

HERITAGE STATEMENT

September 2022

Wythenshawe Park Stables Block, Wythenshawe, M23 0AB



Job No: CL/45423

Changing Places Project

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Prepared by Philip A Schofield
Capital Programmes & Procurement

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1.0 – INTRODUCTION

This Heritage Statement has been prepared by Manchester City Council Capital Programmes and Procurement to support an application for Listed Building Consent for installation of a Changing Places Facility within the former stables block within Wythenshawe Park.

2.0 PROJECT BACKGROUND

The Former stable block to the west of Wythenshawe Hall is a Grade II designated heritage asset, protected under the Planning (Listed Buildings and Conservations Areas) Act 1990. The block was listed on 03.10.74. List Entry Number: 1255038.

The grade II* Wythenshawe Hall sits to the east of its Former Stable Block together they have group value. Both sit within a grade II Registered Park and Garden, which is also subject to statutory protection. These protections are recognition of the site's architectural qualities and historic interest. Wythenshawe stable block & Hall are situated at the Heart of Wythenshawe Park in South Manchester.

This section of the stables is unused save for some obsolete stored office items and is at risk of falling into significant disrepair. The slate roof and cast-iron guttering and downpipes to the rear are already in a state of disrepair and would benefit from remedial works. The stable block has been identified as an accessible location with the benefit of a central location. Significant works were carried out in 2005 to install the current café and toilet facilities. The proposed facility will become a great asset for limited mobility users who are currently unable to enjoy the facility.

Changing places is a national movement which has a set criterion to meet before being awarded changing places status. This gives the user the confidence that their needs will be met. The facility will attract users who can check Changing Places locations via the CP website where every CP facility location is listed.

3.0 Proposals

It is proposed to bring the disused room within the former stables back into operation for a Changing Places toilet. Changing Places toilets are larger accessible toilets for severely disabled people, with equipment such as hoists, curtains, adult-sized changing benches and space for carers.

The government aims to add the facilities to more than 150 new buildings a year. In July 2021 DLUHC published the Changing Places Fund Prospectus inviting councils to submit expressions of interest for funding to create new Changing Places Toilet facilities. Following the outcome of the Round 1 assessment process the government has announced that 191 unitary and district councils across England have been allocated £23.5 million of funding to increase the number and spread of Changing Places Toilet facilities across England.

The government has announced funding allocations of £23.5 million for LAs against a total budget of £30 million up to 2023/24. A further Round of the Changing Places Fund is anticipated later in 2022. The detail of this second round will follow and be subject to ministerial agreement.

Over 250,000 severely disabled people do not have access to public toilet facilities that meet their needs. Changing Places Toilets (CPTs), unlike standard accessible toilets, have an adult changing bench and hoist facilities as well as extra space for carers. There are around 1,300 registered CPTs in England but demand for provision is outstripping supply and the number of CPTs needs to increase to improve access for severely disabled people and their carers.

This programme is being delivered in partnership with the charity Muscular Dystrophy UK, co-chairs of the Changing Places Consortium, who will be supporting local authorities in their delivery.

The areas within the building which the Council wishes to bring back into use, are in a dilapidated condition. The stored materials require clearing out. The invasive ivy growing on the rose garden side of the block requires significantly cutting back and the slates and cast-iron rainwater goods require fixing back. Due to the overgrown nature, it is unclear whether all gutter sections are still present. The proposal is to replace any missing sections to match existing should they be found to be missing. Slates are to be re-laid locally where they are currently displaced. There is ivy coming through to the interior and trailing down from the roof internally.

The sliding barn door is on a simple runner system with two steel wheels on a single bar track. This has fallen into disrepair with the door only partially opening with a degree of difficulty. It is proposed to hang the barn doors with a new metal heritage style runner system with the runners housed behind the fascia to the top of the doors. There will be two vertical bands visible, bolted through the timber door. It is proposed to carry out these renovations to both doors, including the door to the other adjacent toilets to give significant more years operational use.

The aim is to build an in-situ freestanding pod type changing places facility within the existing storeroom identified on the drawings. There are to be no fixings into the existing structure in line with the conservation philosophy set out below.

