

BAGULEY HALL CONSERVATION PLAN

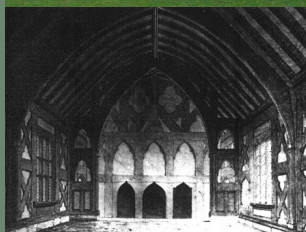
WYTHENSHAW
GREATER MANCHESTER

VOLUME 2 SIGNIFICANCE AND CONSERVATION

DECEMBER 2004



ENGLISH HERITAGE





CONSERVATION PLAN
BAGULEY HALL
GREATER MANCHESTER

VOLUME 2
SIGNIFICANCE AND CONSERVATION

December 2004



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INTRODUCTION TO VOLUME 2 OF THE BAGULEY HALL CONSERVATION PLAN

Baguley Hall is located to the south of Manchester, within the borough of Wythenshawe, Greater Manchester (Figure 1). The area covered by this Conservation Plan includes the Scheduled Ancient Monument of Baguley Hall, also a grade I listed building, and its immediate surroundings. The property was taken over by the Department of the Environment in 1969 and is currently held by English Heritage. An archaeological and architectural survey was carried out on Baguley Hall in the 1970s by the Greater Manchester Archaeological Unit, as part of a repair and restoration programme. This Conservation Plan has been prepared in order to assess the significance of elements at Baguley Hall and to enable their preservation during current and future consolidation works. It will be used in conjunction with a conservation lead development project run by English Heritage, as part of the regeneration of the Wythenshawe area.

Circumstances of preparing the Conservation Plan

The Conservation Plan has been prepared by the Historic Buildings Section of Field Archaeology Specialists Ltd, with the advice of Ian Dormor, freelance environmental consultant. The Conservation Plan has been prepared as a tool to understand and manage the heritage significance of a site. It also ensures that any future development of the site can take account of the existing heritage significance within this sensitive area, while promoting the opportunities it presents.

Structure

The Baguley Hall Conservation Plan consists of two volumes, *Understanding the Site* (Volume 1) and *Significance and Conservation* (Volume 2). These volumes are intended to be consulted with reference to each other.

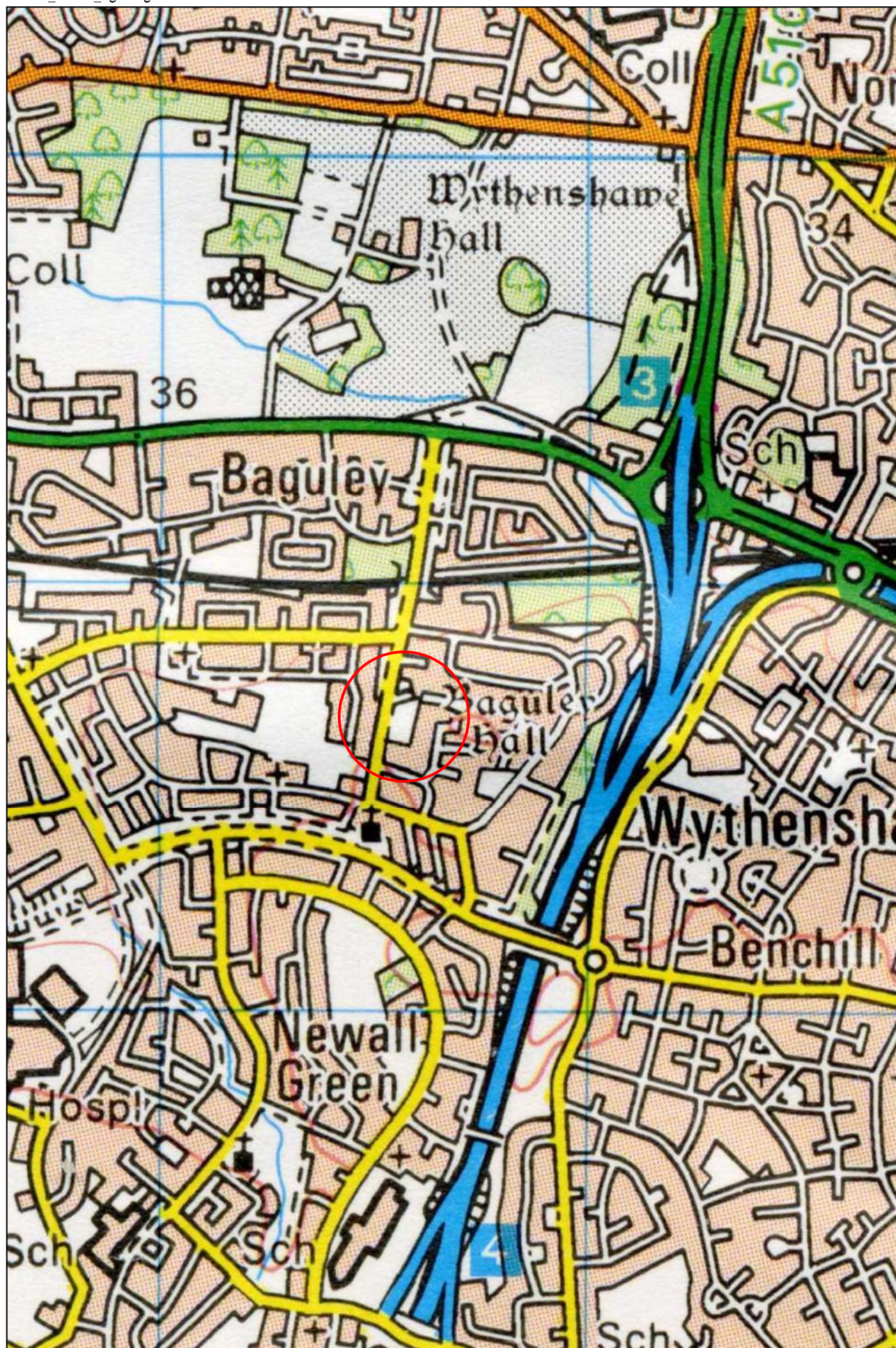
Volume 1 of the Baguley Hall Conservation Plan is presented in two main parts. Part 1 presents a historical and archaeological narrative of the site from its development to the present day. Part 2 takes a zone-by-zone approach to area of the Conservation Plan. The site is divided into four areas corresponding to the standing remains and wider historic context. The description of each zone utilises all available archaeological and historical evidence. A gazetteer of individual elements is presented at the end of Volume 2, which describes each element, its history, legal status, and associated historical and secondary sources. It also refers to the relevant policies presented within Part 5, Volume 2.

Funding of the Plan

The preparation of this Plan has been funded by English Heritage.

Acknowledgements

The Historic Buildings Section of Field Archaeology Specialists Ltd would like to thank the following individuals and organisations for their assistance in the preparation of this report: Norman Redhead at the Greater Manchester Sites and Monuments Record, Chester County Records Office, Manchester Records Office and the Manchester City Library. Thanks are also due to Richard Bond, for allowing his report to be included as an appendix to Volume 1 of the Plan.



