrangements within halls; innovations in structural design; development of social practices; group value; archaeological potential).

2-2 Room 0/14
Room 0/14 is of moderate significance as it reflects the arrangement of the late 15th century service wing. The allocation of a central corridor highlights the development of the tripartite plan, and demonstrates the existence of an external kitchen at Baguley (development of timber framing construction; architectural significance; domestic arrangements within halls; development of social practices).

2-3 Room 0/15
Room 0/15 is of considerable significance as it retains structural elements of the late 15th century wing and of the 16th century extension. It also reflects the changing domestic arrangements in the post-medieval period, with the addition of an integrated kitchen. Room 0/15 is also significant due to its archaeological potential, with elements of an earlier service wing possibly surviving below the present floor level (architectural significance; chronological development of the site; domestic arrangements within halls; development of social practices group value).

2-4 Room 1/02
Room 1/02 is of considerable significance as it forms part of the late 15th century wing. It also contains reused 17th century panelling, highlighting the allocation of high-status living accommodation within the service wing (architectural significance; chronological development of the site; domestic arrangement within halls; group value).

2-5 Rooms 1/05 and 1/06
Rooms 1/05 and 1/06 are of some significance as part of the late 15th century service wing, structural elements of which survive in the south elevation. They also reflect the later subdivision of the wing, and the introduction of a second storey (architectural significance; chronological development of the site; group value).

2-6 Room 1/08 and 1/09
Rooms 1/08 and 1/09 are of moderate significance as reflections of the structural development of the north wing and its relationship with the hall. Structural elements of the earliest phase of building survive in the south elevation, with evidence for the 16th century extension to the east. This reveals a complex relationship with the neighbouring porch, enhancing the archaeological potential of the room (archaeological potential; architectural significance; chronological development of the site; group value).

2-7 Rooms 2/01and 2/02
Rooms 2/01 and 2/02 are of some significance as they reflect the subsequent extension of the building during the 18th century, with the allocation of further living accommodation (chronological development of the site; architectural significance; group value).

4.0 IMPACT ON SIGNIFICANCE

4.1 ASSESSMENT OF IMPACT BY ZONE

2-8 Rooms 0/10, 0/11, 0/12 and 0/13
Rooms 0/10, 0/11, 0/12 and 0/13 do not appear much within the existing Conservation Plan however it does highlight these rooms sit within the north 19th century addition to the hall.

The area to the north of the 18th century wing was subject to a series of extensions before taking its present form. There are no exact dates for these works; however, the first extension was constructed before 1838, appearing on the tithe may. The architectural evidence suggests that it was built shortly before this, in the early 19th century.

This first undertaking provided a two-storey range running the full length of the wing, and resulted in the creation of a new stairwell (0/10) and kitchen (0/7), allowing Room 0/15 to be converted into a comfortable living space. The new kitchen was well equipped with a large cast iron range, surviving in situ. The dimensions of these rooms was squat, suggesting that they were reserved for service rooms, with two small living rooms at first-floor level. Both of these were heated with small fireplaces, suggesting that they were reserved for servants quarters. Extra storage was achieved by cutting recesses into the extant external wall.

The only proposed internal works are to mount new PIR detectors in place of old units and replace existing door contacts. Existing fixing points will be used where possible to avoid unnecessary damage to the historical fabric.

These works are necessary in order to maintain site security and preserve the building by preventing trespass and potential vandalism. They do not impact the building fabric.

In summary, the proposed security solution will minimise the impact on the heritage asset and will safeguard the building in the future. The proposals are considered to have a neutral impact on the heritage asset by minimising the fixings into the existing fabric and are discrete and will therefore have a minimal visual impact on the aesthetic value.

4.0 IMPACT ON SIGNIFICANCE

4.1 ASSESSMENT OF IMPACT BY ZONE

4.1.2 STATEMENTS OF SIGNIFICANCE FOR ELEMENTS ZONE BY ZONE

(Taken from Conservation Management Plan by FAS, 2004)

GENERAL SIGNIFICANCE OF ZONE 3 (SOUTH WING)

Zone 3 incorporates the south wing at Baguley Hall. The wing is of considerable significance as part of the development of the building associated with a change in ownership, and the development of the site as an intended high-status residence, later adapted to a tenanted farm. The present wing was built in the early 18th century; however, archaeological investigation has highlighted the existence of an earlier structure on the site, and some elements of an earlier timber-framed building have been reused within the brick wing (archaeological potential; architectural significance; chronological development of the site; group value).

3-1 Room B/01
Room B/01 is of some significance as part of the 18th century rebuilding of the south wing and the provision of service rooms. It is also important as evidence of the functional use of the building, with a complicated drainage system suggesting an association with the later farm (archaeological potential; architectural significance; chronological development of the site; group value).

3-2 Room 0/18
Room 0/18 is of moderate significance, providing evidence for the chronological development of Baguley Hall. The room forms part of the 18th century building, and reflects the move away from the hall as the principle living space. It also highlights successive building phases within the structure, with a number of blocked openings in the north and south elevations. The archaeological potential of the room is high due to the discovery of structural elements of an earlier building below the present floor level (archaeological potential; architectural significance; chronologicaldevelopmentofthe site; development of social practices; group value).