4.0 Heritage Statement Objectives.

This Heritage Statement aims to illustrate the rationale behind the proposals, so that the reader can understand the design intention and considerations that have been made. The general aims of this assessment are to:

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

Assessment of the significance of the site identifies how particular parts of a place and different periods in its evolution contribute to, or detract from, identified heritage values associated with the site. This approach considers the present character of the site and the changes that have influenced this character, thus informing how the design can best enhance the significance of the heritage asset. Significance (for heritage policy) is defined in NPPF (2019) as: 'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical

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

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

5.0 Conservation Philosophy.

- **Minimum intervention:** The historic fabric is to be left alone and not interfered with except in the case of repair.
- **Maximum retention:** Where intervention is required there will be minimum loss of historic fabric.
- **Research and inspection:** Decisions regarding what will be altered and how will be based upon detailed inspection of the buildings and an informed understanding of its history, development and character based on research.
- **Materials:** Wherever possible sympathetic materials and traditional methods of workmanship will be adopted for carrying out repairs.
- **Reversibility:** Where possible any alterations will be made reversible.
- **Workmanship character:** the design of repairs will take note of original/historic patterns of workmanship, character and profile where possible.
- **Skills and trades:** Only contractors, trades and craftsmen with the necessary experience and skills working with historic buildings will be permitted to undertake the works.
- **Current defects and forward maintenance:** The project aims to overcome a backlog of disrepair and defects, by improving the condition of the building fabric local to the existing storeroom to a point where forward maintenance is at a manageable scale. It does not however negate the need for future maintenance.

6.0 Planning Statement.

6.1 Regulation

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

6.2 Policy

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

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
 - the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place.
- NPPF Section 16: Conserving and enhancing the historic environment sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process. The aim of NPPF Section 16 is to ensure that Regional Planning Bodies and Local Planning Authorities, developers and owners of heritage assets adopt a consistent and holistic approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.

To summarise, government guidance provides a framework which:

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

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

- Paragraph 193 – When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.
- Paragraph 194 – Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building...should be exceptional.
- Paragraph 195 – Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all the following apply:
 - a) the nature of the heritage asset prevents all reasonable uses of the site; and
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use.
- Paragraph 196 – Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Policy guidance concerning Conservation Areas is as follows:

- Paragraph 200 - Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

- Paragraph 201 - Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, considering the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

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

The following relevant definitions are made within NPPF 2019:

- Heritage Asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

- Setting of a Heritage Asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

- Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within.

Local Development Plan

The Core Strategy Development Plan (2012-2027) outlines the Council's planning policies for the city. The key policies which relate to this project have been summarised below: Policy EN3 Heritage states that Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

7.0 Historic Appraisal and Statement of Significance.

7.1 Setting and Local History

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



Figure 1 Site Boundaries

The eastern side of the park, which contains the area of the Grade II registered Historic Park and Garden, largely comprises open parkland with areas of woodland, the largest being Gib Lane Wood along the Park's eastern boundary, and includes the Hall and former stables, the Walled Garden and Community Farm, and a play area. The western side of the park includes football pitches, a running track, a miniature golf course, tennis courts, bowling greens, pavilions and the Horticultural Centre, with areas of woodland at Nan Nook Wood in the north-west corner of the park and Fir Coppice and Mere Wood to the north of the Horticultural Centre. Wythenshawe Park is a grade II listed registered park which occupies 109 hectares of land surrounding Wythenshawe Hall, situated 8km from Manchester City Centre. The boundaries are formed by Wythenshawe Road to the north, the M56 motorway to the east, and Altrincham Road to the south. The western boundary is a drive running south from Wythenshawe Road to Baguley Brook where the boundary of the historic park merges with former fields to the west. It contains 'historic and ornamental woodlands, herbaceous borders, formal bedding, open grassland and beautiful wildflower meadows.'² There are also sports facilities and a community farm. The Park's general arrangement was laid out by 1830, but contains elements shown on maps from the mid-17th century, as well as a formal garden dating from 1850.



Figure 2 Wythenshawe Park designation boundary

Entrances & Approaches

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



Figure 3 North Lodge Entrance.



Figure 4 South Entrance.

Wythenshawe Hall to the East



Figure 5 Hall Forecourt, before the fire, 2010.

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

The forecourt to the Hall is situated to the east. Two rectilinear lawns with circular planting beds are enclosed by a stone wall which has a gated entrance aligned with the main entrance of the Hall. The lawns flank a circular planting bed with a central sundial and an adjacent interpretation panel. This layout is approximate to the 1882 OS map configuration. The current arrangement replaced a less formal arrangement, depicted below, comprising mainly of shrubberies and trees.



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

Formal Garden The formal gardens are situated to the east of the stables; enclosed by the stable-yard walls, to the west of the gardens is a brick wall, and woodland around the north and west. Thought to have been designed by John Shaw of Manchester in collaboration with Thomas William Tatton and laid out in the 1850s, this area offered a new formality to the Hall which differed from the 'naturalised' manner of the Parkland surrounding it. Along the west front of the Hall are formal beds, which were formerly laid out in the form of heraldic motifs drawn from the family coat of arms, and a rock garden which edges the entrance between the Hall and former stables. A series of paths lead across lawns with specimen trees, past a late 20th century pond and through woodland along the western and northern perimeters.



