

PART 6

GAZETTEER

ZONE	1	THE HALL
ELEMENT	1-1	The hall
DATE	c.1399	
DESCRIPTION	The hall was built by Robert Buchard and Thomas Neld in the late 14th century to replace an earlier aisled hall, retaining the existing camera block to the south and service wing to the north. When complete, it extended further to the south than at present, being truncated in the 18th century with the addition of a new south wing. The hall is of two bays, with a third bay at the north end forming a cross-passage. The bays are divided by an arch-braced open truss to the south and spere truss to the north, separating the hall from the cross-passage. Each bay is defined by an opening in the east and west elevations. Within the northern bay are two external doorways, with later replacement doors. Within the hall proper are large timber mullioned windows, those to the south being slightly larger four-light openings, in contrast to the three-light central openings. A sketch of the building from the 19th century shows the eastern windows to have additional transoms, but no structural evidence for these survives. There is, however, evidence for shuttering across the lower portion of the northern windows. The windows reach the wall plate upon which the rafters rest. The roof form is also unusual, and unparalleled, utilising curved scissor braces, linked by a central purlin. The framing is unusually constructed from large planks of wood measuring up to a metre in width, arranged into square panels by a single midrail. Each panel contains decorative cross-bracing and wattle and daub infill. The use of cusping is continued into the spere truss, with trefoil headed openings within the upper panels, and is also found on the north wall which is divided into three vertical panels. At the top is a central crown-post with a splayed foot, flanked by quatrefoil detailing. Below is a row of trefoil-headed panels, repeating the decorative openings within the spere truss. At ground-floor level are three central doorways leading into the north wing. Successive repair and restoration projects have taken place due to continued decay and deterioration of the timber structure, and damage from repeated attacks from deathwatch beetle. Works have been undertaken on the eastern wall plate, which has been substantially replaced, and to both trusses, which had begun to fail, requiring metal tie rods to be introduced. Rotten wood has been stripped from the rafters and the arch brace truss, being replaced with laminated oak and resin.	
STATUS	Within the Scheduled Ancient Monument and part of the grade I listed building.	
SIGNIFICANCE	The hall is of exceptional significance.	
JUSTIFICATION	A rare survival of late 14th century architecture.	
POLICIES	S1; S2; S3; CE1; CE2; CE3; CE4; CE6; CE7; AP1; AP2; AP3; AP4; AP5; AP6; AP7; MI1	
SOURCES	MCL: Image collection. Various photographs of the hall from the late 19th and early 20th centuries YAC: Acc 100/SO91/007 Sketchbooks of Samuel James Allen. 19th century CRO: WS 1621 Will of Richard Leigh. 1621 CRO: WS 1635 Will of Henry Leigh. 1635 CRO: WS 1691 Will of Edward Leigh. 1691	



- PRO: CHES3/21 William de Leigh's *inquisition post mortem*. 1403
- Dixon, P., Hayfield, C. and Startin, B. 1989. 'Baguley Hall, Manchester: The Structural Development of a Cheshire Manor House', *Archaeological Journal* 146: 384-422
- Keen, L. 1976. 'Baguley Hall, Manchester', *Journal of the Chester Archaeological Society* 59: 60-65
- Nayling, N. 2004. *Tree-ring Analysis of Timbers from Baguley Hall, Greater Manchester: Interim report*, unpublished
- Smith, J. T. and Stell, C. F. 1960. 'Baguley Hall: the survival of Pre-Conquest building traditions in the fourteenth century', *Antiquities Journal* 40: 131-151

ZONE	1	THE 14TH CENTURY HALL	
ELEMENT	1-2	The porch	
DATE	20th century replica of a 16th century structure		
DESCRIPTION	The two-storey porch projects from the northwest corner of the hall. It is a 20th century replacement of a Victorian porch, but has been constructed in a 16th century style. Very little survives of the original 16th century structure except within Room 1/09, where a single post in the southeast corner rises above the roof level of the hall. The structure is of post and rail construction, forming close-studding on the south elevation. This has been altered on the west elevation to create smaller square panels, into which has been inserted a three-light timber window at first-floor level. The main doorway is in the west elevation, forming a continuation of the cross-passage; to each side it is flanked by diagonal bracing. The roof structure is visible in the west gable elevation, revealing a king post and raking struts. The overhanging eaves and bargeboard repeat the arrangement on the two wings, suggesting that they are of contemporary date. The date of the original structure is unknown, but evidence for earlier footings and floor surfaces were found during archaeological excavation (Dixon <i>et al</i>, 1989). The porch is mentioned in Richard Leigh's inventory of 1621, suggesting that it may have been a late 16th century addition, possibly associated with extensions to the north wing (see below). The inventory lists five stools and a bench within the porch area; thus, it may have functioned as a waiting room, used by guests awaiting reception by the family in the hall.		
STATUS	Within the Scheduled Ancient Monument and part of the grade I listed building.		
SIGNIFICANCE	The porch is of some significance.		
JUSTIFICATION	Part of the historic development of the site.		
POLICIES	S1; S2; S3; CE1; CE2; CE3; CE4; CE6; CE7; AP1; AP2; AP3; AP4; AP5; AP6; AP7; MI1		
SOURCES	CRO: WS1621. Will of Richard Leigh. Dixon, P., Hayfield, C. and Startin, B. 1989. 'Baguley Hall, Manchester: The Structural Development of a Cheshire Manor House', <i>Archaeological Journal</i> 146: 384-422 Keen, L. 1976. 'Baguley Hall, Manchester', <i>Journal of the Chester Archaeological Society</i> 59: 60-65 Nayling, N. 2004. <i>Tree-ring Analysis of Timbers from Baguley Hall, Greater Manchester: Interim report</i>, unpublished Smith, J. T. and Stell, C. F. 1960. 'Baguley Hall: the survival of Pre-Conquest building traditions in the fourteenth century', <i>Antiquities Journal</i> 40: 131-151		



