HERITAGE IMPACT STATEMENT

Client: Historic England
Reference: Job no. 20711
Date: August | 2022



REVISION

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P01	First issue for client review.	30.08.22	SGi	LM
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P03	CO Amendments	29.11.22	SGi	LM
P04	MCC Amendments	27.01.23	SGi	LM

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1.0 INTRODUCTION

2.0 THE HERITAGE AND ITS SIGNIFICANCE

3.0 SUMMARY OF THE PROPOSED WORKS

4.0 IMPACT ON SIGNIFICANCE

5.0 CONCLUSION

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 repair works to bring the building back into a long-term use to protect it for the future.

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 09th August 2022)
- www.manchester.gov.uk (accessed 09th August 2022)
- www.pastscape.org.uk (accessed 09th August 2022)
- www.magic.defr.gov.uk (accessed 09th August 2022)
- www.bing.com/maps (accessed 09th August 2022)
- www.old-map.co.uk (accessed 09th August 2022)
- www.maps.nls.uk (accessed 09th August2022)
- www.britainfromabove.org.uk (accessed 09th August 2022)
- 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 26th May 2022.

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 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.

Consultation has been held with the Manchester City Council to ensure that the proposed works are in line with the aspirations of the Local Planning Authority.

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 Scehduled Ancient Monument but has now been descheduled.

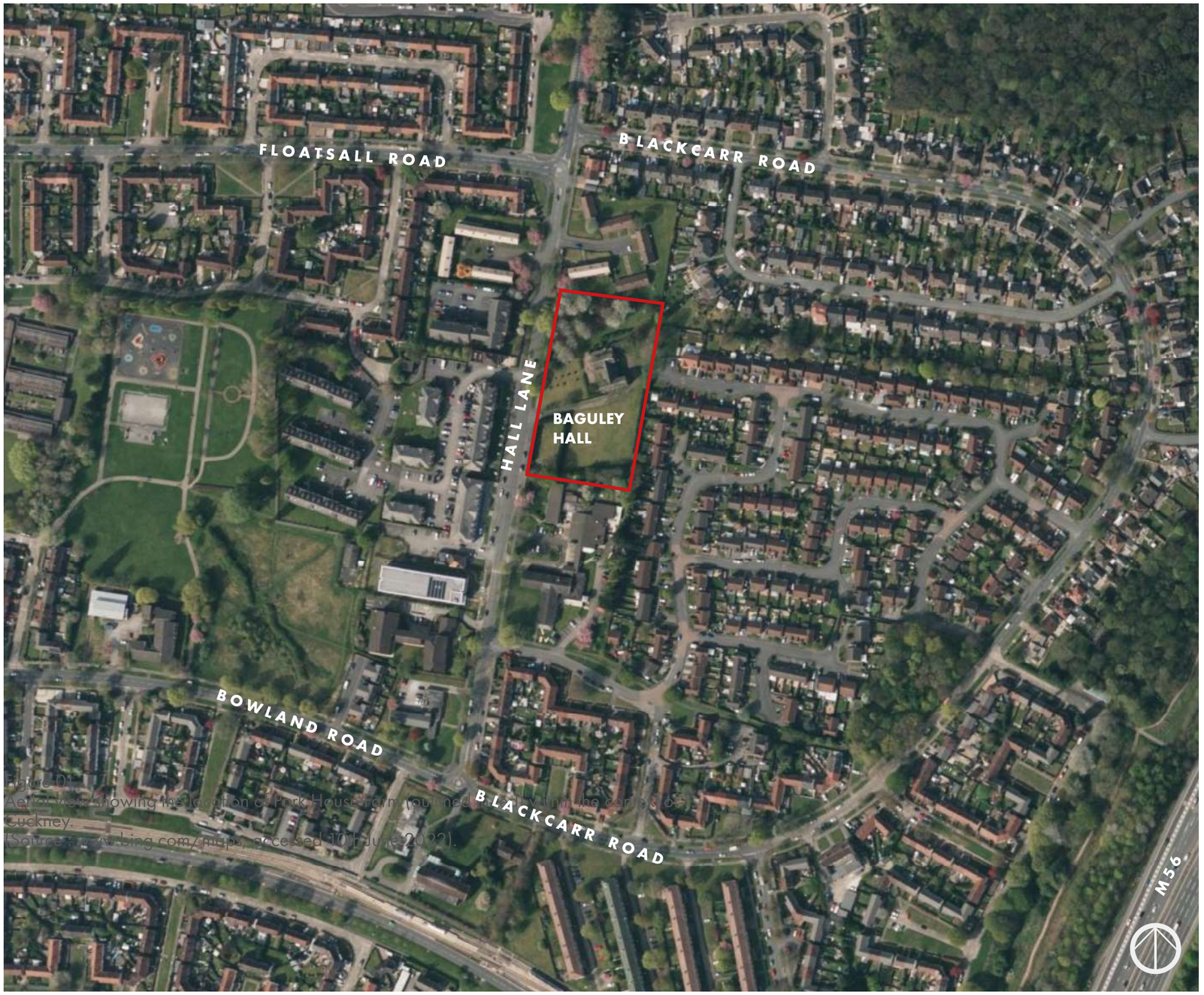


Figure 01
Aerial view showing the location of Park House (outlined in blue) in the context of Cuckney.
(Source: www.bing.com/maps, accessed 10th June 2021).

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.

