

BAGULEY HALL CONSERVATION PLAN

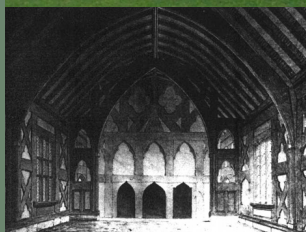
WYTHENSHAW
GREATER MANCHESTER

VOLUME 1 UNDERSTANDING THE SITE

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CONSERVATION PLAN
BAGULEY HALL
GREATER MANCHESTER

VOLUME 1
UNDERSTANDING THE SITE

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INTRODUCTION TO VOLUME 1 OF THE BAGULEY HALL CONSERVATION PLAN

Baguley Hall (NGR SJ 8162 8874) is located to the south of Manchester, within the borough of Wythenshawe, Greater Manchester (Figures 1 and 2). 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-led 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.

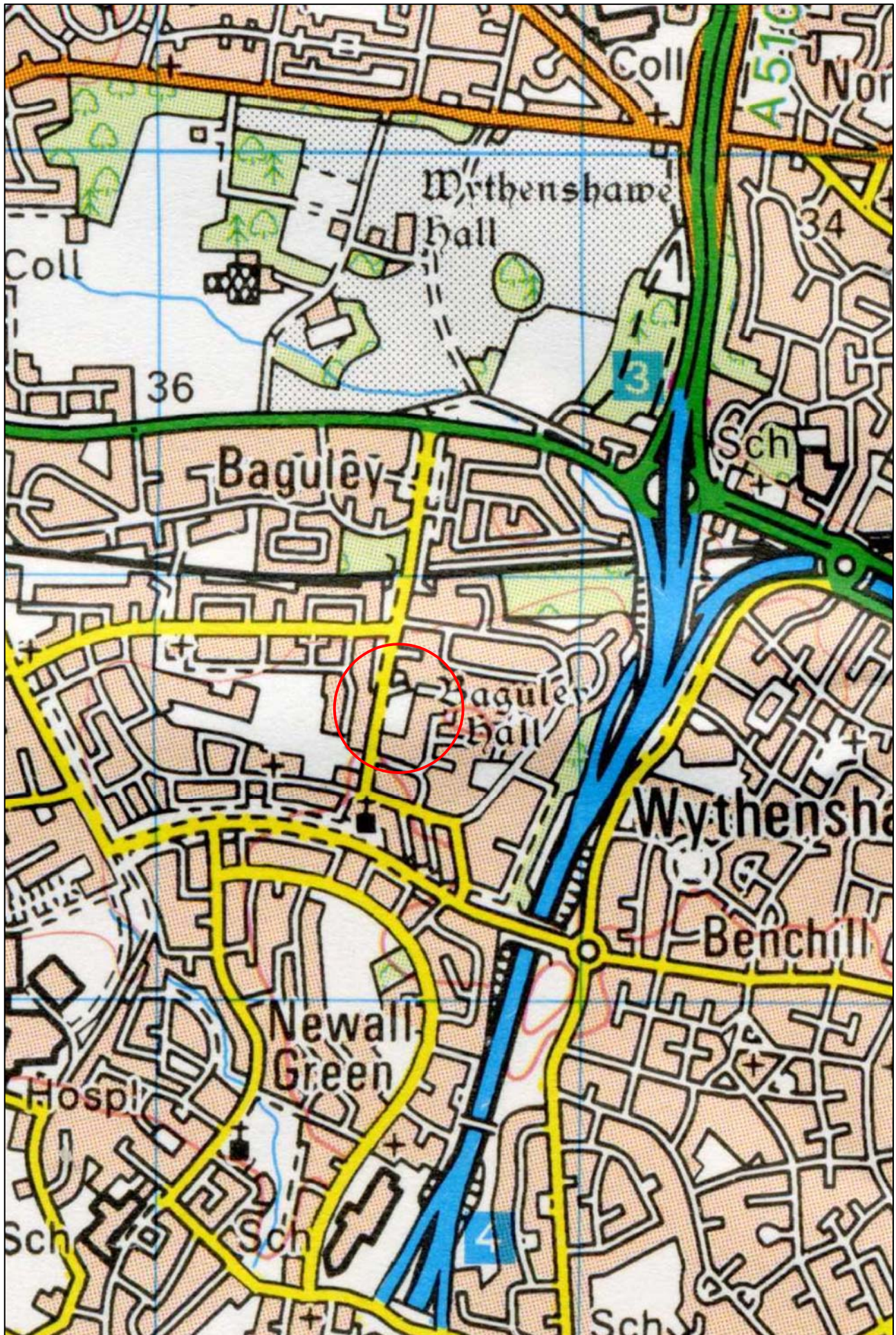
Volume 1 of the Baguley Hall Conservation Plan is presented in two main parts. Part 1 presents a historical and archaeological narrative of the site from its development to the present day. Part 2 takes a zone-by-zone approach to area of the Conservation Plan. The site is divided into four areas corresponding 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