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Location map

Scale 1:250



Figure 1

PART 3

CULTURAL SIGNIFICANCE

PART 3 CULTURAL SIGNIFICANCE

3.1 SUMMARY

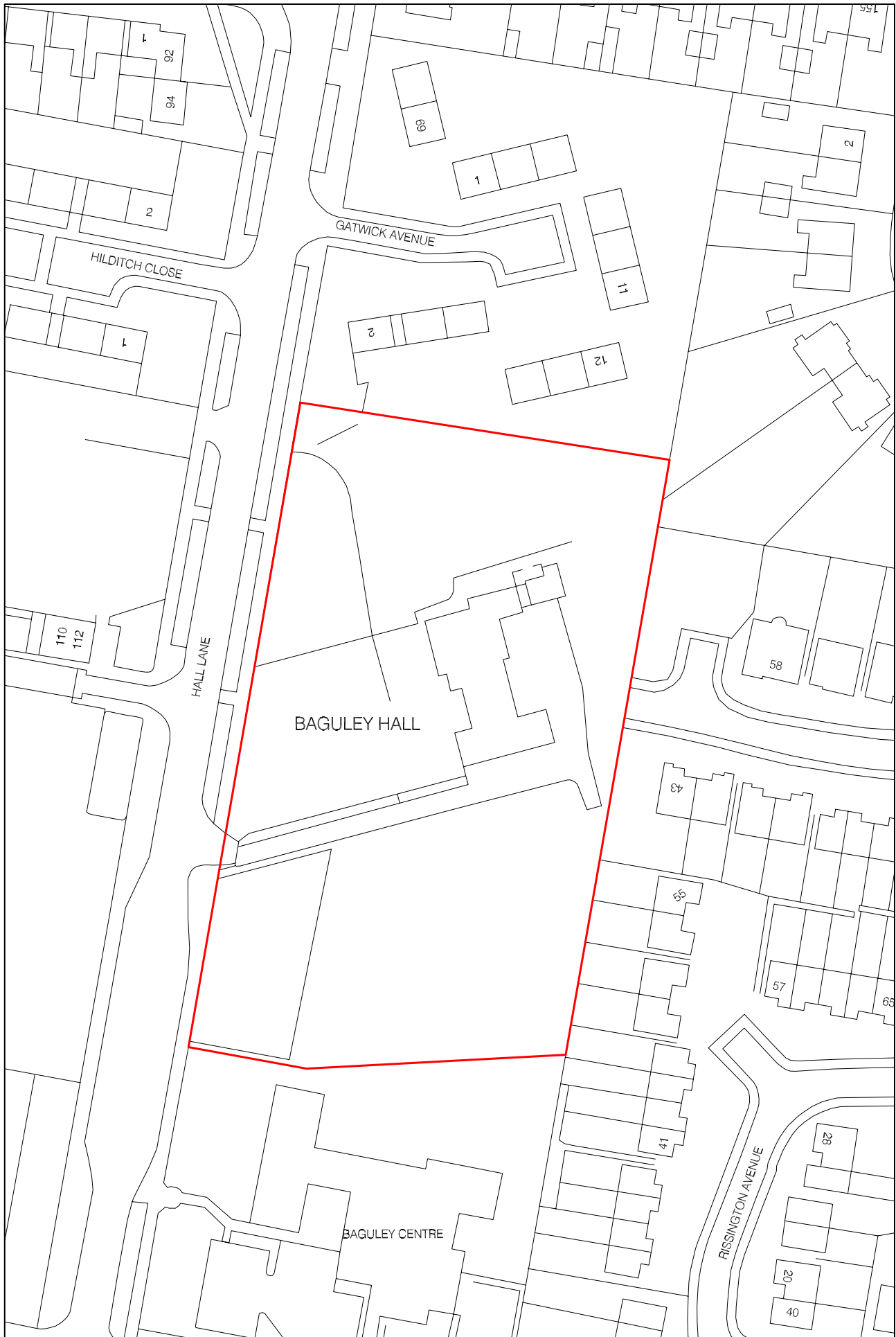
The site which forms the focus of this Conservation Plan is historically significant within Greater Manchester, being one of a few surviving timber-framed medieval manors of the 14th century. The site (Figure 2) includes a rare open hall with ornate decoration and spere truss, constructed from massive 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. Numerous piecemeal restoration projects have been initiated, but no comprehensive large-scale project has been attempted. This Conservation Plan is intended to aid in the preservation of Baguley Hall through the acknowledgement, retention and enhancement of its cultural significance, allowing a comprehensive restoration and development programme to be undertaken.

3.2 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.*



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Site plan

Scale 1:1000



Figure 2

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.

3.3 GENERAL STATEMENT OF SIGNIFICANCE

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*).

3.4 STATEMENTS OF SIGNIFICANCE FOR ELEMENTS ZONE BY ZONE

The Baguley Hall site has been divided into four zones for ease of discussion (Figure 3):

Zone 1 includes the open hall and porch.

Zone 2 encompasses the north wing.

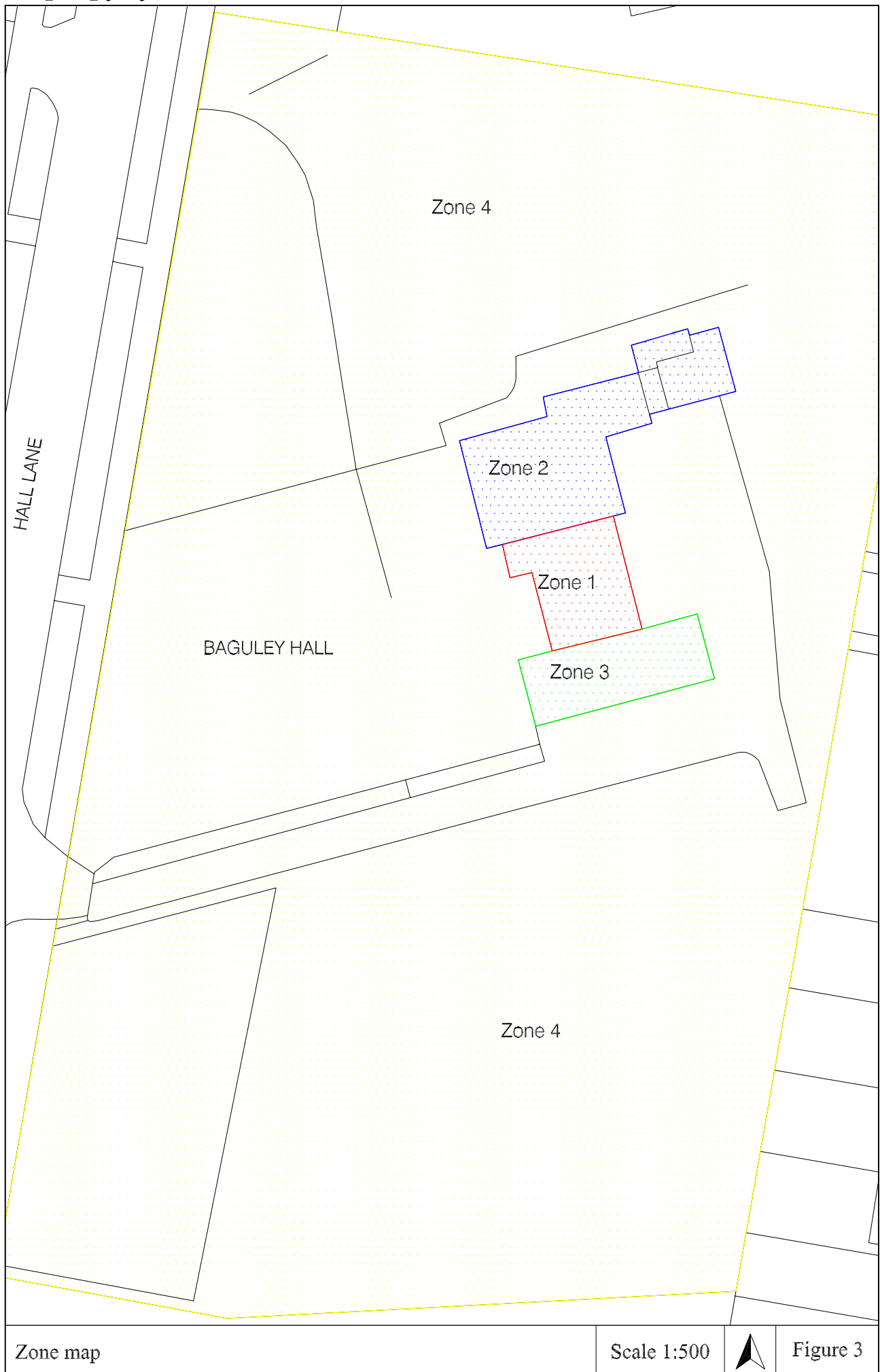
Zone 3 encompasses the south wing.