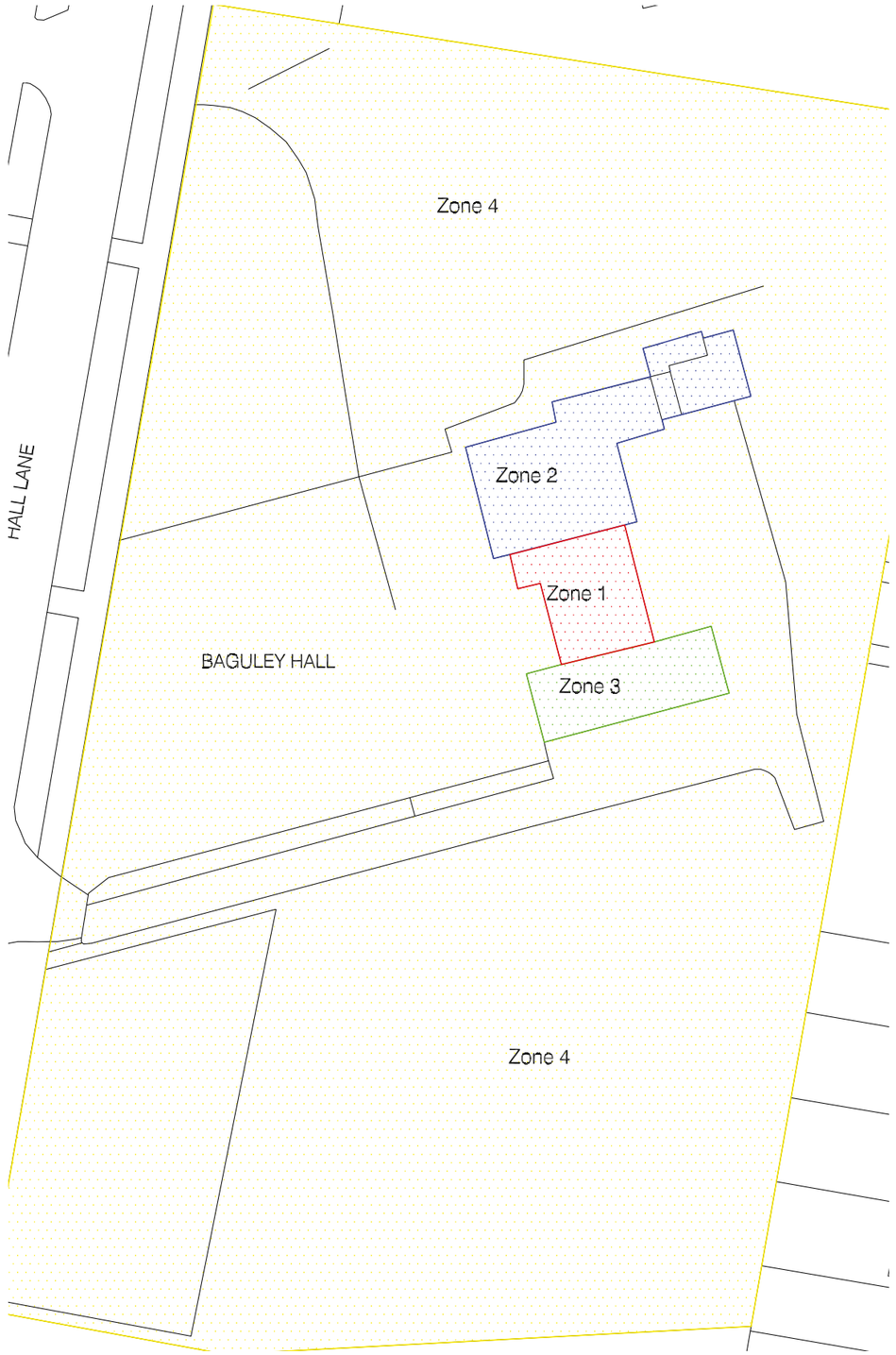
This ranking of significance is designed to be of assistance in understanding the relative importance of different elements of the site. It is critical, however, that the designation of 'some significance' should not be regarded as a suggestion that individual elements might be removed or damaged without 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

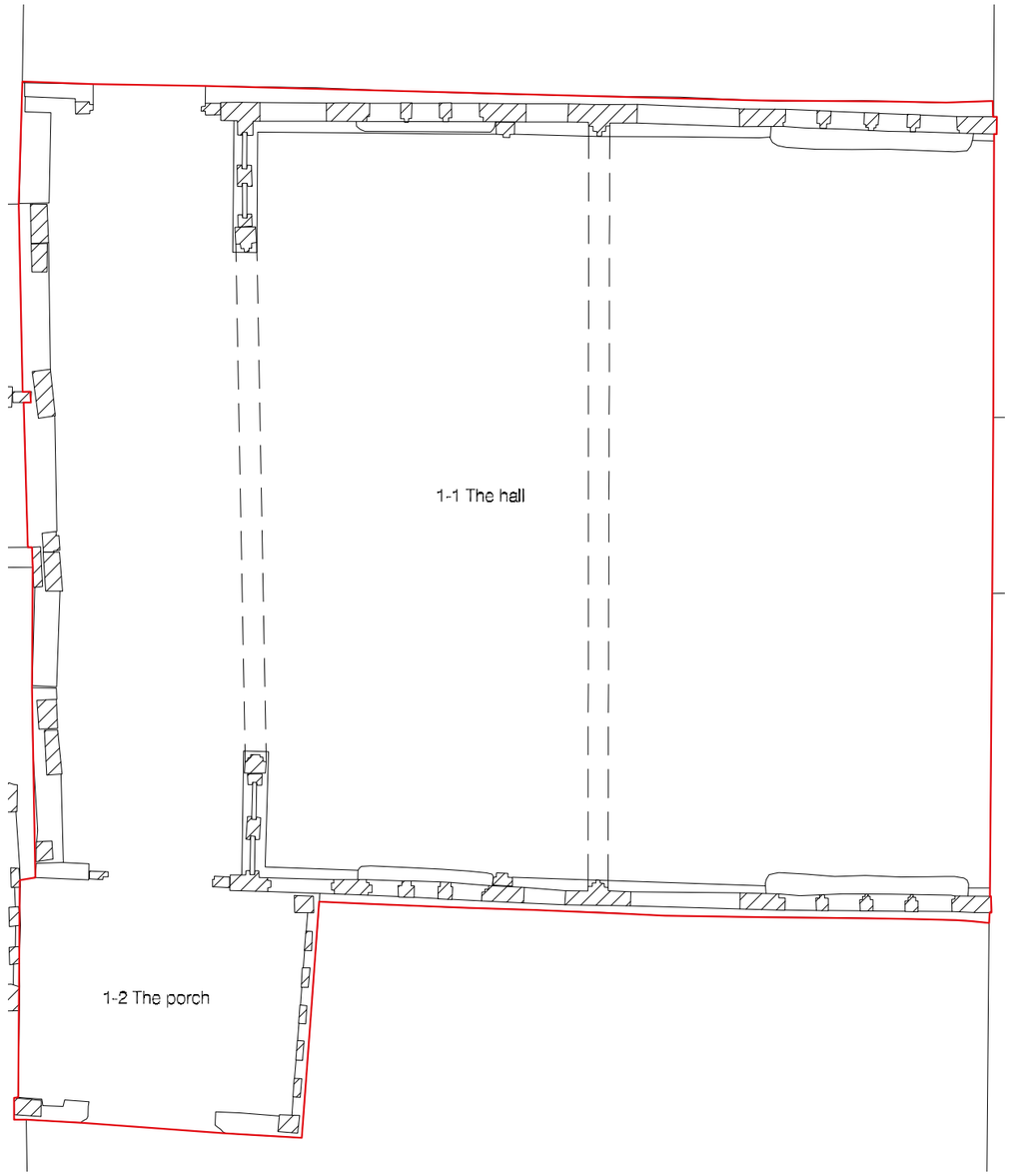
2.1.4 STATEMENTS OF SIGNIFICANCE FOR ELEMENTS ZONE BY ZONE