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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 the Plan.



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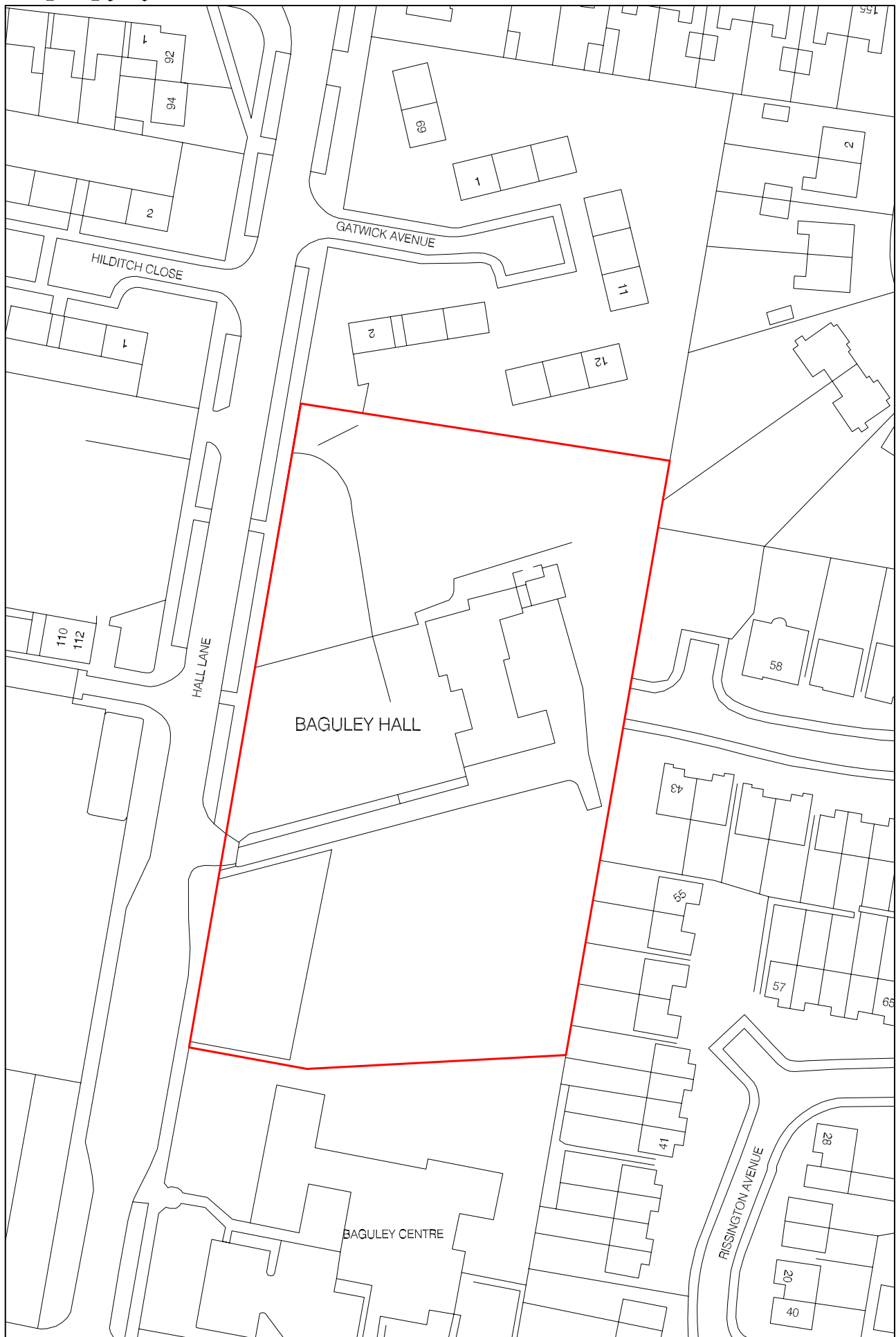
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Location map

Scale 1:250



Figure 1



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Site plan

Scale 1:1000



Figure 2

PART 1

UNDERSTANDING THE SITE

PART 1 UNDERSTANDING THE SITE

1.1 METHODOLOGY

In order that this Conservation Plan may be as effective and useful as possible, a variety of sources and methods have been applied in its preparation.