ZONE	2	THE NORTH WING
ELEMENT	2-1	Room 0/09
DATE	15th, 16th and 18th century	
DESCRIPTION	Room 0/09 is situated to the east at ground-floor level and retains a significant amount of timber framing from the late 15th century wing, although later encased in brick. A single post survives <i>in situ</i> in the southwest corner, dated to c.1470. The post is structurally independent from the north elevation of the hall, confirming its later construction date. Structural evidence for further posts in the southeast and northeast corners suggests that the room retains its original dimensions. This is reinforced by the surviving wall plate in the west wall. The ceiling structure is also original to the 15th century. This reveals an unusual relationship between the joists and the floor boards. A rebate has been cut into the edges of the joists and the boards slotted in. Such a system of construction has been used to suggest a high-status function for Room 0/09; however, the inventories show this to have been a buttery, with links to the brewhouse and maltchamber. It is unlikely that these were subdivisions within the room, but external structures accessed via the buttery. The fireplace is a later insertion and retains its cast iron grate. Flanking this are two nine-pane casements, under arched brick heads. These are recent insertions, but appear to be faithful representations of former openings.	
STATUS	Within the Scheduled Ancient Monument and part of the grade I listed building.	
SIGNIFICANCE	Of considerable significance.	
JUSTIFICATION	Part of the late 15th century service wing.	
POLICIES	S1; S2; S3; CE1; CE2; CE3; CE4; CE6; CE7; AP1; AP2; AP3; AP4; AP5; AP6; AP7; MI1	
SOURCES	CRO: WS 1621 Will of Richard Leigh. 1621 CRO: WS 1635 Will of Henry Leigh. 1635 CRO: WS 1691 Will of Edward Leigh. 1691 Dixon, P., Hayfield, C. and Startin, B. 1989. 'Baguley Hall, Manchester: The Structural Development of a Cheshire Manor House', <i>Archaeological Journal</i> 146: 384-422 Keen, L. 1976. 'Baguley Hall, Manchester', <i>Journal of the Chester Archaeological Society</i> 59: 60-65 Nayling, N. 2004. <i>Tree-ring Analysis of Timbers from Baguley Hall, Greater Manchester: Interim report</i>, unpublished Smith, J. T. and Stell, C. F. 1960. 'Baguley Hall: the survival of Pre-Conquest building traditions in the fourteenth century', <i>Antiquities Journal</i> 40: 131-151	



ZONE	2	THE NORTH WING	
ELEMENT	2-2	Room 0/14	
DATE	15th and 19th century		
DESCRIPTION	Room 0/14 forms a corridor separating Rooms 0/09 and 0/15, and leading into the 19th century extension. The flanking wall plates show that this arrangement is original to the late 15th century building, with a single bay corridor flanked by two, two-bay rooms. The subsequent rebuilding of these partition walls in brick has removed any evidence for original openings. The present doorways relate to the later subdivision of the rooms when access from the hall was blocked. The corridor originally lead to an external kitchen, being made redundant with the extension of Room 0/15. This arrangement also reflects the earlier, extant service wing defined by the three doors in the north elevation of the hall. In the 1621 inventory, the room is listed as the ‘entree’, suggesting that even by this late date, external access was provided to the service rooms.		
STATUS	Within the Scheduled Ancient Monument and part of the grade I listed building.		
SIGNIFICANCE	Of moderate significance.		
JUSTIFICATION	Reflects the arrangement of the late 15th century service wing.		
POLICIES	S1; S2; S3; CE1; CE2; CE3; CE4; CE6; CE7; AP1; AP2; AP3; AP4; AP5; AP6; AP7; MI1		
SOURCES	CRO: WS 1621 Will of Richard Leigh. 1621 CRO: WS 1635 Will of Henry Leigh. 1635 CRO: WS 1691 Will of Edward Leigh. 1691 PRO: E178/497 Inquisitions into the possessions of Edward Leigh, esq. 1578 Dixon, P., Hayfield, C. and Startin, B. 1989. ‘Baguley Hall, Manchester: The Structural Development of a Cheshire Manor House’, <i>Archaeological Journal</i> 146: 384-422 Keen, L. 1976. ‘Baguley Hall, Manchester’, <i>Journal of the Chester Archaeological Society</i> 59: 60-65 Nayling, N. 2004. <i>Tree-ring Analysis of Timbers from Baguley Hall, Greater Manchester: Interim report</i>, unpublished Smith, J. T. and Stell, C. F. 1960. ‘Baguley Hall: the survival of Pre-Conquest building traditions in the fourteenth century’, <i>Antiquities Journal</i> 40: 131-151		