(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

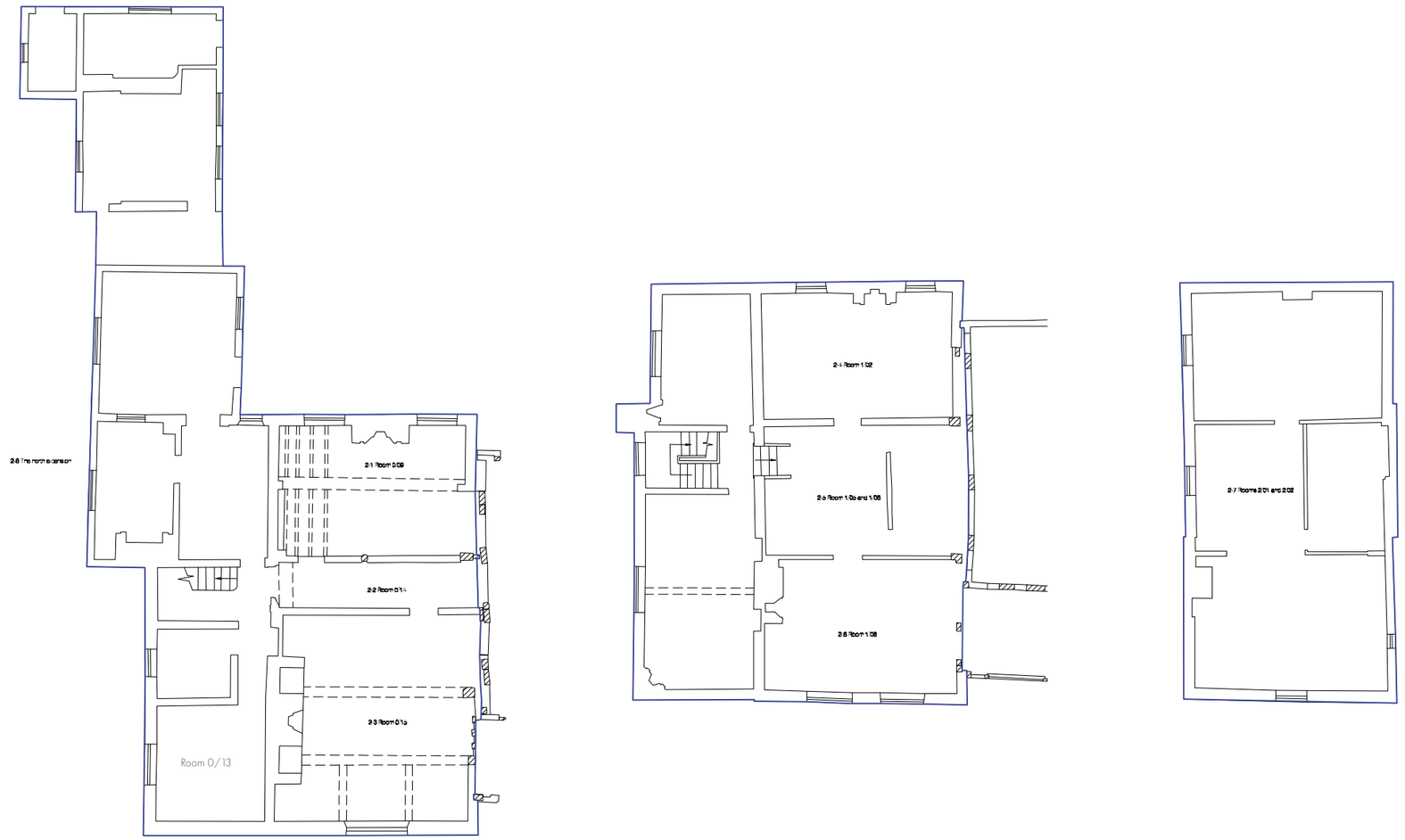
2.1 SUMMARY OF SIGNIFICANCE

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).

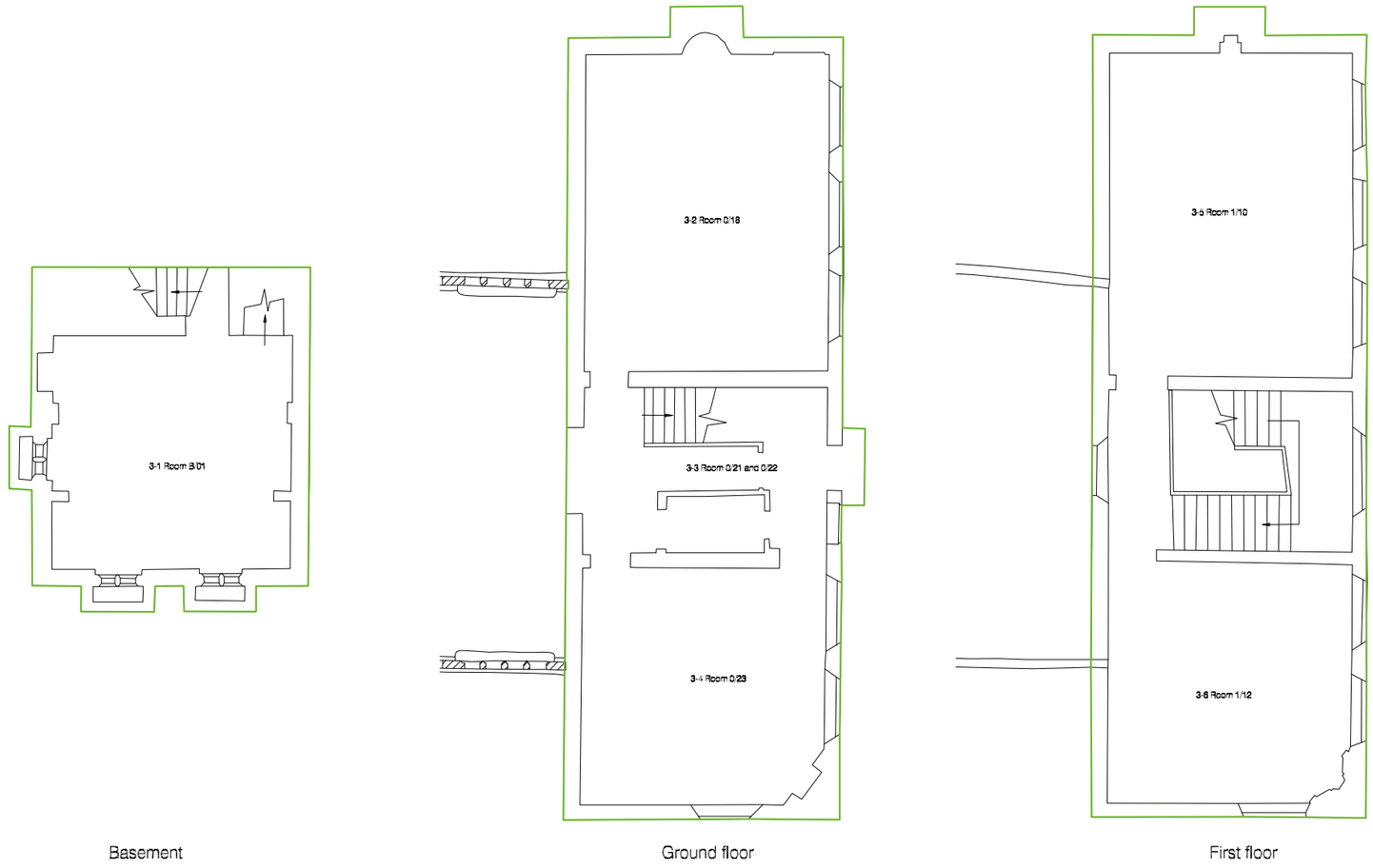
2.0 THE HERITAGE AND ITS SIGNIFICANCE

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.