3-3 Rooms 0/21 and 0/22
Rooms 0/21 and 0/22 are of moderate significance as part of the 18th century rebuilding of the south wing. They also have archaeological potential due to the reuse of earlier structural elements within the present stair (chronological development of the site; architectural significance; archaeological potential; group value).

3-4 Room 0/23
Room 0/23 is of some significance as evidence for extensive domestic accommodation at Baguley during the 18th century, and the move away from the hall as the principle living space. It also highlights successive building phases within the structure with a number of blocked openings in the external elevations (architectural significance; chronological development of the site; development of social practices; group value).

3-5 Room 1/10
Room 1/10 is of some significance as part of the 18th century rebuilding of the south wing. Also surviving within the doorway to this room are elements of an earlier window taken from a timber-framed domestic building (architectural significance; chronological development of the site; group value).

3-6 Room 1/12
Room 1/12 is of some significance as a large domestic room of the early 18th century. The room contains structural evidence of the original floor construction, highlighting the use of wide floorboards pegged into the joists. The room also illustrates successive phases of building, with a number of blocked openings and an inserted fireplace (architectural significance; chronological development of the site; group value).

The only proposed internal works are to mount new PIR detectors in place of old units and replace existing door contacts.

These works are necessary in order to maintain site security and preserve the building by preventing trespass and potential vandalism. They do not impact the building fabric.

In summary, the proposed security solution will minimise the impact on the heritage asset and will safeguard the building in the future. The proposals are considered to have a neutral impact on the heritage asset by minimising the fixings into the existing fabric and are discrete and will therefore have a minimal visual impact on the aesthetic value.

4.0 IMPACT ON SIGNIFICANCE

4.1 ASSESSMENT OF IMPACT BY ZONE

4.1.2 STATEMENTS OF SIGNIFICANCE FOR ELEMENTS ZONE BY ZONE

(Taken from Conservation Management Plan by FAS, 2004)

GENERAL SIGNIFICANCE OF ZONE 4
(THE WIDER LANDSCAPE)

Zone 4 encompasses the wider historical landscape surrounding Baguley Hall. Much of this has been lost to the 20th century Wythenshawe housing estate; however, the land still has considerable historical and archaeological potential. Some geophysics has been undertaken to the east and west, but little archaeological investigations have taken place outside of the hall. Recent restoration works have also reinstated the formal gardens and orchard within the immediate vicinity of the building, and there is potential to develop this area as a viable heritage asset (significance in the local community; regeneration potential; group value; contribution to sense of place; amenity value; archaeological potential; aesthetic qualities; setting within the wider landscape; visual and imaginative impact; development of the garden landscape; ecology).

4-1 The orchard
The area to the north of the hall has been replanted as an orchard to reflect the historical setting of the building. This area is of moderate significance due to the retention of the historic context of the medieval hall. It is also important due to the archaeological potential of the area. No below-ground archaeology has taken place, and it is possible that evidence for a detached kitchen may still survive, possibly pre-dating the hall itself (archaeological potential; chronological development of the site; aesthetic qualities; setting within the wider landscape; regeneration potential; contribution to sense of place; amenity value; visual and imaginative impact; development of the garden landscape; ecology).

No works to the orchard are proposed. Any works to the north of the building will be done in a delicate manner in order to reduce any risk of damage.

4-2 The gardens
The gardens surrounding the hall are of moderate significance as part of the changing historic landscape. They are also important due to their archaeological potential, with little below-ground archaeology having yet taken place. The area to the south of the hall may reveal surviving evidence of an earlier camera block or south wing.

The gardens have potential as part of the regeneration of the Wythenshawe area, through development as a viable heritage asset (regeneration potential; contribution to sense of place; amenity value; archaeological potential; aesthetic qualities; setting within the wider landscape; visual and imaginative impact; chronological development of the site; development of the garden landscape; ecology.

The only proposed external works within the gardens is the fixing of 1no. camera and 1no. speaker to a tree on the immediate approach path to the hall; this will be done in a sensitive manner so as not to damage the tree, with the camera specified in a black finish which will ensure it is not easily visible from street level and will therefore not attain the attention of passers-by or anyone who may damage the tree in any attempt to interfere with the equipment.

In summary, the proposed security solution will minimise the impact on the heritage asset and will safeguard the building in the future. The proposals are considered to have a neutral impact on the heritage asset by minimising the fixings into the existing fabric and are discrete and will therefore have a minimal visual impact on the aesthetic value.

5.0 CONCLUSION

The proposed works to Baguley Hall look to maintain the value of the building and prevent any negative interference. It has been demonstrated by the Conservation Plan that Baguley Hall has a high **evidential, historical and aesthetic value** however the buildings current **communal value** is negatively impacted due to its derelict state.

As it stands the building is closed off to the public and is falling into a state of disrepair. Temporary security works look to protect and consolidate the recent repair works and existing building fabric, ensuring that future works and the eventual use and operation of the hall, are not set back by vandalism or theft.

It is considered that the works will have a **positive impact** on the building's **communal value** whilst preserving the **aesthetic and historic value** of this Grade I listed heritage asset.

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