ZONE	2	THE NORTH WING
ELEMENT	2-3	Room 0/15
DATE	15th, 16th and 18th century	
DESCRIPTION	Room 0/15 reveals extensive evidence for a 15th century timber-framed structure, but has also been heavily modified, through successive phases of extension and rebuilding. In the south wall survives a post dated to the 1470s, tenoned into the bridging beam (Nayling 2004). The floor joists currently rest on top of the bridging beam, but there is evidence of housing for an earlier ceiling arrangement. The original corner post to the west has been removed, but its former position is shown by the sill plate and stone dwarf wall which terminates at a second bridging beam. To the west of this the wall has been extended in brick. This change is associated with the subsequent extension of the room further to the west. The insertion of a second bridging beam, stylistically dated to the Jacobean period, caused the reorganisation of the ceiling arrangement. Within the additional bay, the ceiling was organised around two east-west running beams with housing for perpendicular joists. However, this is absent in the northwest corner, suggesting the possible position of a former stair, running up beside the fireplace. The timber bressumer over the fireplace is original to the structure, suggesting that the fireplace is contemporary with the extension, and that the enlarged room functioned as an internal kitchen. The extension had certainly occurred by 1621, when the kitchen is described as being well-equipped with brass pans and iron ware. The cast iron fire surround and integrated cupboard are insertions of the 19th century. The window in the west wall relates to the recent restoration programme. During these works, the west wall was also rebuilt internally using breeze blocks .	
STATUS	Within the Scheduled Ancient Monument and forms part of the grade I listed building.	
SIGNIFICANCE	Of considerable significance.	
JUSTIFICATION	Retains structural elements of the late 15th century wing, and of the 16th century extension.	
POLICIES	S1; S2; S3; CE1; CE2; CE3; CE4; CE6; CE7; AP1; AP2; AP3; AP4; AP5; AP6; AP7; MI1	
SOURCES	CRO: WS 1621 Will of Richard Leigh. 1621 CRO: WS 1635 Will of Henry Leigh. 1635 CRO: WS 1691 Will of Edward Leigh. 1691 PRO: E178/497 Inquisitions into the possessions of Edward Leigh, esq. 1578 Dixon, P., Hayfield, C. and Startin, B. 1989. 'Baguley Hall, Manchester: The Structural Development of a Cheshire Manor House', <i>Archaeological Journal</i> 146: 384-422 Keen, L. 1976. 'Baguley Hall, Manchester', <i>Journal of the Chester Archaeological Society</i> 59: 60-65 Nayling, N. 2004. <i>Tree-ring Analysis of Timbers from Baguley Hall, Greater Manchester: Interim report</i>, unpublished Smith, J. T. and Stell, C. F. 1960. 'Baguley Hall: the survival of Pre-Conquest building traditions in the fourteenth century', <i>Antiquities Journal</i> 40: 131-151	