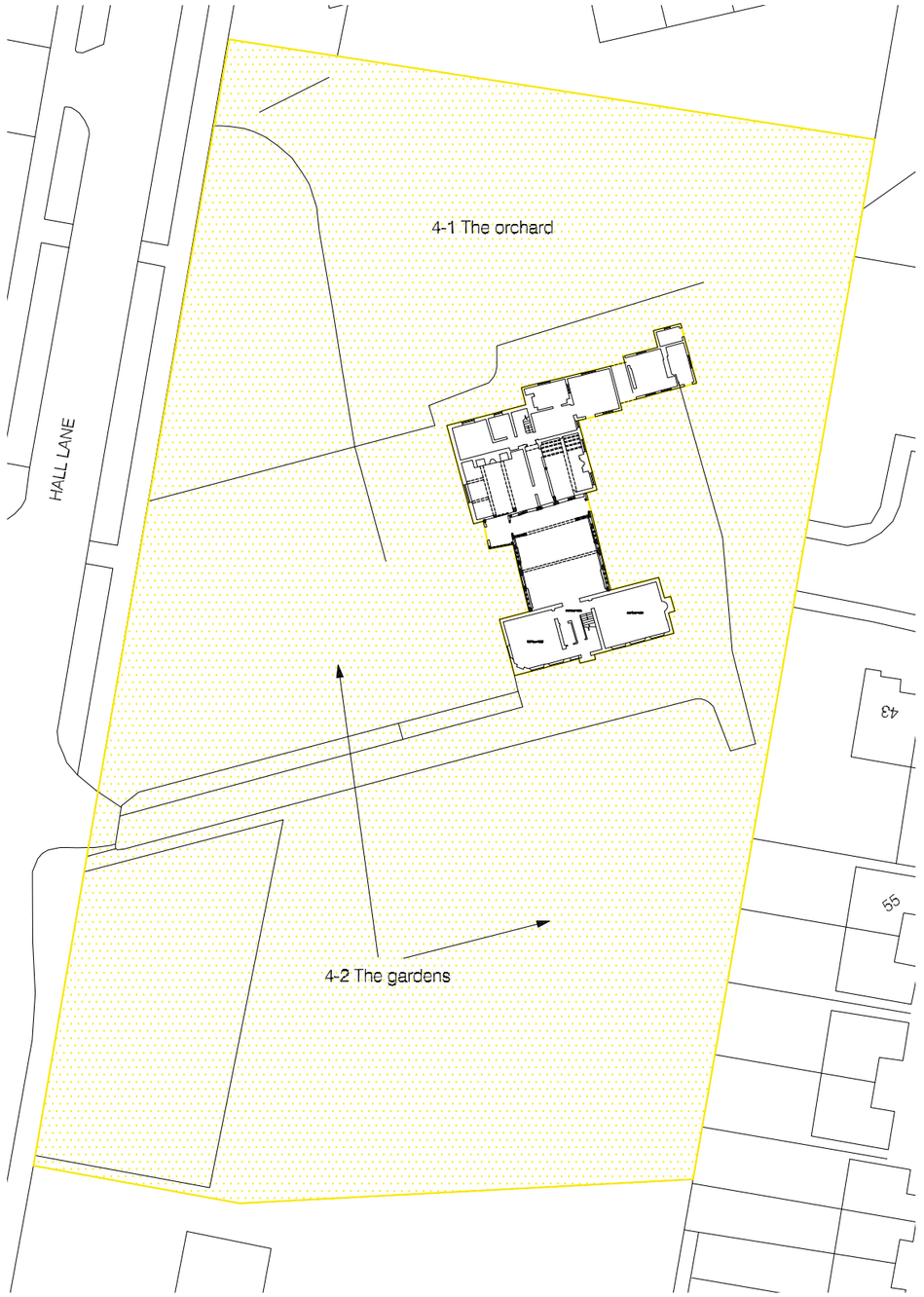
2.0 THE HERITAGE AND ITS SIGNIFICANCE

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 consolidate and protect the existing historical fabric and to ensure its long-term protection. Following completion of these works, it is Historic England's intention to establish a long-term tenant for the building who will bring the building back into use.

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

EXTERNAL LANDSCAPE WORKS

- Install french drains to prevent moisture ingress where external levels have been raised.

ROOF WORKS

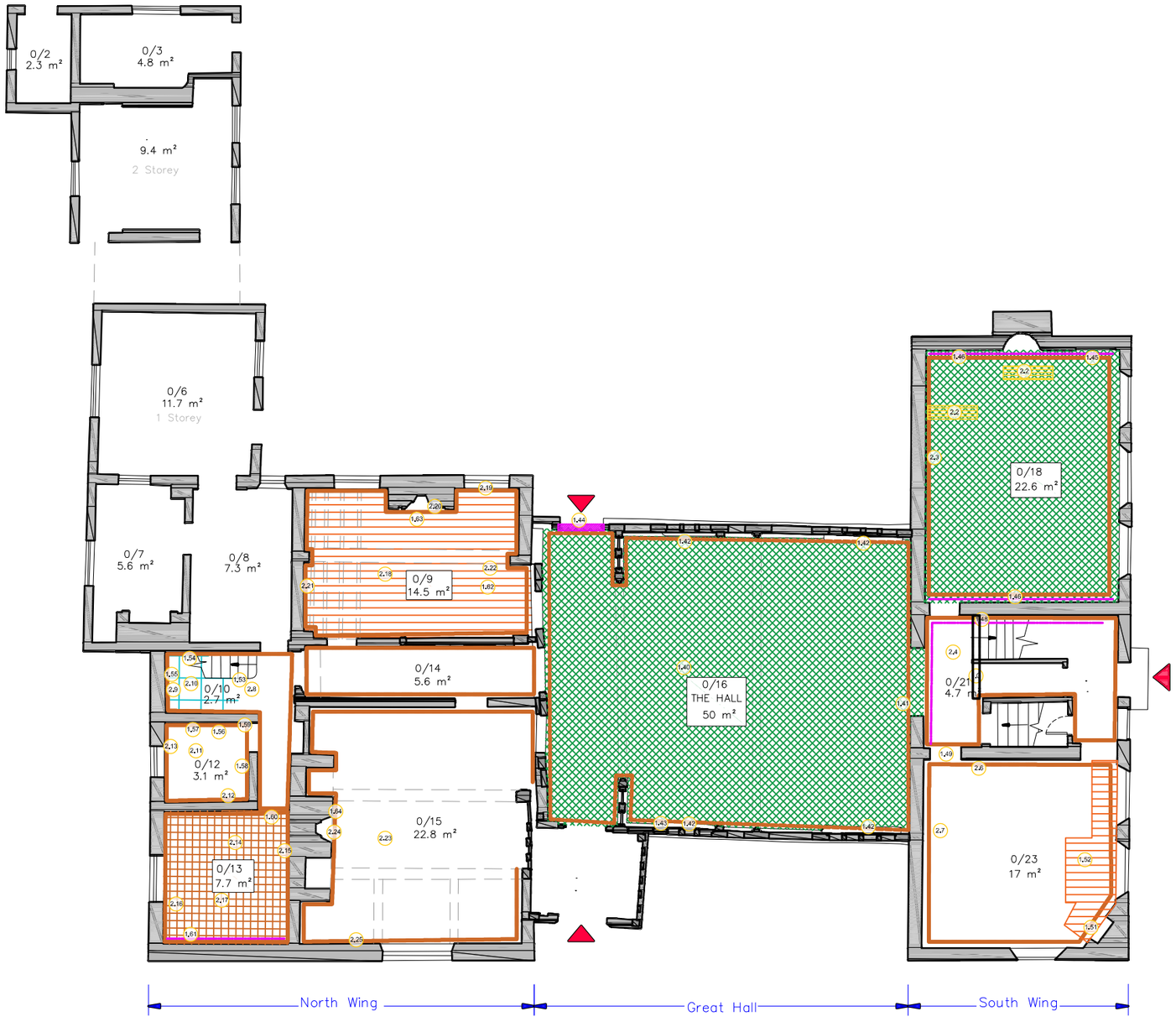
- Leadwork repairs to chimney flashings and valley gutters.
- Re-lay valley gutters in terne-coated stainless steel and flashings to north and south wing to improve drainage strategy and prevent further damage to the Main Hall.
- Renewall of rainwater goods generally to reduce water damage.