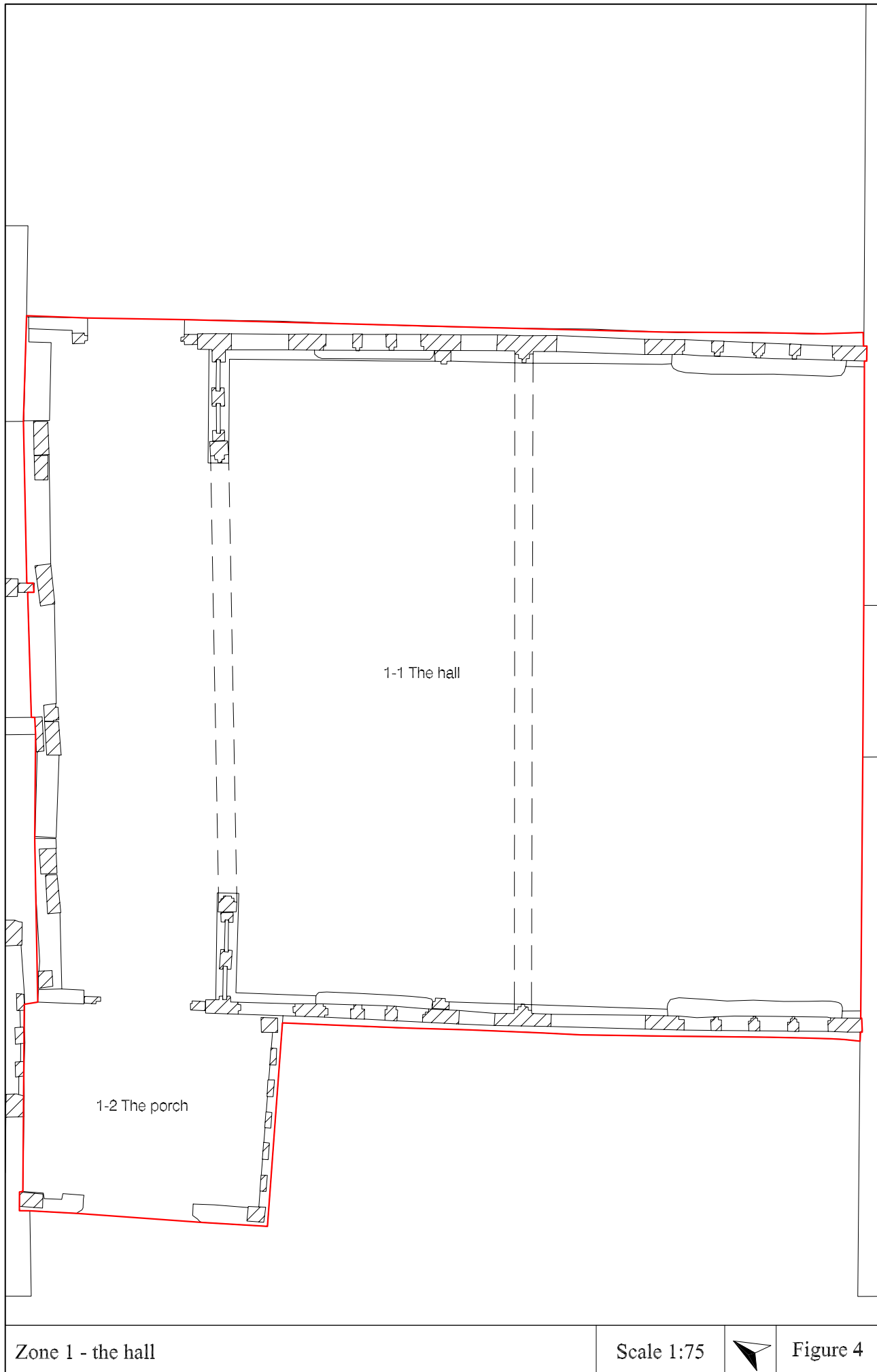
Zone 4 encompasses the wider landscape, including the orchard and gardens.

Zone 1 The hall (Figure 4)

General significance of Zone 1

Zone 1 was the focus of the medieval building at Baguley Hall, encompassing the late 14th century open hall.





It is of exceptional historical and architectural significance, in terms of both above- and below-ground remains (*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*).

1-1 The hall

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

1-2 The porch

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

Zone 2 The north wing (Figure 5)