ZONE	2	THE NORTH WING
ELEMENT	2-4	Room 1/02
DATE	15th and 17th centuries	
DESCRIPTION	Room 1/02 is situated at first-floor level, to the east. The present proportions follow those of Room 0/09 below, suggesting that it retains its original 15th century scale. The panelling is early 17th century in style, but was introduced into this room at a later date; evidence for this includes the introduction of horizontal panels on the uppermost course, in an attempt to fit the room. The cornice is also later, with the mouldings  suggesting an early to mid-18th century date, corresponding with the dating of the hob grate fireplace. In 1621, the room was most likely in use as 'Mr Richard Leigh's Chamber', although it probably functioned more as a study than as a bedchamber, with the head of the household sleeping in the adjoining chapel chamber. The 1970s restoration programme undertaken in Room 1/02 was unsympathetic. When the panels were removed they were numbered with a corrosive substance which caused permanent damage. A number of panels were also lost.	
STATUS	Within the Scheduled Ancient Monument and part of the grade I listed building.	
SIGNIFICANCE	Of considerable significance.	
JUSTIFICATION	Forms part of the late 15th century wing.	
POLICIES	S1; S2; S3; CE1; CE2; CE3; CE4; CE6; CE7; AP1; AP2; AP3; AP4; AP5; AP6; AP7; MI1	
SOURCES	CRO: WS 1621 Will of Richard Leigh. 1621 CRO: WS 1635 Will of Henry Leigh. 1635 CRO: WS 1691 Will of Edward Leigh. 1691 PRO: E178/497 Inquisitions into the possessions of Edward Leigh, esq. 1578 Dixon, P., Hayfield, C. and Startin, B. 1989. 'Baguley Hall, Manchester: The Structural Development of a Cheshire Manor House', <i>Archaeological Journal</i> 146: 384-422 Keen, L. 1976. 'Baguley Hall, Manchester', <i>Journal of the Chester Archaeological Society</i> 59: 60-65 Nayling, N. 2004. <i>Tree-ring Analysis of Timbers from Baguley Hall, Greater Manchester: Interim report</i>, unpublished Smith, J. T. and Stell, C. F. 1960. 'Baguley Hall: the survival of Pre-Conquest building traditions in the fourteenth century', <i>Antiquities Journal</i> 40: 131-151	

ZONE	2	THE NORTH WING	
ELEMENT	2-5	Rooms 1/05 and 1/06	
DATE	15th and 19th century		
DESCRIPTION	The first floor is currently accessed via the northern extension, leading through a door in the north wall of Room 1/05. The railings to either side of this entrance mirror those on the main staircase in the south wing, suggesting that both were inserted in the 18th century. With the construction of the extension, two windows were also inserted towards the top of the north elevation to provide light to the room.		
	Below the western blocked window is evidence for a former fireplace, suggesting an external stack, removed with the extension. The east partition wall is a later addition and does not course through to the north wall, but it appears to respect the original divide. The west wall is also a later stud insertion, with the area existing formerly as one large open space. The 1621 inventory suggests that this was the Chapel Chamber in which 'the deceased with his wife did usuoilly lye', possibly occupying the site of the former chapel.		
	The subsequent subdivision to create Room 1/06 probably occurred with the rebuilding of the wing and the creation of a second storey. This photograph from the 1960s shows the position of a stair, rising from the east and returning west, following the north elevation of the hall. The area below this (Room 1/06) was reserved as storage space. This staircase, and much of the dividing wall, was removed during the late 20th century restorations, revealing evidence for the late 15th century structure. Both the east and west walls correspond to surviving wall posts, both of which have been dated to c.1470.		
STATUS	Within the Scheduled Ancient Monument and part of the grade I listed building.		
SIGNIFICANCE	Of some significance.		
JUSTIFICATION	Part of the late 15th century service wing and as part of the 18th century alterations.		
POLICIES	S1; S2; S3; CE1; CE2; CE3; CE4; CE6; CE7; AP1; AP2; AP3; AP4; AP5; AP6; AP7; MI1		
SOURCES	CRO: WS 1621 Will of Richard Leigh. 1621 CRO: WS 1635 Will of Henry Leigh. 1635 CRO: WS 1691 Will of Edward Leigh. 1691 Dixon, P., Hayfield, C. and Startin, B. 1989. 'Baguley Hall, Manchester: The Structural Development of a Cheshire Manor House', <i>Archaeological Journal</i> 146: 384-422 Keen, L. 1976. 'Baguley Hall, Manchester', <i>Journal of the Chester Archaeological Society</i> 59: 60-65 Nayling, N. 2004. <i>Tree-ring Analysis of Timbers from Baguley Hall, Greater Manchester: Interim report</i>, unpublished Smith, J. T. and Stell, C. F. 1960. 'Baguley Hall: the survival of Pre-Conquest building traditions in the fourteenth century', <i>Antiquities Journal</i> 40: 131-151		