EXTERNAL WALLS

- Localised masonry repairs and repointing.
- Repair/replacement of the leaded lights to the Main Hall.
- Remove defective existing access hatch and replace with brickwork to match the adjacent.
- Installation of new access hatch to improve access for maintenance to the valley gutter.
- Splice repair to historic door and draught exclusion to improve thermal performance of the Main Hall.

INTERNAL WORKS

- Install new Limecrete floor with perimeter service duct with new Yorkstone floor slabs to provide new floor finish to Main Hall.
- New Limecrete and Yorkstone floor to 0/18 room.
- New lintel to ground floor and first floor chimney where damaged to south -west corner of south wing and where lintels are now missing in rooms 0/23 and 1/11.
- New lintel to the underside of the main staircase.
- Install new support beam to south wing stair landing where damaged.
- Removal of gypsum plaster, plasterboard and modern laths.
- Provide Lime Plaster finish to all rooms internally.
- Removal of plywood floor finishes and replacement with timber



GROUND FLOOR PLAN
AS EXISTING

notes:

1. DO NOT SCALE FROM THIS DRAWING - USE FIGURED DIMENSIONS ONLY.
2. TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS / SPECIALISTS DRAWINGS. REPORT ANY DISCREPANCIES BEFORE AFFECTED WORK COMMENCES.
3. ALL SETTING OUT DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR BEFORE WORK COMMENCES.

FABRIC REPAIRS KEY

- New 'Limecrete' floor finished with Yorkstone Flags
- Install new quarry tiles to floor.
- Remove floor slab and replace with limecrete flooring.
- Remove existing floor finish and replace with softwood timber boarding. Include for sub-floor and damp proofing where necessary
- Remove rotten floorboards and replace to match adjacent.
- Replace base to jamb of door in East elevation and provide weather seal. Splice in new timbers to the base of the timber frame.
- Replace damaged lathes
- Lime plaster to walls and ceiling.
- Access into loft space to access damp.
- Brush off friable material and replace severely affected bricks

FABRIC REPAIRS KEY

- Repair several panes of glass and three sections of leaded lights. One section missing 50%, two sections local damage.
- Splice in new timbers to the base of the timber frame.

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REVISIONS	P01	ISSUED_FOR_COSTING	12/08/22	SGI	LM
			DATE;	DRAWN;	CHECK

CLIENT	Historic England
PROJECT	Baguley Hall
TITLE	Existing Ground Floor Plans
NUMBER	BGH-SEV-XX-ZZ-DR-A-2000
REVISION	P01
STATUS	PLANNING
SCALE	1:100 @A3
DATE	02/08/22
DRAWN BY	SGI
CHECKED BY	LM

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SEVENARCHITECTURE.CO.UK

Studios at :

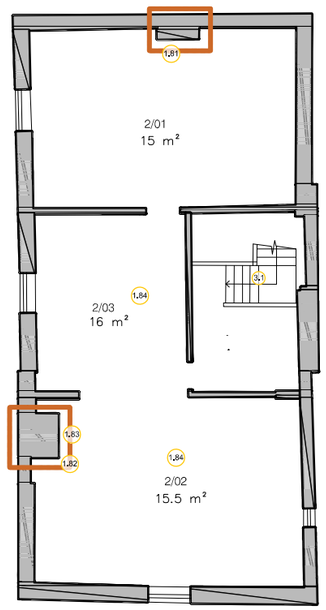
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MANCHESTER, M4 6LN
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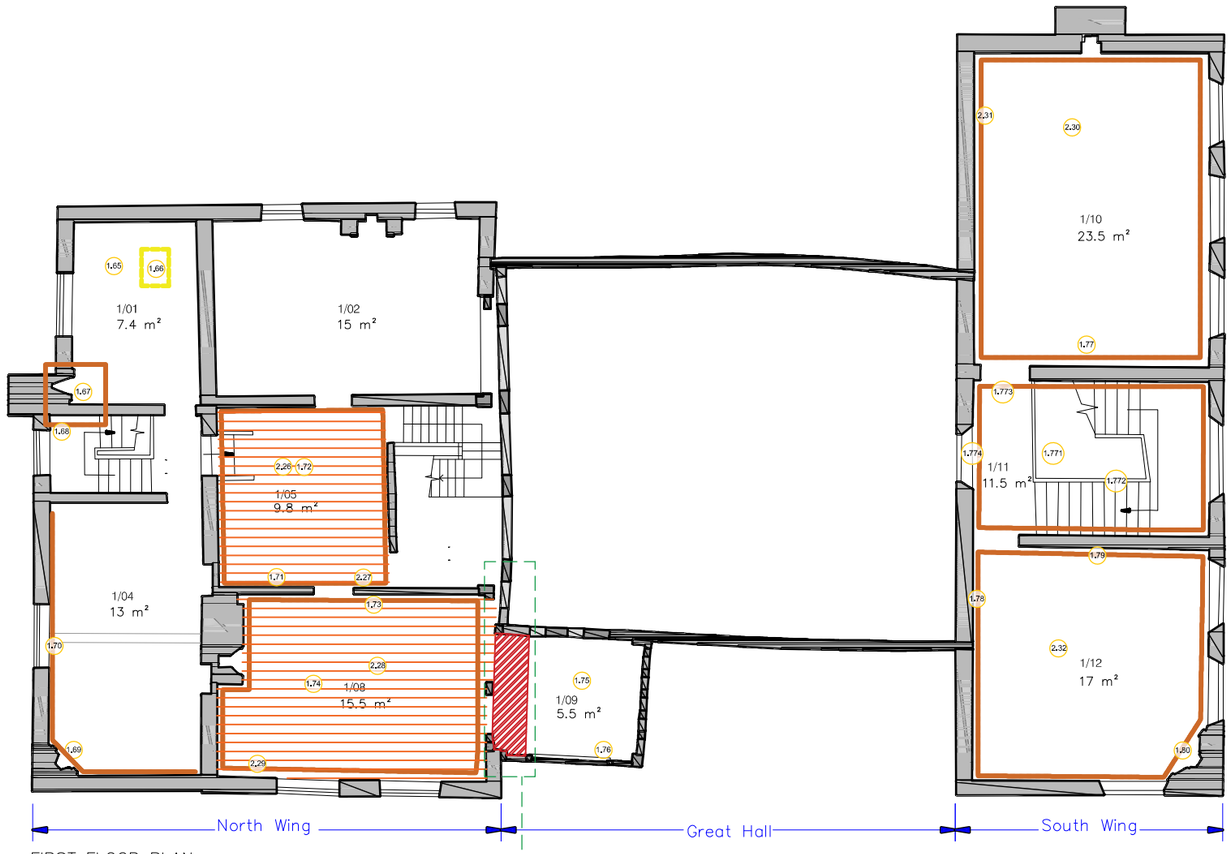
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notes:

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NORTH WING – SECOND FLOOR PLAN
AS EXISTING



FIRST FLOOR PLAN
AS EXISTING

1.1 Strip existing valley gutter 01 (approximately 4.5m in length) and remove one row of stone slates, any defective sarking and timbers. Set aside slates for reuse. Reform valley gutter in treated softwood, incl sumps and overflows and lay new terne-coated stainless steel.