Figure 7 Formal Garden, 2016.

Rose Garden

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



Figure 9 Rose Garden, 2016

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



Figure 17 Former Stable Block, 2016.



Figure 18 Stable Block 2022

7.2 History of the Stable Block

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

There are records to show that the café and toilets including a disabled toilet were added in 2005. These works included the formation of a visitors' centre, cafe, kitchen, offices, new public toilets and entrance to stables.

Works included the construction of a timber first floor to replace a steel frame and concrete floor. Infilling of doorways & openings, new café including new hardwood windows and doors and new internal openings.

Re-roofing was carried out to the two storey sections. New toilets were installed in the single storey section adjoining the current proposal. Demolition of the former 1950s warden's office and bungalow was carried out in 2015. The scars from the removal can still be seen on the brickwork of the east wing of the block.



Figure 19 Former 1950s office and bungalow demolished in 2015.

7.3 Historic Appraisal and Statement of Significance

The heritage value of the former stables is proportional and representative of its grade II Historic England designation. Other designations on site, such as the Registered Park and the Grade 2* Wythenshawe Hall, are also found to be appropriate. When viewed together, the site is intensified by group value. The Hall's relationship with the post-medieval outbuildings, and the setting of the park, are intrinsic to understanding the wider heritage.

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

8.0 Proposals and Assessment of Impact

Slate and rainwater repairs are to be carried out to provide weather tightness. The proposal is to use existing materials wherever possible or to match with reclaimed materials wherever possible. Should any new slates or rainwater components be necessary they will be of the same material and design as existing.

Internally brick walls will be lined with new freestanding partition walls with ceilings and a hoist supported by the new structure. It was felt plaster finished walls and ceilings (on plasterboard) would be more fitting than more modern wall linings and suspended ceiling tiles. A plywood hatch will be necessary in the foyer area to provide access above and to services the rear of the new changing places room.

The current floor is stone flags which are uneven. The proposal is for a non-slip vinyl floor on marine plywood on aluminium joists on freestanding plastic height adjustable feet. The walls will be built on top of this.

The internal finished floor will be raised approximately 65mm. The proposal is to raise the external tarmac level feathered out into the existing surface to provide as little visual impact as possible. New tarmac to match existing as far as practicable and to finish up to the new internal floor covering with a bitumen damp proof layer between the two.

It is proposed to replace the existing sliding door gear which is in a poor state of repair and not compatible with level access for disabled entry. The current situation is a bottom steel wheel on a steel runner. The proposal is to hang the doors on new sliding door gear with the tracks fitted behind the current fascia to the top of the doors. A small metal guide will be fitted to the bottom to guide the doors. The doors will have clearance from the floor giving a longer preservation. A changing places sign will be affixed to the door.

The areas within the building which the Council wishes to bring back into use, are in a dilapidated condition however with some minor fabric repairs and a freestanding facility that in no way affects the original structure access to the park can be widened without any long-term impact on the listed building.

The popularity and continued use of the stable block is vital to its conservation and continued existence. Returning more of the building to a public use will enhance its heritage significance by widening accessibility visitor engagement and education through physical access to the heritage. The largest risk to the conservation of the fabric is a lack of viable use. Vacancy poses a significant risk to the security of the site through theft, arson and vandalism.

Existing lighting will be left in place and isolated. New lighting to comprise of surface mounted LED luminaires mounted on new ceilings.



Roof repairs necessary to the rose garden elevation



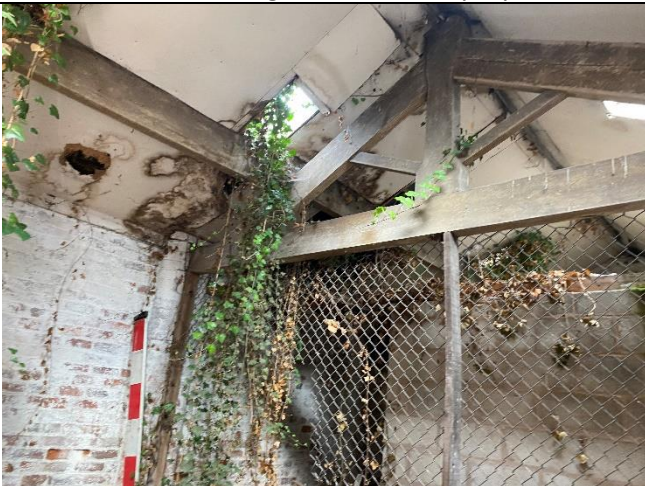
Displaced guttering requires repair



Rainwater goods blocked by Ivy



Location of new facility (behind door on the left)



Inside the new facility looking North.