ZONE	2	THE NORTH WING
ELEMENT	2-6	Rooms 1/08 and 1/09
DATE	15th, 16th and 18th centuries	
DESCRIPTION	Room 1/08 occupies the western end of the first floor, accessed from Room 1/05. It also provides the only access into 1/09. During recent restorations, the room was completely stripped, and new plasterboard was inserted into the east wall. This stripping has revealed a complex history of alteration and extension. Extension of the room is visible in the south elevation. In the southeast corner survives a late 15th century wall post; however, the original corner post to the west has been replaced with a post of smaller scantling. To the west of this is a doorway, providing access to the upper level of the porch (Room 1/09). This space was formerly occupied by a window, highlighted by a series of voids in the underside of the horizontal timber above the door. The lack of glazing evidence suggests that the window was always intended to be internal, providing visual access into a possible chapel. Although no chapel is listed in the 1621 inventory, Room 1/08 has been described as the chapel chamber. To the north, the elevation is dominated by a large flue, as a continuation of the large kitchen range below. The fireplace is a later insertion of the 18th century, contemporary with the large casements to the east. To the east of the flue is a straight joint running the full height of the elevation. This may relate to the rebuilding of the north wing in brick in the early 18th century.	
STATUS	Within the Scheduled Ancient Monument and part of the grade I listed building.	
SIGNIFICANCE	Of moderate significance.	
JUSTIFICATION	Part of the structural development of the north wing.	
POLICIES	S1; S2; S3; CE1; CE2; CE3; CE4; CE6; CE7; AP1; AP2; AP3; AP4; AP5; AP6; AP7; MI1	
SOURCES	CRO: WS 1621 Will of Richard Leigh. 1621 CRO: WS 1635 Will of Henry Leigh. 1635 CRO: WS 1691 Will of Edward Leigh. 1691 Dixon, P., Hayfield, C. and Startin, B. 1989. 'Baguley Hall, Manchester: The Structural Development of a Cheshire Manor House', <i>Archaeological Journal</i> 146: 384-422 Keen, L. 1976. 'Baguley Hall, Manchester', <i>Journal of the Chester Archaeological Society</i> 59: 60-65 Nayling, N. 2004. <i>Tree-ring Analysis of Timbers from Baguley Hall, Greater Manchester: Interim report</i>, unpublished Smith, J. T. and Stell, C. F. 1960. 'Baguley Hall: the survival of Pre-Conquest building traditions in the fourteenth century', <i>Antiquities Journal</i> 40: 131-151	



ZONE	2	THE NORTH WING	
ELEMENT	2-7	Rooms 2/01 and 2/02	
DATE	18th century		
DESCRIPTION	A stair formerly provided access to the second floor from Room 1/06 rising to the north. This was removed during the general stripping out of the building, but the aperture for the stair remains in the south wall of Room 2/02. The second floor of the north wing consists of two rooms (2/01 and 2/02) divided by a stud wall. A further stud wall which divided 2/02 from the stair landing might also have existed; this had certainly been removed by 1971. Other than the 19th century roof structure, consisting of principal rafters and purlins, there are few features of note. The absence of fireplaces and the relatively austere appearance of the rooms suggest that they were intended either as very low-status accommodation or for storage.		
STATUS	Within the Scheduled Ancient Monument and forms part of the grade I listed building.		
SIGNIFICANCE	Of some significance.		
JUSTIFICATION	Rooms reflect the subsequent extension of the building during the 18th century.		
POLICIES	S1; S2; S3; CE1; CE2; CE3; CE4; CE6; CE7; AP2; AP3; AP4; AP5; AP6; AP7; M11		
SOURCES	Dixon, P., Hayfield, C. and Startin, B. 1989. 'Baguley Hall, Manchester: The Structural Development of a Cheshire Manor House', <i>Archaeological Journal</i> 146: 384-422		

ZONE	2	THE NORTH WING	
ELEMENT	2-8	The north extension	
DATE	19th century		
DESCRIPTION	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 map. 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 <i>in situ</i>. The dimensions of these rooms, suggest that they were reserved for services, 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.		
	Between 1898 and 1911, Room 0/6 had been added to link the north wing with existing outbuildings to the east.		
STATUS	Within the Scheduled Ancient Monument and part of the grade I listed building.		
SIGNIFICANCE	Of some significance.		
JUSTIFICATION	Provides evidence for the continued development of Baguley Hall.		
POLICIES	S1; S2; S3; CE1; CE2; CE3; CE4; CE6; CE7; AP2; AP3; AP4; AP5; AP6; AP7; M11		
SOURCES	1898 OS second edition, Sheet XVIII.4 25 inch 1911 OS map, Sheet CXI.SW 25 inch Dixon, P., Hayfield, C. and Startin, B. 1989. 'Baguley Hall, Manchester: The Structural Development of a Cheshire Manor House', <i>Archaeological Journal</i> 146: 384-422		

ZONE	3	THE SOUTH WING	
ELEMENT	3-1	Room B/01	
DATE	18th century		
DESCRIPTION	Room B/01 was constructed as a cellar to accompany the new brick wing in the 18th century. The purpose of this room was as a service area. It was equipped with an elaborate drainage system which channelled water around the room, suggesting an attempt to keep the room and its contents cool. Considered in combination with the later brick barrel-run in the southeast corner, it is possible that Room B/01 functioned as a dairy. This is also consistent with the use of the hall as a farmhouse. The room is currently accessed from the central stairwell; however, offsets in the east and west walls suggest that this is a later insertion. The barrel-run was provided with external access via a short corridor which ran under the main stair, being separated from it by a board door (Room 0/22).		
STATUS	Within the Scheduled Ancient Monument and part of the grade I listed building.		
SIGNIFICANCE	Of some significance.		
JUSTIFICATION	Part of the 18th century development of the building, and evidence for the functional use of the hall.		
POLICIES	S1; S2; S3; CE1; CE2; CE3; CE4; CE6; CE7; AP2; AP3; AP4; AP5; AP6; AP7; MI1		
SOURCES	CRO: WS 1808 Will of Joseph Jackson of Rostherne. 1796 Dixon, P., Hayfield, C. and Startin, B. 1989. ‘Baguley Hall, Manchester: The Structural Development of a Cheshire Manor House’, <i>Archaeological Journal</i> 146: 384-422		