FABRIC REPAIRS KEY

- New 'Limecrete' floor finished with Yorkstone Flags
- Install new quarry tiles to floor.
- Remove floor slab and replace with limecrete flooring.
- Remove existing floor finish and replace with softwood timber boarding. Include for sub-floor and damp proofing where necessary
- Remove rotten floorboards and replace to match adjacent.
- Replace base to jamb of door in East elevation and provide weather seal. Splice in new timbers to the base of the timber frame.
- Replace damaged lathes
- Lime plaster to walls and ceiling.
- Access into loft space to access damp.
- Brush off friable material and replace severely affected bricks

N

0 1 2 3 4 5

REVISIONS | P01 ISSUED_FOR_COSTING 12/08/22 SGI LM

DATE; DRAWN; CHECK

CLIENT	Historic England
PROJECT	Baguley Hall
TITLE	Existing Basement and Ground Floor Plans
NUMBER	BGH-SEV-XX-ZZ-DR-A-2000
REVISION	P01
STATUS	PLANNING
SCALE	1:100 @A3
DATE	02/08/22
DRAWN BY	SGi
CHECKED BY	LM

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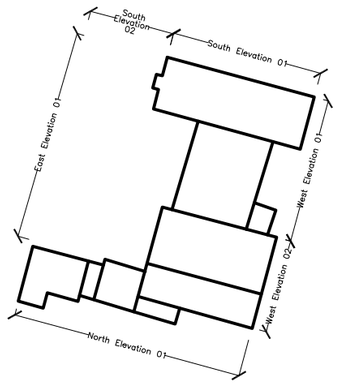


West Elevation 01



West Elevation 02

KEY PLAN



FABRIC REPAIRS KEY

- Refix approximately 6no slipped slates with copper pegs.
- Replace existing plywood with plywood painted white on the inside with an image of the window externally.
- Repointing at low level. Allow for 3 courses around the perimeter of the building.
- Carefully cut out brickwork and replace with reclaimed brick as per specification. Repoint in a Hot Lime mix to match existing mortar colour and texture.
- Replace lead flashing.
- Renew rainwater goods throughout and increase sizes to 6inch.
- Replace valley gutter as per detail....

REVISIONS					
	P01	ISSUED_FOR_COSTING	12/08/22	SGI	LM
			DATE;	DRAWN;	CHECK

CLIENT	Historic England
PROJECT	Baguley Hall
TITLE	Fabric Repairs Elevations 1 of 3
NUMBER	BGH-SEV-XX-ZZ-DR-A-3000
REVISION	P01
STATUS	PLANNING
SCALE	1:100 @A3
DATE	02/08/22
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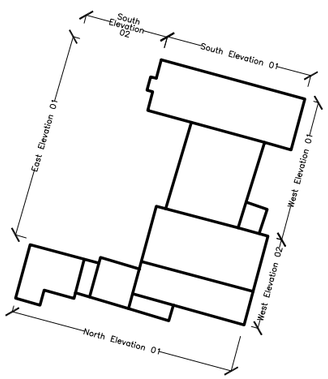


East Elevation 01



South Elevation 01

KEY PLAN



FABRIC REPAIRS KEY

- Refix approximately 6no slipped slates with copper pegs.
- Replace existing plywood with plywood painted white on the inside with an image of the window externally.
- Repointing at low level. Allow for 3 courses around the perimeter of the building.
- Carefully cut out brickwork and replace with reclaimed brick as per specification. Repoint in a Hot Lime mix to match existing mortar colour and texture.
- Replace lead flashing.
- Renew rainwater goods throughout and increase sizes to 6inch.
- Replace valley gutter as per detail....

REVISIONS					
	P01	ISSUED_FOR_COSTING	12/08/22	SGI	LM
			DATE;	DRAWN;	CHECK

CLIENT	Historic England
PROJECT	Baguley Hall
TITLE	Fabric Repairs Elevations 2 of 3
NUMBER	BGH-SEV-XX-ZZ-DR-A-3001
REVISION	P01
STATUS	PLANNING
SCALE	1:100 @A3
DATE	02/08/22
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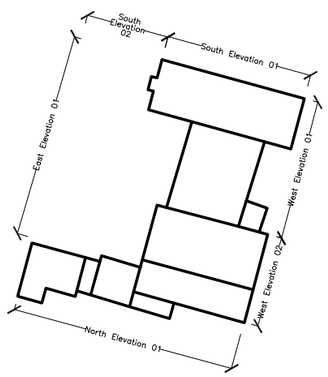


North Elevation 01



South Elevation 02

KEY PLAN



FABRIC REPAIRS KEY

- Refix approximately 6no slipped slates with copper pegs.
- Replace existing plywood with plywood painted white on the inside with an image of the window externally.
- Repointing at low level. Allow for 3 courses around the perimeter of the building.
- Carefully cut out brickwork and replace with reclaimed brick as per specification. Repoint in a Hot Lime mix to match existing mortar colour and texture.
- Replace lead flashing.
- Renew rainwater goods throughout and increase sizes to 6inch.
- Replace valley gutter as per detail....

REVISIONS					
	P01	ISSUED_FOR_COSTING	11/08/22	SGI	LM
			DATE;	DRAWN;	CHECK

CLIENT	Historic England
PROJECT	Baguley Hall
TITLE	Fabric Repairs Elevations 3 of 3
NUMBER	BGH-SEV-XX-ZZ-DR-A-3002
REVISION	P01
STATUS	PLANNING
SCALE	1:100 @A3
DATE	12/08/22
DRAWN BY	SGi
CHECKED BY	LM