General significance of Zone 2

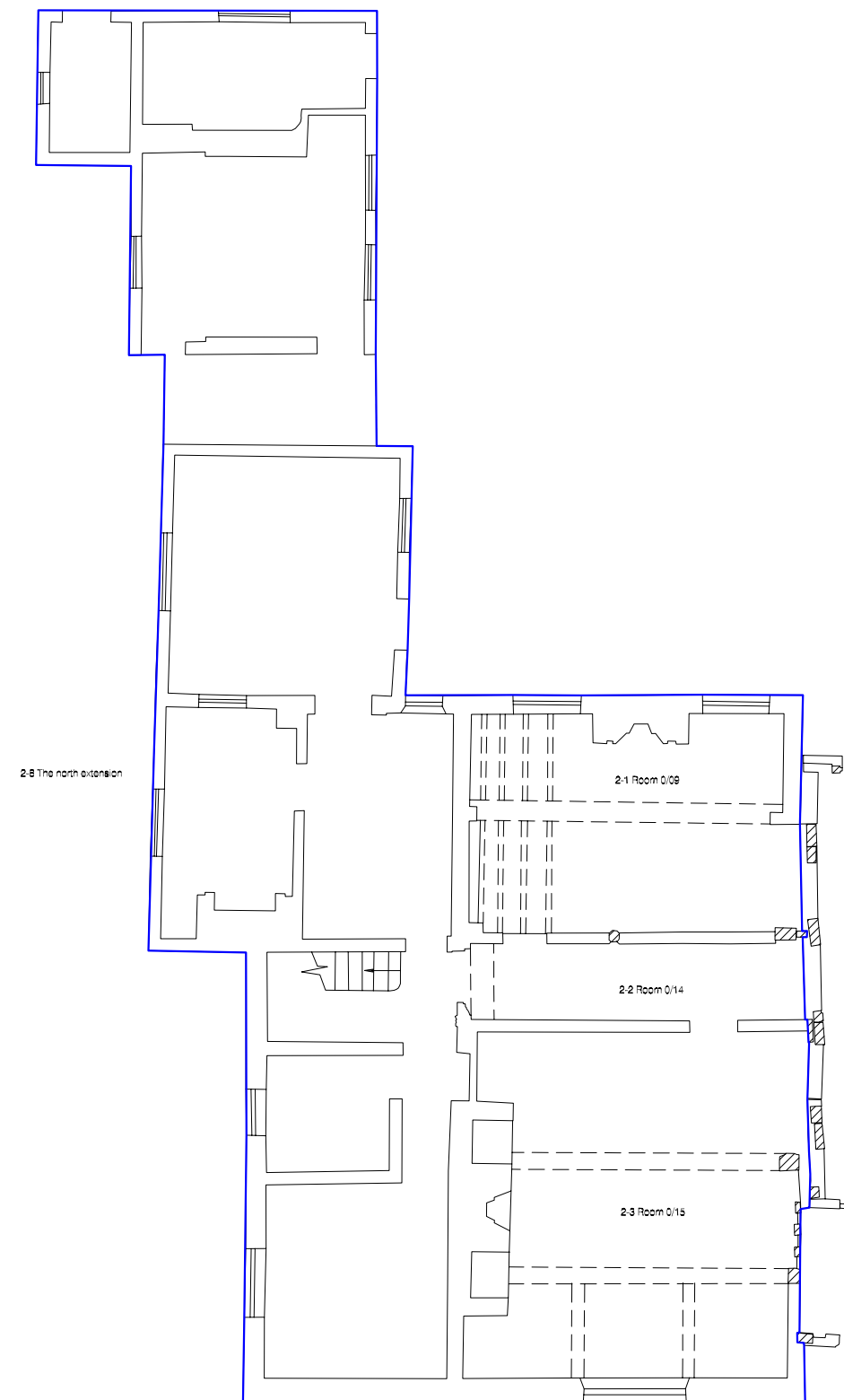
Zone 2 encompasses the north wing of Baguley Hall. The north wing is of considerable significance, reflecting the development of the house in the 15th century, and it retains structural elements from this period. (An alternative interpretation suggests that the north wing predated the late 14th century 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

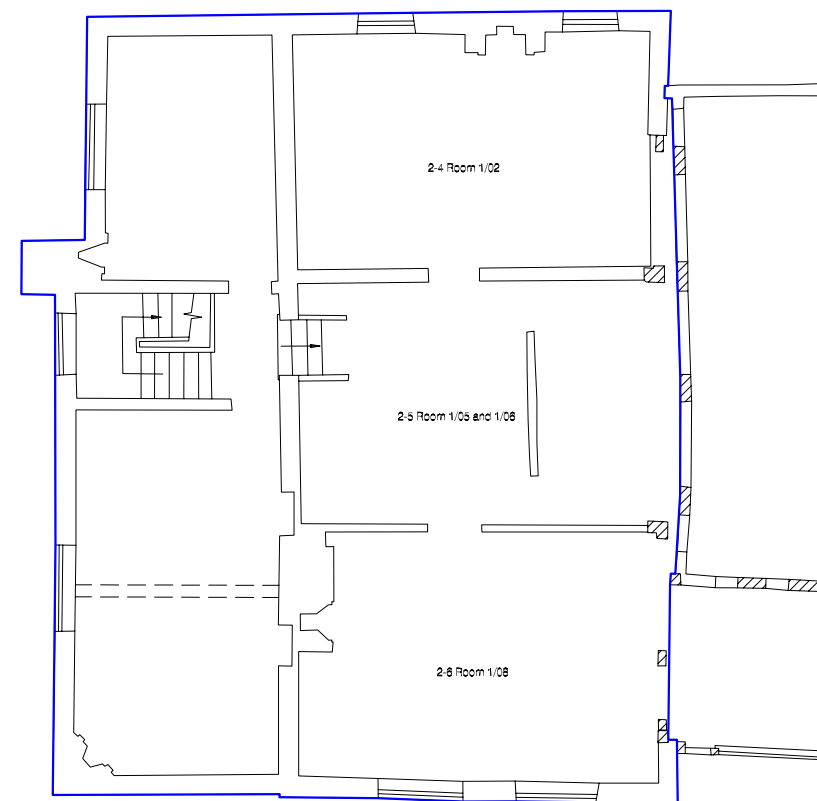
Room 0/09 is of considerable significance as part of the late 15th century service wing. The room retains a number of original features, including an unusual ceiling construction, which reflects the increased need for service rooms with living accommodation above. It is also important as it can be related 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

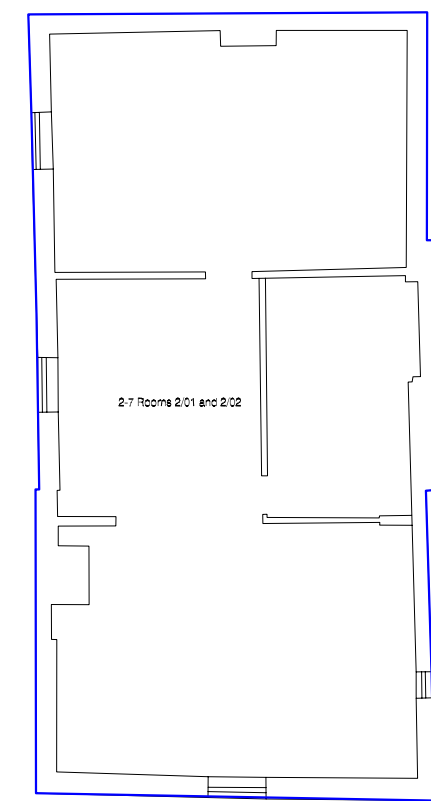
Room 0/14 is of moderate significance as it reflects the arrangement of the late 15th century service wing. The



Ground floor



First floor



Second floor

Zone 2 - the north wing

Scale 1:150



Figure 5

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 2/01 and 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*).

Zone 3 The south wing (Figure 6)

General significance of Zone 3

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; chronological development of the 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

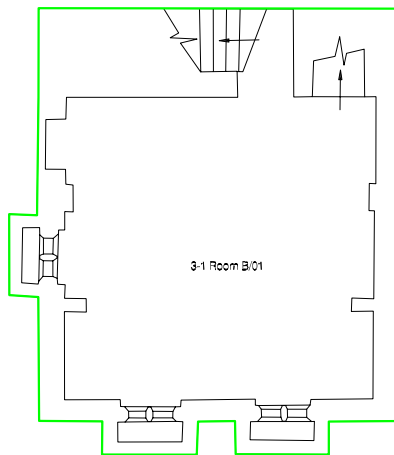
Room 0/23 is of some significance as evidence for extensive domestic accommodation at Baguley during the 18th century, and the move away from the hall as the principle living space. It also highlights successive building phases within the structure with a number of blocked openings in the external elevations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