ZONE	3	THE SOUTH WING	
ELEMENT	3-2	Room 0/18	
DATE	18th century		
DESCRIPTION	Room 0/18 is situated on the ground floor of the south wing, to the east. The walls have been stripped of plaster during recent restoration, revealing a complex arrangement of blocked and inserted openings. The windows and door in the south elevation were inserted during these works, and reflect only one fenestration scheme. It is apparent from the structural evidence that these were not replicas of the original windows, which were much larger in scale, reaching almost to the ground. This suggests that they may have been grand bay windows, consistent with the early 18th century date and with the use of the room as a principle living and entertaining room, heated by a fireplace in the east wall. A similar window was located in the north wall, close to the east elevation of the hall. This appears to have been blocked at an early date, as shown by the use of small red handmade bricks. The blocking of this window may have been a result of the strengthening of the window tax in 1749, suggesting that the wing was built closer to 1700. The room was subdivided in the 20th century to be used as a store for the Manchester Corporation. The two rooms were used as equipment stores, with the windows blocked to create small, high openings.		
STATUS	Within the Scheduled Ancient Monument boundary and part of the grade I listed building.		
SIGNIFICANCE	Of moderate significance.		
JUSTIFICATION	Provides evidence for the chronological development of Baguley Hall.		
POLICIES	S1; S2; S3; CE1; CE2; CE3; CE4; CE6; CE7; AP2; AP3; AP4; AP5; AP6; AP7; M11		
SOURCES	CRO: WS 1808 Will of Joseph Jackson of Rostherne. 1796 Dixon, P., Hayfield, C. and Startin, B. 1989. 'Baguley Hall, Manchester: The Structural Development of a Cheshire Manor House', <i>Archaeological Journal</i> 146: 384-422		

ZONE	3	THE SOUTH WING	
ELEMENT	3-3	Rooms 0/21 and 0/22	
DATE	18th century		
DESCRIPTION	Room 0/21 forms a central stairwell with a small corridor running east-west along the south wall (Room 0/22). The stair itself is doglegged, with a closed string and turned balusters, datable to the early 18th century. However, a number of earlier, timber-framed elements have been reused in the creation of the stair, most notably to support the half- and first-floor landings. The stair is lit by a large window at half-landing level, inserted into an existing opening during recent renovations. Light is also provided at first-floor level by a large opening in the north wall, providing visual access into the open hall. Room 0/22 represents a corridor running under the half-landing, and at a slightly lower level than the main floor. A small doorway has been inserted in the east wall, providing access from Room 0/18. A second, blocked doorway survives in the east wall of Room 0/23; however, this opened directly onto the barrel chute, suggesting a former trapdoor. The door and window in the south elevation are later insertions, providing direct external access to the cellar.		
STATUS	Within the Scheduled Ancient Monument and part of the grade I listed building.		
SIGNIFICANCE	Of moderate significance.		
JUSTIFICATION	Has archaeological potential, and is part of the 18th century rebuilding of the south wing.		
POLICIES	S1; S2; S3; CE1; CE2; CE3; CE4; CE6; CE7; AP2; AP3; AP4; AP5; AP6; AP7; MI1		
SOURCES	CRO: WS 1808 Will of Joseph Jackson of Rostherne. 1796 Dixon, P., Hayfield, C. and Startin, B. 1989. 'Baguley Hall, Manchester: The Structural Development of a Cheshire Manor House', <i>Archaeological Journal</i> 146: 384-422		