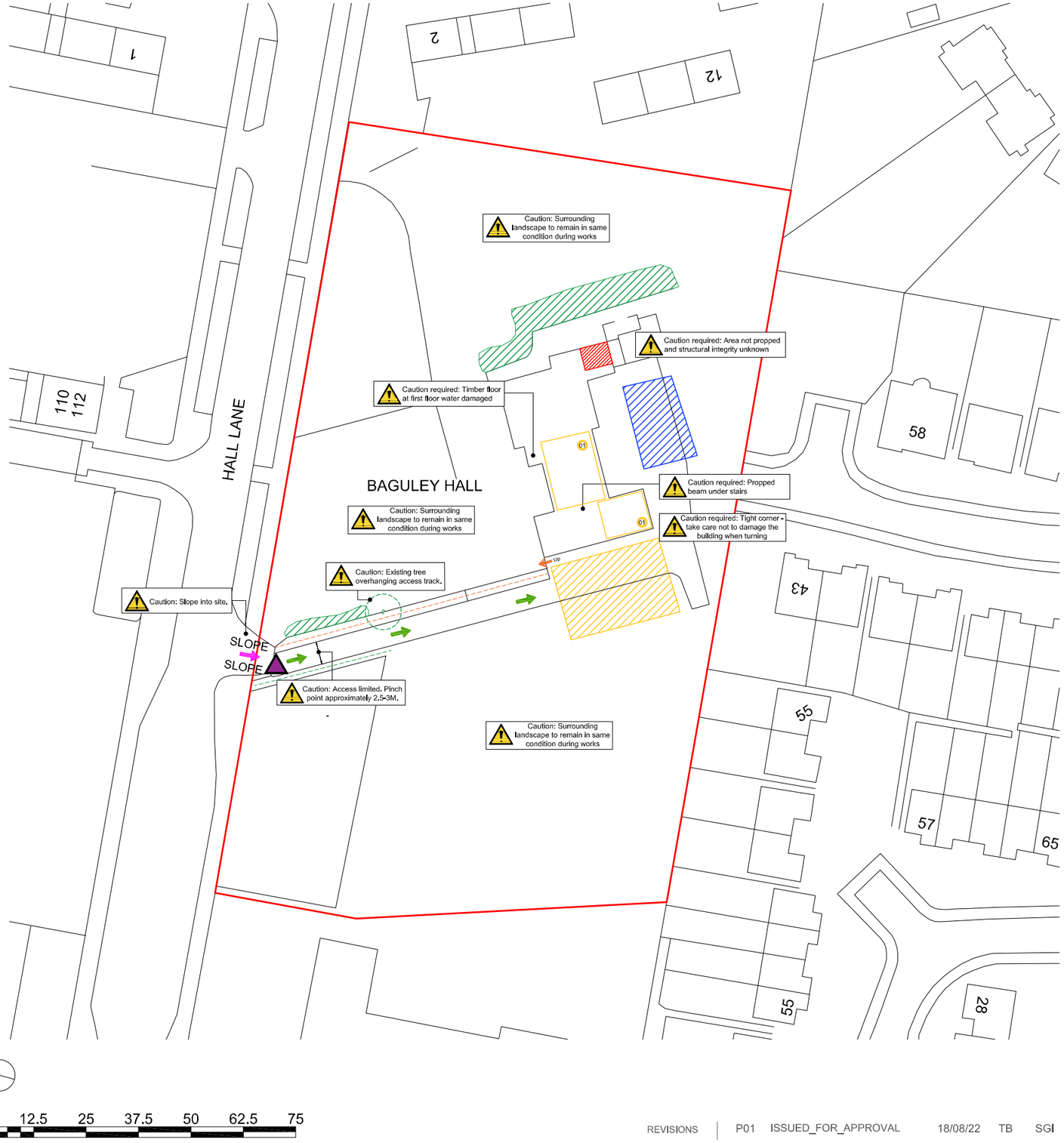
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Key:

- Contractor Deliveries - Materials to be stored on pallets with protective layer underneath to prevent damage to the existing landscape
- Site Compound/Welfare Facilities
- Estate Security Office
- Dense Trees and Shrubbery - Access Limited
- Site Boundary
- Existing Hedge - Access Limited
- Historic wall to be carefully protected
- Hazard / Risk Warning
- Secure Gate
- Access Route
- Site Entrance
- Up Level Change
- 01 Access limited to install limecrete flooring

NOTE:
Access to the site entrance is tight, Plans should be put in place to prevent damage to the surrounding landscape and historic fabric.

notes:

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REVISIONS | P01 ISSUED_FOR_APPROVAL 18/08/22 TB SGI

DATE; DRAWN; CHECK

CLIENT	Historic England
PROJECT	Baguley Hall
TITLE	Site Setup Plan
NUMBER	BGH-SEV-XX-ZZ-DR-A-1001
REVISION	P01
STATUS	PLANNING
SCALE	1:1000 @A3
DATE	18/08/22
DRAWN BY	TB
CHECKED BY	SGI

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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).

The proposed works to the Hall aims to bring the space back into viable use. In its current state the Hall is unusable. The floor has been removed and render repairs have failed causing them to come away from the wall and are falling into the internal space. The leaded windows are broken and as such are covered over which provides very little ventilation to the space. To do nothing to the Hall will invariably have a negative impact on the building's value and significance as to do nothing will cause the building to fall into further disrepair and consequently an end use will become harder to make viable.

To stop to main hall falling into further disrepair remedial works are required. There is a need to remove the inappropriate cementitious render repairs to the south internal wall which are no longer adhering to the brickwork wall and is falling into the internal space. Once removed this will be replaced with a lime-based plaster, allowing the wall to breath. This work will help to protect the building fabric and remove the risk that this area falls into a further dilapidated state.

The existing floor has been removed and taken back down to earth. The proposals look to install a limecrete floor with yorkstone flag finish. There are some existing yorkstone flags stored on site from the original floor. These will be used in the new floor finish and as a reference for new flags. The proposals look to provide necessary interventions in order to bring the space back into viable use. There is a need to provide services and heating to the space and the proposals look to do that in the form of a perimeter heater and duct. This will remove the need for complex and intrusive service trenches and will be incorporated into the new floor build up. These interventions are deemed to have a positive impact on the value of the building and is not deemed to have an adverse effect on the building' s significance. The works are deemed to be essential in order to bring the building back into viable use.

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).

The porch has suffered from water damage both internally and externally. There is a need to repair the route of the water ingress which is the valley gutter and undersized gutters and rainwater pipes. There is also the need to provide access to service the valley gutter and install a access hatch to the roof space. This has been situated to avoid existing purlins and to minimize the harm this will do to the heritage asset. Although the installation of the access hatch itself could be deemed as harmful to the building's significance its installation will remove the risk of further water ingress and degradation to historic fabric.

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).

Works to this room include removing the current plywood floor finish and installing timber boards. The plywood is deemed to be a temporary floor finish which has now deteriorating and has become damp. The plywood needs to be removed to assess the cause of the damp and proposals put forward to stop this defect re-occurring. New timber boarding will then be installed to match the application in other rooms within the building.

New laths have been installed to the ceiling that are too close together and the walls left as bare brick, with no finish. In order that the room is bought back into viable use there is a need to replace the laths on the ceiling to appropriately spaced laths and replaster the ceiling and walls.

The works are seen to have a positive impact on the value of the room with the use of materials sympathetic to the age and significance of the building. The works are seen as a vital step to bring the building back into viable use and as such will have a positive impact on the building's value and significance.

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).

New laths have been installed to the ceiling that are too close together and the walls left as bare brick, with no finish. In order that the room is bought back into viable use there is a need to replace the laths on the ceiling to appropriately spaced laths and replaster the ceiling and walls.

As above the works are seen to have a positive impact on the value of the room with the use of materials sympathetic to the age and significance of the building. The works are seen as a vital step to bring the building back into viable use and as such will have a positive impact on the building's value and significance.

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).

There are works required to both the ceiling and walls in this room. Laths have degraded with some broken and the walls left as bare brick/blockwork with no finish. In order that the room is bought back into viable use there is a need to replace the laths on the ceiling and replaster the ceiling and walls.

The works are seen as a vital step to bring the building back into viable use and as such will have a positive impact on the building's value and significance.

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).

No works to this room are proposed however the works will impact the significance of this room indirectly. By

4.0 IMPACT ON SIGNIFICANCE

4.1 ASSESSMENT OF IMPACT BY ZONE

providing the much-needed remedial works to other areas of the building it is hoped that the significance of the building will be retained and that the communal value of the building will be much improved.

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).

Works to these rooms aim to remove the intrusive, modern installations such as modern stud and plasterboard works that exist on the walls. It is proposed that this is replaced with an appropriate lime mix plaster finish applied directly to the walls. This is not deemed to have a negative impact on the significance and value of the building but looks to enhance the historic craftmanship and remove visually unfortunate and intrusive installations.

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).

The proposed works look to remove the modern application of gypsum plaster and defective lime plaster and replace with an appropriate lime-based plaster. The works also look to remove the temporary plywood flooring and replace with timber and remove water damaged timber due to the defective valley gutter above.