3-5 Room 1/10

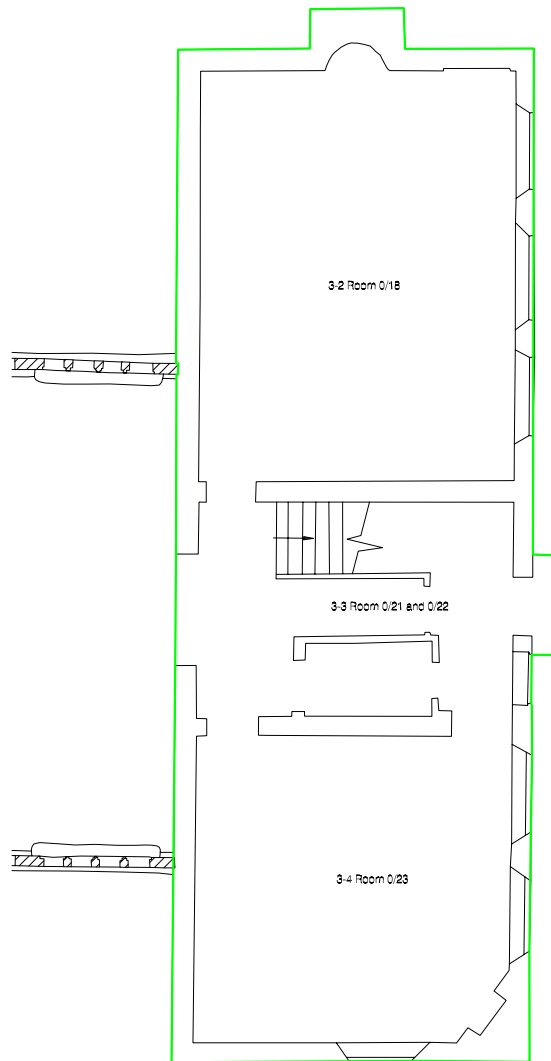
Room 1/10 is of some significance as part of the 18th century rebuilding of the south wing. Also surviving within the doorway to this room are elements of an earlier window taken from a timber-framed domestic building (*architectural significance; chronological development of the site; group value*).

3-6 Room 1/12

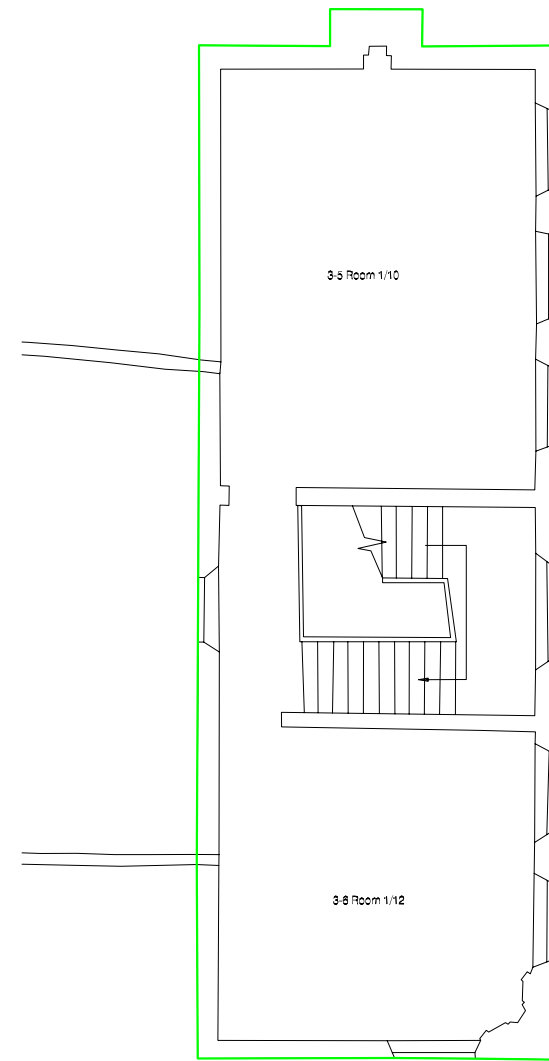
Room 1/12 is of some significance as a large domestic room of the early 18th century. The room contains structural evidence of the original floor construction, highlighting the use of wide floorboards pegged into the



Basement



Ground floor



First floor

Zone 3 - the south wing

Scale 1:150



Figure 6



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*).

Zone 4 the wider landscape (Figure 7)

General significance of Zone 4

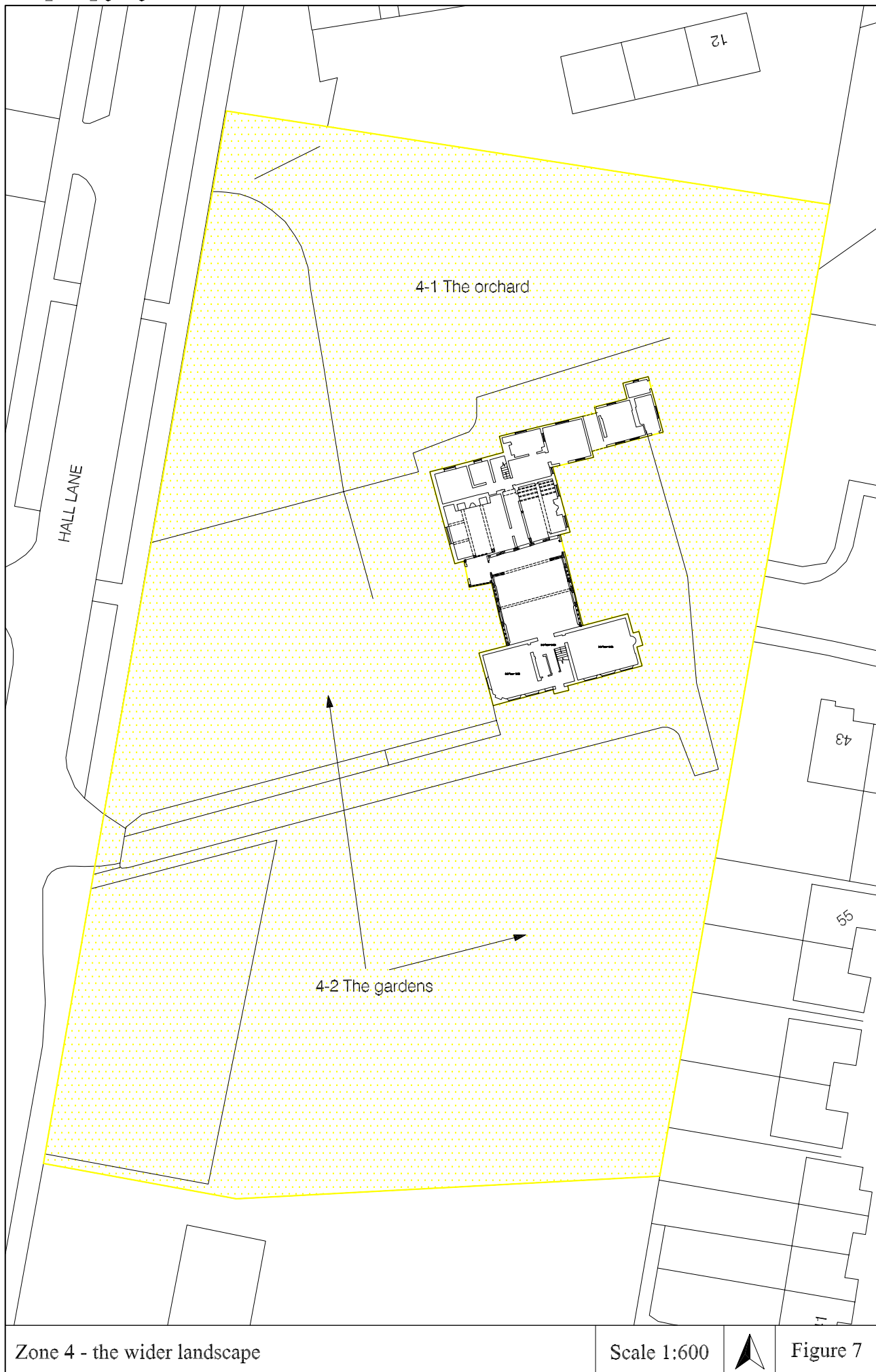
Zone 4 encompasses the wider historical landscape surrounding Baguley Hall. Much of this has been lost to the 20th century Wythenshawe housing estate; however, the land still has considerable historical and archaeological potential. Some geophysics has been undertaken to the east and west, but little 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*).