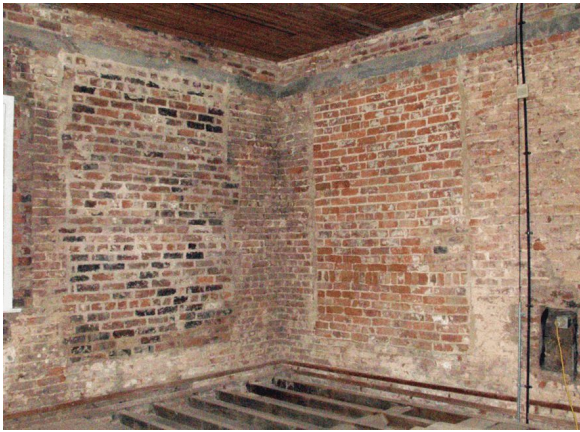


ZONE	3	THE SOUTH WING	
ELEMENT	3-4	Room 0/23	
DATE	18th century		
DESCRIPTION	Room 0/23 is situated within the west end of the south wing. The walls have been stripped of plaster during recent restoration, revealing a complex arrangement of blocked and inserted openings, particularly to the south and west. To the north is a large opening, blocked at an early date. Its size suggests that it formed a grand bay window, mirroring the arrangement in Room 0/18. A second example can be found in the west elevation. The door is situated in the east elevation, with a second, blocked opening to the south which provided access into Room 0/22. The corner fireplace is a later addition. The present windows are recent insertions, with concrete strengthening added along the two external elevations. The ceiling has also been reconstructed, obscuring any evidence for its original arrangement.		
STATUS	Within the Scheduled Ancient Monument and part of the grade I listed building.		
SIGNIFICANCE	Of some significance.		
JUSTIFICATION	Provides evidence of extensive domestic accommodation at Baguley Hall in the 18th century.		
POLICIES	S1; S2; S3; CE1; CE2; CE3; CE4; CE6; CE7; AP2; AP3; AP4; AP5; AP6; AP7; MI1		
SOURCES	CRO: WS 1808 Will of Joseph Jackson of Rostherne. 1796 Dixon, P., Hayfield, C. and Startin, B. 1989. 'Baguley Hall, Manchester: The Structural Development of a Cheshire Manor House', <i>Archaeological Journal</i> 146: 384-422		

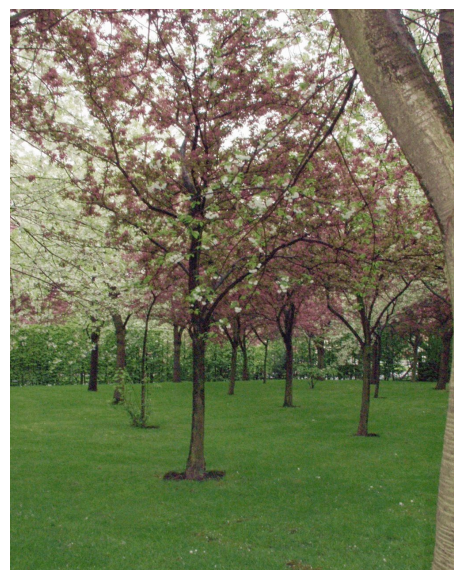


ZONE	3	THE SOUTH WING
ELEMENT	3-5	Room 1/10
DATE	18th century	
DESCRIPTION	Room 1/10 is located to the east of the range, at first-floor level, and has recently been stripped of plaster, revealing a series of blocked and inserted openings. The current windows are recent replacements. Access to the room was provided by a doorway in the west elevation. The door and its frame have been removed subsequently; however, the timber surround remains <i>in situ</i>. This has been constructed from reused medieval timbers, possibly taken from the earlier structure on the site. The lintel is of particular note as it has been taken from a window, with empty mortices and holes for diamond mullions. A large opening in the north wall has been blocked with small handmade bricks, as part of the mid-18th century infilling. Further evidence in the south wall has been obscured by the insertion of new windows and the rebuilding of much of the elevation during late 20th century renovations. The fireplace in the east wall has also been removed, but photographs from the 1960s show this to have been an 18th century cast iron, hob-grate fire surround of the 18th century. This photograph also shows a large hole cut into the floor along the north wall. This provided direct access into Room 0/18, possibly via a stair, but more likely as a simple drop associated with the use of the building for storage.	
STATUS	Within the Scheduled Ancient Monument and part of the grade I listed building.	
SIGNIFICANCE	Of some significance.	
JUSTIFICATION	Forms part of the 18th century building programme.	
POLICIES	S1; S2; S3; CE1; CE2; CE3; CE4; CE6; CE7; AP2; AP3; AP4; AP5; AP6; AP7; MI1	
SOURCES	CRO: WS 1808 Will of Joseph Jackson of Rostherne. 1796 Dixon, P., Hayfield, C. and Startin, B. 1989. 'Baguley Hall, Manchester: The Structural Development of a Cheshire Manor House', <i>Archaeological Journal</i> 146: 384-422	



ZONE	3	THE SOUTH WING	
ELEMENT	3-6	Room 1/12	
DATE	18th century		
DESCRIPTION	Room 1/12 is situated to the west of the range, at first-floor level. The proportions of the space are slightly smaller than those of 1/10, reflecting the situation at ground-floor level. Restoration work in this room appears to have been interrupted as there is currently no floor surface. However, this has revealed the original floor structure and the use of wide floorboards pegged into the joists.		
	The 20th century alterations did include the replacement of windows in the south and west elevations, and the addition of concrete strengthening along the external walls. Two large blocked openings are visible in the north and west elevations, suggesting a repeat of the large windows identified at ground-floor level. Evidence in the south wall has been lost due to the recent renovations. This work may have also obscured evidence for the original fireplace, that in the southwest corner being a later addition.		
STATUS	Within the Scheduled Ancient Monument and part of the grade I listed building.		
SIGNIFICANCE	Of some significance.		
JUSTIFICATION	Part of the 18th century building programme.		
POLICIES	S1; S2; S3; CE1; CE2; CE3; CE4; CE6; CE7; AP2; AP3; AP4; AP5; AP6; AP7; M11		
SOURCES	CRO: WS 1808 Will of Joseph Jackson of Rostherne. 1796 Dixon, P., Hayfield, C. and Startin, B. 1989. 'Baguley Hall, Manchester: The Structural Development of a Cheshire Manor House', <i>Archaeological Journal</i> 146: 384-422		