Although it is acknowledged that the removal of any fabric from a heritage asset could be deemed as harmful, to keep the materials in situ would cause further degradation and harm to the building and its significance.

There is a need to install an access hatch within the roof slope to room 1/09 in order to adequately service the new valley gutter above. In isolation this could be deemed as harmful to the building's significance however it is being located so it will not be seen from ground level or from any other space within the building.

The hatch is suggested on the basis that the valley gutter currently cannot be properly serviced which has led tp to water ingress and irreversible damage to historic timbers. By installing the access hatch and replacing the valley gutter it is hoped that this will stop the water ingress and act to protect the building into its future. As such the works are deemed to have a minimal impact on the significance of the building but it is hoped this will result in the avoidance of a much larger risk.

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).

The walls within the second floor are showing extensive water staining around the chimney breasts. It is hoped that through remedial works to the chimney flashings this will remove the risk of water ingress into the building however it is also proposed to remove the gypsum plaster throughout these rooms and replacing with a breathable lime-based plaster, allowing the building to breath and successfully pass moisture through the walls.

The existing access hatch within these rooms is acting as a weak point to the valley gutter and is too small to successfully service the gutter safely. It is proposed to remove the access hatch and replace with brickwork to match the existing wall build up.

The works to these rooms look to remove defective and harmful installations from the heritage asset. The replacement materials are sympathetic and breathable in order to protect the building into its future. The works are deemed to have a positive impact on the significance of the heritage asset.

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.

4.0 IMPACT ON SIGNIFICANCE

4.1 ASSESSMENT OF IMPACT BY ZONE

This part of the building is not given its own significance within the Conservation Plan however it is implied that the significance of this part of the building is to show the development of the Hall throughout the 19th century when it came into the ownership of the Tatton Estate and the development in the provision of servants quarters. This section of the building is deemed to have some significance.

Works to this area of the building are all remedial works in order to prohibit water ingress into the fabric of the building. There is the need to remove a concrete floor which has been cut back from the wall edges so as minimise any further degradation to the facade and relay in limecrete. Works to the first floor are to remove the gypsum plaster to the walls and replace with lime plaster. These works are deemed to have a positive impact on the condition of the building and its 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).

No works to this room are proposed however the works will impact the significance of this room indirectly. By providing the much-needed remedial works to other areas of the building it is hoped that the works will allow for the building to be bought back into viable use. This will protect the significance of the building and it is hoped that the communal value of the building will be much improved.

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).

Similar to the works in other areas of the Hall, the works to room 0/18 are to include the raking out and repointing of the defecting pointing and replacing with a lime-based mortar. They are also to include a new limecrete floor with a yorkstone flag finish, which will be carried through from the main hall. There is also the need to replace damanged laths and to lime plaster the walls and ceiling.

These works are necessary in order that the room is bought back into viable use. The materials that are suggested are to reflect the significance of the building and will allow the room to be opened up to the local community.

The works look to enhance the current value of the room by providing finishes to the floors, walls and ceiling whilst consolidating some of the existing degradated pointing. The works are seen to have a positive impact on the value of the asset and crucial in bringing the building back into viable use.

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).

The stairs are currently propped due to the erosion of the existing timber beam. There is a need to undertake opening up works to the underside of the beams which required the removal of modern laths in order to assess the condition. There may be the need to splice the beam or replace the timber.

The works also look to replace the modern laths throughout as they have been installed too close together and lime plaster the walls and ceiling.

The works look to provide a positive step forward in bringing the building back into viable use by finishing the walls and ceiling in plaster. The beam requires review in order to make safe and remove the current props. These works are seen to have a positive impact on the buildings value and aims to retain the significance of the building.

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).

Works to this room are similar to others whereby there is a need to remove the modern laths and plaster the ceiling and walls in lime plaster. There is also the need, in this room, to consolidate the existing fireplace where there are cracks above the fireplace and replace an existing concrete lintel above the door.

There is also an area of temporary chipboard acting as a floor covering which would be replaced in timber to match the remainder of the room.

4.0 IMPACT ON SIGNIFICANCE

4.1 ASSESSMENT OF IMPACT BY ZONE

These works look to consolidate defective or temporary works in order that the room can become a usable space. It is proposed that the lintels be replaced with precast concrete. Modern lintel replacement throughout the hall have have currently been undertaken in pre-cast concrete and are readable as modern intervensions within the historic fabric. Althought it is preferable to replace these with brick or stone it is proposed that the current methodology be maintained throughout the remainder of the room. These lintels will be covered with lime render and thus wont be seen generally. This methodology has the added benefit of being a considerably cheaper repair, freeing up much needed funds to protect/repair elsewhere within the building.

On balance these works are deemed to have a positive impact on the building's value and retain its significance.

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).

The works include replacing the existing ceiling laths and lime plastering both the ceiling and walls. It also includes consolidating some of the existing pointing and replacing approximately 1m2 of defective brick which has spauled and have now lost over 25% of the brick. The brickwork will be replaced to match the adjacent bricks and repointed using a Hot Lime mortar mix.

The works look to protect the room from further degradation and bring the room back into viable use. The works are deemed to have a positive impact on the value of the room.

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 works to this room are much like to repairs required in the room below. There is a need to rake out and repoint the north wall and 14 courses of the east wall where the mortar has degraded. The proposed work requires the chimney to be locally rebuilt so the prop can be removed. Brickwork will match the existing. Modern laths need to be removed as in many other rooms and replaced with the application of lime plaster on both the ceiling and walls.

The works look to repair parts of the walls with materials that are sensitive to the building's age and construction however it is proposed that the lintel to the chimney will be pre-cast concrete. As mentioned in room 0/23 Modern lintel replacement throughout the hall have have currently been undertaken in pre-cast concrete and are readable as modern intervensions within the historic fabric. Althought it is preferable to replace these with brick or stone it is proposed that the current methodology be maintained throughout the remainder of the room. These lintels will be covered with lime render and thus wont be seen generally. This methodology has the added benefit of being a considerably cheaper repair, freeing up much needed funds to protect/repair elsewhere within the building.

On balance the works are deemd to have a positive impact on the room and will bring the room back into viable use.

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 gardens that surround the hall as not within the current proposals. It is acknowledged that there will be deliveries and materials which will need to be delivered and stored safely on site. A site set up plan has been produced in order that the contractor is aware of the limitations on the site with the possible need to arrange alternative methods of deliver. All materials will be stored on palets and covered accordingly in order to protect the ground covering as much as possible.

5.0 CONCLUSION

The proposed works to Baguley Hall look to positively impact the value of the building and bring the building back into viable use. 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. Modern interventions and recent works look to have worsened the condition in many instances and there is a need to remove them and install appropriate, breathable materials throughout the building. It is hoped that this phase of works will resolve fundamental issues the building has with the dispersal of water from the building by relaying the valley gutter, upgrading the rainwater goods and the installation of a french-drain around the perimeter.

Internal works look to consolidate the structural repairs required in order to remove the remaining props and remove intrusive finishes that have been installed during previous modern works. Any temporary flooring will be removed and lime-based plaster will be applied throughout.

It is hoped that the works both external and internally will provide the catalyst needed to allow the Hall to be tenanted. This will in-turn provide more public access to the building and remove Baguley from its current, derelict state. It is hoped that the works will have a **positive impact** on the building's **communal and aesthetic value** whilst preserving the **evidential and historic value** of this Grade I listed heritage asset.

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