Documentary research was carried out on the Hall at the Public Records Office, Manchester City Library, Greater Manchester Sites and Monuments Record, Manchester Records Office, Chester Records Office and the Minster Library in York. A number of antiquarian sources have been consulted for further information, particularly with reference to fabric now lost. Extensive use was also made of the report prepared by Philip Dixon, Colin Hayfield and Bill Startin on Baguley Hall in 1989, and subsequent archaeological works associated with ongoing structural repairs on the site.

Site visits to Baguley Hall enabled the identification of significant building phases and aided understanding of the development of the medieval hall.

The description and interpretation of elements within this Conservation Plan utilised the results of both of these methods of research in order to achieve the best possible understanding of the Hall and its development.

1.2 PHASING

A provisional phasing for the main developments at Baguley Hall has been established using a combination of historical research and on-site observations of the standing remains (Figure 3):

Period 1 Before the aisled hall

The Saxon settlement at Baguley.

Period 2 The aisled hall

The arrival of the Baguley family at the manor.

The construction of the aisled hall by William de Baguley.

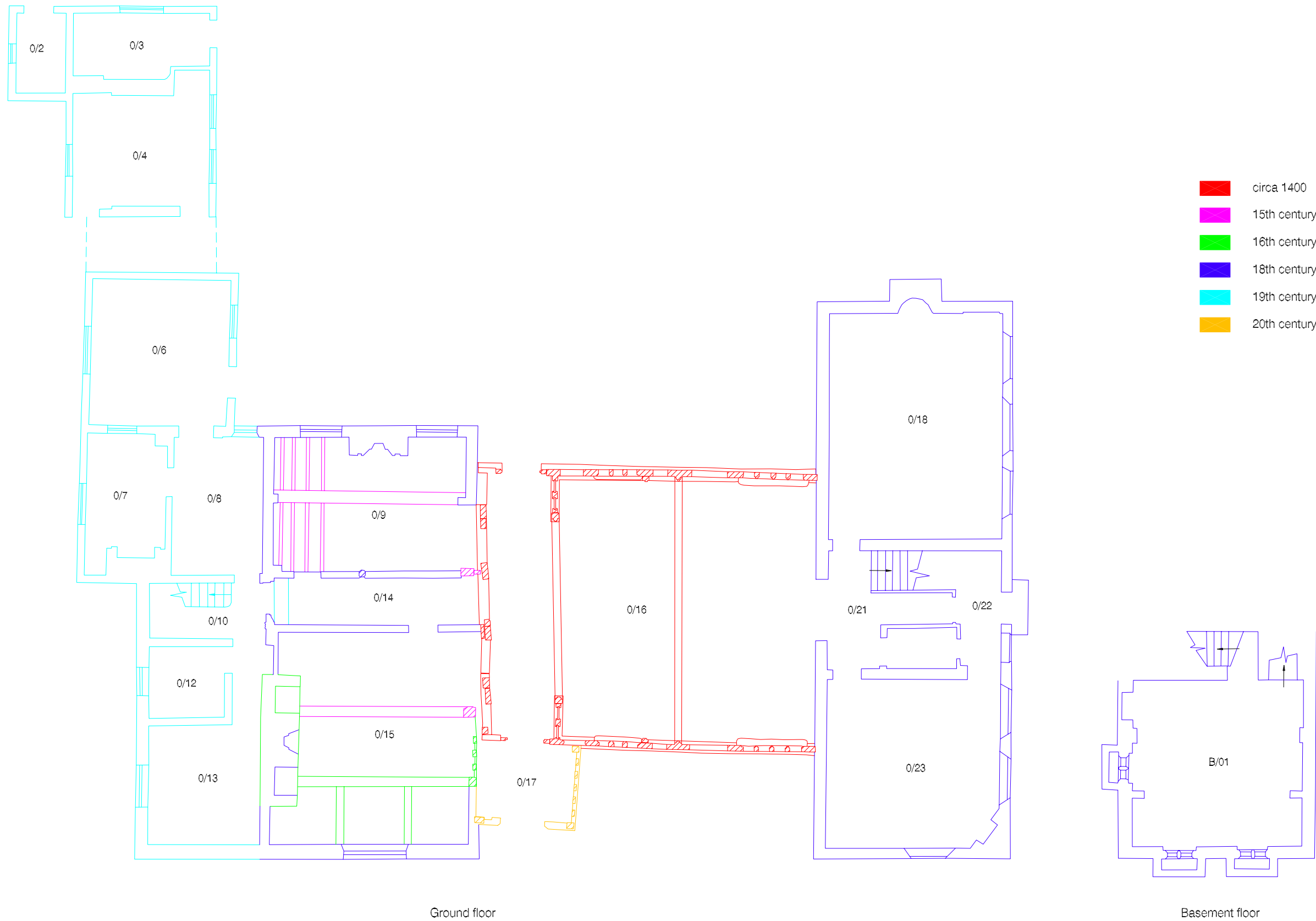
The later construction the south camera block, possibly upgrading the existing aisled hall, to reflect William de Baguley's heightened status as a knight.