PART 4

ISSUES AND VULNERABILITIES

PART 4 ISSUES AND VULNERABILITIES

4.1 FUNDAMENTAL ISSUES

Zones 1 to 3 as covered by the Conservation Plan are statutorily protected as part of a Scheduled Ancient Monument. Furthermore, they form part of a grade I listed building. Zone 4 is protected as part of the curtilage of the listed building. These designations provide legal protection both locally and nationally. Nevertheless, there are a number of areas where the site and its significance are vulnerable. The following issues have been grouped thematically, and the numbering system follows through to the policies provided in the next section.

4.2 UNDERSTANDING

4.2.1 Archaeology

Excavation and survey work was carried out at Baguley Hall during the 1970s by the Department of the Environment; however, this forms the only comprehensive work carried out on the site. Academic awareness of the site is limited and it remains poorly understood. The site would benefit from further interpretation and analysis of the standing fabric to verify aspects of its plan and dating.

Very limited below-ground investigation has been carried out within the immediate surroundings of the historic building. Questions remain as to the existence of other buildings or features forming part of the complex, such as a detached medieval garden in the area of the orchard. Potential evidence for medieval, post-medieval and 18th century gardens may also survive in many areas. Further archaeological investigation of the site curtilage would inform appropriate redevelopment of the gardens and promote greater understanding of the wider historic context of the house.

The sequence of historic development of the house remains problematic and a source of debate, with the period of construction of the medieval south and north wings remaining unclear. The archaeological excavations of the south wing indicated that timber and hearth deposits remained from this structure; this provides the possibility for the employment of scientific dating techniques. Further archaeological elements of this structure might survive in the southeast corner of the 18th century wing. The validity of the mid-15th century dendrochronology date obtained for the north wing has been disputed, and an alternative interpretation provided (Appendix B). Further documentary research, complimented by further archaeological work on the relationship between the hall and north wing wall footings and remaining timber framing elements, might resolve this issue (see 4.2.2).

Evidence for the subdivision of the building from the late 14th century to the 17th century, as part of a dual occupancy arrangement, has not formed part of any of the previous archaeological research agendas. This is clearly an aspect of the site which makes a major contribution to its overall significance. A more meticulous record of the standing fabric (identifying chases, cuts etc.) would assist our understanding of this facet of the building's history.

4.2.2 Documentary research

Although extensive documentary research was undertaken for the Conservation Plan, there remain future research possibilities in this area. One document in the Public Records Office was not available for full inspection (PRO C1/653/46), and a copy of this should be sought and fully transcribed. Further, the unexpected dual occupation arrangements discovered to exist from the construction of the late 14th century hall into the 17th century provide an additional line of investigation. The individuals named in these arrangements would require further research. Finally, the fact that the Leigh family did not necessarily treat Baguley Hall as their main residence for periods of time would suggest that they had an alternative house available. Identifying such a residence would contribute to our understanding of the regional influence of the Leigh family.

The Public Records Office in Kew might hold further documents of relevance to Baguley. A large box of miscellaneous material was found to contain one 17th century document relating to Baguley. It is possible that further documents might be amongst other collections of papers, catalogued under unrelated headings.

4.2.3 Aural and local history

Many local people will retain memories of the development of the Wythenshawe estate and, possibly, of the area before its development into a housing estate. Such persons may retain historic photographs and illustrations of the site. An event day, such as the opening part of the hall after refurbishment, could act as a stimulus to bring much of this information forward.

4.3 AWARENESS

Locally, the site is well known landmark. However, the absence of any current promotion means that it is little known outside the region other than within specialist academic circles. There are a number of publically accessible historic sites in the locality, including Wythenshawe Hall and Park, providing an opportunity for joint promotion. Current site conditions prohibit general members of the public visiting the hall, both in terms of health and safety and in the prevention of damage to the structure.

4.4 EROSION AND FABRIC LOSS

A recent Condition Survey report by Donald Insall Associates (April 2004) has indicated that the main buildings are currently generally in good condition, only requiring minimal repair to maintain them in their current state. However, there remains a question over the quality and appropriateness of the method of roof relaying used in the 1970s (*ibid.* 5), and the condition of the roofs on some of the outbuildings.

In contrast, the internal condition of the buildings is generally poor. A considerable amount of stripping-out was undertaken for the conservation works. Many of the removed items remain within the buildings but, in most cases, their original location has become uncertain. Some items are known to have been completely lost (such as the flagged flooring of the hall which was stolen when stored outside) in the past thirty years. Modern repairs have been identified as being below current conservation practice best practice (Donald Insall Associates, report April 2004, 5-6), and in some cases, are of a very poor quality.

There is currently no threat to the subsurface archaeology of the site through erosion. However, future development and management proposals for the site would have to take into account the sensitive nature of archaeological deposits.

4.5 ACCESS

4.5.1 External

Baguley is well served by the local road network, being only a short distance from the M60 and M56 motorways. It is also close to Princess Parkway (A5103), one of the main southern routes into central Manchester. It is also very close to Manchester Airport. Unfortunately, the site is not well served by the local rail network.

Access to the site is currently *via* Hall Lane and a short track along the south side of the house. Car parking arrangements consist of the area to the rear of the house, although a previous scheme created an area enclosed by hedges which was intended to provide visitor parking.

4.5.2 Internal

Access to the ground floor of the house requires the negotiation of a series of floors at different levels, through temporary scaffold planks, partly back-filled areas of archaeological excavations and, above the cellar, open holes through the floor. At first-floor level, some of the floorboards are absent, with scaffold boards having been laid to provide access across the joists. The stairs which provided access to the second floor of the north wing have been removed. The only current means of access is by the use of a ladder. For those with impaired mobility, access would be limited to some areas of the ground floor, particularly within the south wing.

4.6 CONFLICTS

The building is currently in a stripped-out condition which, although not aesthetically pleasing, does allow the structure and its history to be fully examined. A potential conflict could be created by a refurbishment which covered up much of the structural fabric of the building.

4.7 SECURITY

The hall is currently protected by 24-hour security as well as by a security guard/key keeper. A temporary security camera system has been installed. The site boundary is secured by a post and wire security fence.

Most of the windows are covered with temporary plywood security boarding which cannot be removed on a daily basis, is unattractive and blocks much of the light to the interior of the building.

The site continues to be a focus for anti-social behaviour, although the presence of 24-hour security has reduced the problems in this area.

4.8 USES

The building has no current active uses, but it is important that future suitable uses are identified to provide the monument with a sustainable future. For example, through the hall's use by the local community, people could become more aware of and engaged in the historic environment, thereby recognising its value.