Inside the new facility looking south.



Existing doors to rear



Existing sliding door wheel



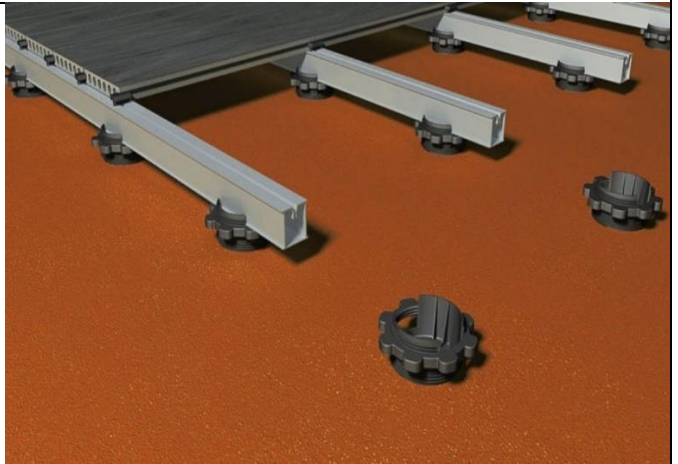
Existing sliding door wheel bracket



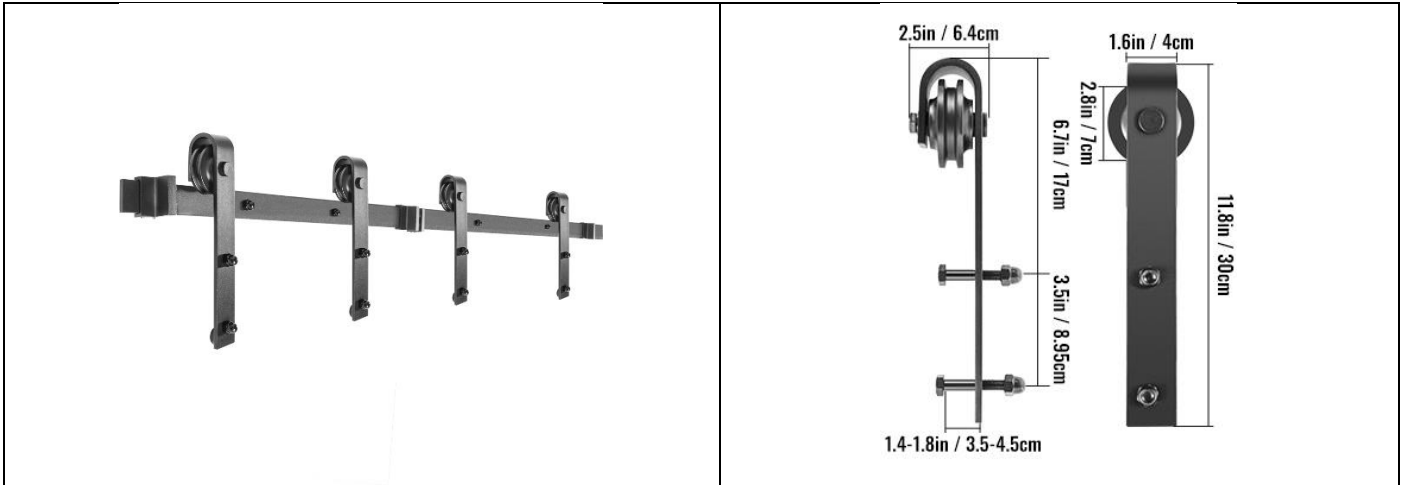
Existing door runner



Existing stone flag floor



Plastic adjustable cradles and aluminium joists to sit on stone flags



VEVOR carbon steel door track

VEVOR carbon steel door hangers



Flush mounted LED ceiling light



Typical changing places facility

9.0 Conclusion

The refurbishment works have been designed in a way which is sympathetic to the historic fabric. It is deemed that the proposals will not materially affect the special architectural and historic interest of the former stables, or the character and appearance of Wythenshawe Park or its relationship with the hall or park & gardens.

As times evolve the aim to be a more inclusive society and aim to provide the facilities to align with this ethos. We feel providing this facility in line with government guidance and funding is essential for its further inclusive use.