ZONE	4	THE WIDER LANDSCAPE
ELEMENT	4-1	The orchard
DATE	16th century and later	
DESCRIPTION	The area immediately to the north of Baguley Hall is now occupied by a small orchard. This represents a recent phase of planting, associated with the restoration of the hall itself; however, it appears to correspond to a tradition of orchard planting around the hall. The 1578 enquiry notes the presence of orchards within the immediate vicinity of the hall, although the exact location is unknown. They do not appear on the 1838 tithe map, but are mentioned in the details, alongside field 207 further to the north. By 1898, land immediately to the north and east of the hall was depicted as woodland, representing an extension of the orchard. In 1996, a geophysical survey was undertaken in the school field to the east of the hall, now occupied by housing (GeoQuest 1996). The investigation revealed a buried wall crossing the site to the south, corresponding to the orchard wall on the 1898 map. However, it did not find evidence for regular tree planting, suggesting that the area had been heavily landscaped. Much of the planting had disappeared by the early 20th century, as shown by historic photographs and by the 1911 OS map, which depicts planting only to the east of the hall. However, by 1923, the orchard had reappeared to the north of the hall, being removed by 1954.	
STATUS	Within the curtilage of the grade I listed building.	
SIGNIFICANCE	Of moderate significance.	
JUSTIFICATION	Retains historic setting of the medieval hall, and has archaeological potential.	
POLICIES	S1; S2; S3; S4; CE4; CE5; CE6; AP2; E1; E2; E3	
SOURCES	E178/497 Inquisitions into the possessions of Edward Leigh, esq. 1578 1838 Tithe map of Baguley (Not to scale) 1898 OS second edition, Sheet XVIII.4 25 inch 1911 OS map, Sheet CXI.SW 25 inch 1923 OS map, Sheet CXI.SW 25 inch 1954 OS map, Sheet SJ 88 NW 6 inch GeoQuest Associates. 1996. <i>Geophysical Survey on Land Adjacent to Baguley Hall, Near Manchester</i>, unpublished report	



ZONE	4	THE WIDER LANDSCAPE
ELEMENT	4-2	The gardens
DATE	16th century and later	
DESCRIPTION	The area in front of the hall is now occupied by formal gardens. This is a recent addition, as part of the late 20th century restoration works. It appears, however, to be a faithful replica of the 19th century arrangement. Formal gardens are identified in the documentary sources as early as 1578. They are also noted in the 1838 tithe, but do not appear in the map evidence until 1898. Historic photographs of the area show carefully manicured lawns and hedges, reflecting the present arrangement. They also show grand ornamental gate piers, leading up to the garden path. These are constructed from brick and are defined by a series of bands which mirror the floor band on the brick wings. This suggests that the garden was formalised in the early 18th century, when the brick wings were added. Formal planting can also be found to the south of the hall; however, no historical evidence survives for this area. The park referred to in the 1838 tithe is situated further to the south, on land absorbed by the Wythenshawe housing estate. Historic photographs of the area from the early 20th century, show it to be waste, used for the storage of equipment belonging to the Manchester Corporation. Land to the rear of the hall was similarly abandoned, but recent geophysics undertaken in the yard did locate a number of linear garden features.	
STATUS	Within the curtilage of the grade I listed building.	
SIGNIFICANCE	Of moderate significance.	
JUSTIFICATION	Forms part of the changing historic landscape associated with the hall.	
POLICIES	S1; S2; S3; S4; CE4; CE5; CE6; AP2; E1; E2; E3	
SOURCES	E178/497 Inquisitions into the possessions of Edward Leigh, esq. 1578 1838 Tithe map of Baguley (Not to scale) 1898 OS second edition, Sheet XVIII.4 25 inch 1911 OS map, Sheet CXI.SW 25 inch 1923 OS map, Sheet CXI.SW 25 inch 1954 OS map, Sheet SJ 88 NW 6 inch GeoQuest Associates. 2001. <i>Geophysical Survey at Baguley Hall, Hall Lane, Wythenshawe, Greater Manchester</i>, unpublished report Image collection. Various photographs of the hall from the late 19th and early 20th centuries	





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