PART 5

POLICIES

PART 5 POLICIES

The following policies deal specifically with the retention and enhancement of the historical and cultural significance of Baguley Hall, and are supported by information in Part 1 of this Conservation Plan. They are based on four premises:

- **Baguley Hall is of prime importance to the region's history.**
- **Baguley Hall is valued by many in the local community.**
- **The significance of the whole place should be understood and retained for future generations.**
- **Policies should provide a framework and guidance for the enhancement of the area and for the evaluation of any development proposals.**

The following policies seek, therefore, to protect and enhance the visual amenity, historical character, heritage value and significance of the buildings, landscape and archaeology of Baguley Hall, and to promote the wider public understanding and enjoyment of the site. Their aim is to:

- **place the conservation of Baguley Hall's heritage and the protection of its significance for future generations at the centre of future planning and site management;**
- **implement effective regimes for repair and maintenance, protecting significance and historic integrity in line with conservation best practice;**
- **enhance the heritage assets and value of Baguley Hall for public benefit without unacceptable physical or visual detriment to historically important features;**
- **promote the understanding of the heritage significance of the site through interpretation and recreation;**
- **facilitate public understanding and enjoyment of the site by promoting physical and intellectual access for all in a safe environment;**
- **place the preservation of the historic setting and character of the site at the centre of future planning and site management;**
- **draw out, through education and outreach programmes, the local significance of the Baguley Hall to the local community, and encourage a local sense of ownership over the present and future of the building.**

5.1 VISION STATEMENT

Baguley Hall represents an important site with inherent significance at both local and national levels. Despite this, unlike other buildings in State care which have undergone completed programmes of repair, refurbishment for public access and subsequent promotion, Baguley Hall has remained in a partly repaired and refurbished state for some time. As such, the restoration and reinstatement of the building to a condition appropriate for a Scheduled Monument has to be a priority. Interpretation and conservation will be of primary importance in all future works on site, with the Hall's long-term presentation being a major consideration. To ensure that the significance of this valuable heritage asset is maintained, a strategy of conservation 'as found' will be implemented in all future works on site. Future management regimes will promote knowledge and research through preservation.

It is desirable to generate a sustainable visitor attraction which will provide a potential tourist destination within Manchester. Some income might be generated through charges to visitors, which would contribute towards the continued maintenance of the Hall. Safe visitor access to the building will be provided, including a full schedule of disabled access. Further, it is essential to provide an environment in which the site is respected and cared for by the local community. It should be remembered that it was local community action which saved the building from destruction. This latent goodwill and interest in the Hall can be reunited by working in partnership through an ongoing consultative process. This will assist in identifying local needs, potential uses and issues/threats for consideration.

In order to assess the range of potential uses of the building, and to fully engage the community in determining its future as a community asset, a consultation exercise could be undertaken within the local community. This could be achieved through a combination of approaches to ascertain community need and interest in Baguley Hall, as well as informing future use:

- ‘event’ based exercises: these tap into local curiosity and interest in the Hall. This approach, in isolation, would only appraise opinion from a section of the community with an existing interest in heritage.
- basic community consultation: this actively targets groups that are not normally engaged through traditional consultation processes. It is an active process, in which local advise on who needs to be consulted, where it needs to happen and what existing networks might facilitate the process. This would then determine the strategy for consultation prior to and after an event and would assist in the reintegration of the property into the cultural life of Wythenshawe.
- in-depth participatory community consultation: training local people in research methods so that they can assist in identifying key groups and areas, work on data collection and have input at the report stage. The scope of this exercise would be determined by English Heritage. This would serve to ground the work within realists, deliverable frameworks, develop sustainable skills for local people and produce authentic research into local perceptions.

This would promote a partnership-led approach and would assist in building links with Manchester City Council staff, local schools, area-based initiatives, the Wythenshawe Partnership for regeneration and other local voluntary organisations. This would ensure that proposals for Baguley Hall area realistic, take into account local issues and identify opportunities for encompassing existing services within the Hall.

A thorough and holistic consultation process will have the additional benefit of assisting with the reintegration of the hall into a cultural and civic life of the area and with the wider regeneration of Wythenshawe. Grounding the conservation proposals for Baguley Hall in reality through community engagement will lead to the development of sustainable facilities, respected and cared for by the community. It can be developed as a community centre and resource, above and beyond its function as a tourist attraction. As a resource to the local community, the building will provide a hub for local activities, either through group hiring, or projects which target different sections of the community.

Community consultation could be supplemented with a consultant-led Feasibility Study of equivalent resources in the area to determine the feasibility of opening Baguley Hall to the public, and assess the range of potential

end uses that the Hall could be used for.

As a whole, Baguley Hall will be presented in a comprehensive and accessible manner to the public, demonstrating the significance and importance of the site and preserving its historic integrity, while providing a local resource to the people of Wythenshawe.

5.2 POLICIES FOR THE RETENTION OF SIGNIFICANCE

Policy S1: Actions today should not compromise the availability of cultural resources in the future. All proposals for works within the scheduled ancient monument should demonstrate how significance, as defined in Part 3.2, will be retained/protected.

Reason: Cultural resources are usually finite and natural resources are easily destroyed and less easily regenerated. It is therefore vital that resources are protected and maintained in the same or better condition as they are in today. This does not mean that no work can take place, but rather that work must be undertaken responsibly and with careful planning for the future.

Policy S2: A regular, frequent, maintenance inspection of the site and buildings should be implemented to ensure the continued protection of the monument from future deterioration. The inspection should be carried out by a suitably qualified conservation surveyor and their recommendations acted upon.

Reason: Regular checks made on the condition of the site and buildings, followed by remedial action would ensure that further deterioration is prevented. Comparatively simple repairs and basic maintenance (such as ensuring the proper functioning of rainwater goods) can prevent greater damage and more costly repairs in the future.

Policy S3: Where structural archaeological features are uncovered they should be preserved *in situ*, either consolidated or infilled depending upon archaeological and practical considerations, and a scheme of future management implemented.

Reason: A major purpose of archaeology is to elucidate and display the history of a site. Removal of structural archaeological remains should therefore, in the interests of sustainability, be resisted. Their retention will also enhance public awareness of the site.

Policy S4: Any proposals for development within the scheduled area should preserve significant historic landscape features and, where possible, enhance their significance. Any development within the Scheduled Ancient Monument will require Scheduled Monument Consent.

Reason: Future intervention into the site is currently controlled by a combination of statutory legislation, including listed building and scheduled monument designations. The landscape around the hall may preserve elements from all stages of the site's development since the Norman Conquest. Elements of this landscape remain within the curtilage of the listed building and are vital in the creation of the site's unique character, and to our understanding of the medieval hall.

5.3 POLICIES FOR CHANGE AND ENHANCEMENT OF SIGNIFICANCE

Policy CE1: As a matter of priority, the restoration and reinstatement of the Hall to a condition appropriate of a building of its significance should be undertaken.

Reason: The high importance of the Hall is recognised by its status as a Scheduled Ancient Monument and listing as a grade 1 building. The current state of the interior of the building effectively prevents visitors from entering the building and appreciating its significance.

Policy CE2: Any restoration or reinstatement works should be carried out to current conservation best practice. Where possible, earlier repairs, carried out in inappropriate materials or in a particularly intrusive manner, should be reversed where practicable and desirable.

Reason: Earlier repair works were carried out according to standards that were considered appropriate at the time. Some of these repairs were poorly executed or are detrimental to the appearance of the monument.

Policy CE3: Where possible, historic elements which were removed during the stripping-out of the buildings should be reinstated in their original locations. Where missing, components which are not available and require replacement (such as missing sections of skirting board or architrave), should be assessed as being appropriate through research prior to their reinstatement.

Reason: Returning removed historic features to their original locations would enhance the significance of the monument and improve the building's appearance. However, many components will be missing or damaged beyond practicable reuse, but their form can be confirmed by studying associated material and photographs taken before the building was stripped.

Policy CE4: Prior to any development or works upon the scheduled ancient monument, a targeted and suitable programme of archaeological evaluation, recording and analysis must be undertaken to inform all works.

Reason: It is necessary that all archaeological evidence be subject to recording and analysis, to facilitate preservation of evidence by record. These findings may then be integrated with the interpretation and understanding of the site. Scheduled monument consent will be required for any works within the scheduled area.

Policy CE5: Any development in proximity to the scheduled ancient monument should be sensitive to the historic setting and should respect the extent of the Hall. It should not destroy significant historic views of the Hall but should, where possible, enhance its setting.

Reason: The setting of the medieval hall is integral to its understanding, with importance being attributed to the wider designed landscape. Any new development should not detract from this. Historic views of the hall should be maintained to allow visitors to understand the hall within its setting, and how it has been altered in response to changing fashions.

Policy CE6: The historical development of the Hall is not fully understood. A scheme of investigation and evaluation would be desirable and should be encouraged to inform a greater understanding of this area and its significance.

Reason: Although some archaeological work has been undertaken on the Hall, a more comprehensive scheme of investigation and evaluation of the standing remains, and of their immediate surroundings, would enable a greater understanding of the Hall. This, in turn, would inform any change and development of the area and would aid the presentation of the monument to the public, decision-making for the monument's conservation and academic understanding of its significance.

Policy CE7: Further research should be encouraged on the documentary history of the Leigh family and the known occupiers of the Hall.

Reason: Possible new research avenues have been identified in the compilation of the Conservation Plan, which might increase our understanding of the site and enhance its significance.

5.4 POLICIES FOR ACCESS, PRESENTATION AND USE

Policy AP1: In the formulation of any scheme, it is desirable that public access should be planned and provided to the ground and first floors of the north wing and hall.

Reason: These areas contain the most significant interior elements of the site and it is highly desirable that the public should be able to access them.

Policy AP2: Where possible, the historic buildings and their grounds should be made accessible to visitors. Disabled visitor access must be achieved, where reasonable, in accordance with the Disability Discrimination Act of 1995.

Reason: The Hall represents an important historic building which would greatly enhance public understanding and appreciation of the past. Making the building accessible to the public will also increase its sustainability and, therefore, ensure continued preservation. In line with current legislation (The Disability Discrimination Act of 1995), it is both necessary and desirable that disabled access should be provided, where reasonable, across the site. However, where physical access is not possible, provision should be made to provide intellectual access.

Policy AP3: Where practicable, any structural archaeological features discovered during restoration works should be conserved as found.

Reason: Exposure of archaeological features has the potential to enhance the visitor understanding and appreciation of the site, while also acting as an aid to interpretation.

Policy AP4: Interpretation at a number of levels should be provided, if financially viable, to achieve full intellectual access. This should utilise a variety of sources and interpretative techniques in order to

provide a high standard of information about the hall, and to enhance visitor experience and understanding.

Reason: Currently, there is no on-site interpretation, making the site's understanding problematic for the visitor. Explanation and illustration of the past form and function of the hall, and identification of individual elements, would enable visitors to understand the history and development of the site and the circumstances of its present condition. This could be achieved on a number of different levels.

Policy AP5: Use of the hall should be both as a cultural resource or asset for the local community as well as an Ancient Monument, with its presentation to the general public.

Reason: It is critical that local community use should be actively explored and encouraged. The local community played a crucial role in preserving the Hall and their continued support will secure its long-term future. Daytime and evening use of the hall should all be considered such as by local organised community events. The greater levels of public presence on the site at all times of the day would encourage a feeling of local ownership and discourage acts of vandalism and undesirable behaviour.

Policy AP6: The buildings should be provided with security measures which are non-intrusive as possible. The site should be secured, thereby providing safe access and discouraging illicit entry.

Reason: Although it is desirable that the site be made more visitor-friendly, illicit entry into the site through inappropriate routes will cause further damage to the historic remains, and will raise health and safety issues. Protecting the perimeter of the hall will reduce these risks and will provide a passive form of security.

Policy AP7: To provide an appropriate level of security, it would be desirable for provision to be made for a permanent site presence. This could take the form of 24-hour security, Visitor Operations staff or a tenant residing in suitable on-site accommodation. With the two latter options, provision would have to be made for a relief site presence.

Reason: The Hall continues to be the focus of vandalism and undesirable behaviour, which can be controlled and discouraged if the monument is constantly manned.

5.5 POLICIES FOR MANAGEMENT AND IMPLEMENTATION

Policy MI1: A management plan will be prepared for the site at the earliest opportunity, and will be reviewed at regular intervals.

Reason: The management of the site is vital to its future survival and requires a coherent and consistent approach. Regular reviews are necessary in order to meet the changing requirements of the site and its users, ensuring that it is preserved and presented to the highest possible standards.

Policy MI2: Provision for the storage and curation and presentation of collections associated with the hall should be made locally, and, if practicable, on the site.

Reason: Excavations undertaken in the late 20th century uncovered a number of finds associated with the hall and its development. Furthermore, it is inevitable that archaeological material will be encountered during future archaeological investigations. It would greatly enhance the visitor experience if such collections were stored within the hall, with provision being made for their display.

Policy MI3: A suitable location should be identified to house the site archive, which will provide appropriate conditions and local accessibility. The archive will consist of material gathered for the preparation of the Conservation Plan and previous work on the site..

Reason: A considerable body of important information has been gathered for the site which should remain as a coherent archive for reference purposes. The regional SMR might be an appropriate location for this archive, supplemented by a copy held by English Heritage, either at the National Monuments or in the regional office.

5.6 POLICIES FOR THE RETENTION OF ECOLOGICAL SIGNIFICANCE

Policy E1: Efforts should be made to maximise opportunities to enhance local biodiversity.

Reason: It is important that biodiversity is encouraged, particularly in an urban area such as that in which the Hall is now set. Simple measures such as placing bird and bat boxes on trees, adapting current management practices to favour wildlife by, for example, varying the grass cutting regime to leave some areas uncut and timing hedge-trimming to avoid the nesting season, would enhance the ecological significance of the property.

Policy E2: The removal of chippings from the ground beneath trees on the site should be undertaken to stimulate the development of the groundflora. Ongoing management of these areas could simply consist simply of mowing the area after the flowering plants have set seed in July/August.

Reason: The principal areas of ecological interest at Baguley Hall are the trees and hedges that surround the buildings. These provide roosting, foraging and nesting opportunities for a variety of bird species. In particular, the small area of naturally regenerated trees and shrubs at the rear of the buildings (east) retains elements of a mixed woodland groundflora,

Policy E3: Regular surveys to monitor the impact of changes to the management regime for the grounds should be instigated.

Reason: To assess the success of any new management regimes in enhancing the biodiversity of the site and to inform any further refinement that might be required.