The construction of a northern service wing, corresponding to the three service doors within the north elevation of the later hall.

Period 3 The 14th century

The inheritance of the manor by the de Leigh family.

The construction of the present hall c.1398 by Robert Buchard (parson of the church of Northerdene) and Thomas Neld under a dual occupancy arrangement, utilising the existing north and south wings (element 1-1). The building employs massive timber planks possibly taken from trees at Lyme Park.



Provisionally phased plan

Scale 1:150



Figure 3

- Period 4 The 15th century*
The construction of a new service wing in c.1470, on the common tripartite plan, some elements being retained within the present structure (elements 2-1 to 2-6).
- Period 5 The 16th century*
The house under dual occupancy.
The extension of the north wing in the late 16th century and the addition of the porch (elements 1-2, 2-3 and 2-6).
- Period 6 The 17th century*
The house under dual occupancy.
The Leigh family and their involvement in the Civil War.
The declining fortunes of the Leigh family.
- Period 7 The 18th and early 19th centuries*
Extensive rebuilding and repair, including the construction of the present south wing and the refacing of the north wing in brick in the early 18th century. Many of the windows were subsequently blocked due to the tightening of the window tax in 1749 (Zones 2 and 3).
Purchase of Baguley Hall by Viscount Allen, beginning a succession of wealthy landowners who rent out the farm.
The manor as a tenanted farm.
- Period 8 The 19th and early 20th centuries*
Adoption of the manor into the Tatton estates and arrival of the Marshland family.
Construction and expansion of the farm buildings to the west of the Hall.
Railway effectively divides the Tatton estate, isolating Baguley Hall.
Baguley becomes part of Greater Manchester in 1931, signalling the piecemeal development of the surrounding landscape and the removal of the Hall's historic setting.
- Period 9 The later 20th century*
Attempts at preservation.
Manchester Corporation takes over responsibility for Baguley Hall in 1926, converting it to a timber store in 1949.
Building threatened with demolition in 1962, but saved by local intervention. Possession transferred to the Department of the Environment in 1969 and structural repairs begin almost immediately.

1.3 PERIOD 1 BEFORE THE AISLED HALL

1.3.1 The early history of Baguley

The name of Baguley (also Baggerley, Baggiley and Bagerley) has been interpreted by Shercliffe (1974, 15) to mean a 'badger clearing' or 'wood', dating it to the 8th or 9th century. The early history of the area was

concentrated in the parish of Bowden, to which Baguley belonged. This area was slightly elevated and, therefore, was above the marshy ground that dominated Cheshire for much of its history. The Baguley area may have been in use as early as the Bronze Age, as indicated by three stone axes found within Wythenshawe Park in the late 19th century (SMR 22.1.0; 44.1.0; 43.1.0). Ormerod (1882, 553) also identified a tumulus on Baguley Moor, a short distance from the Hall, but this has subsequently been reinterpreted as a windmill mound (SMR 9587.1.0). It is possible that Roman activity extended into the manor, with the principal Roman road leading from Chester, passing to the west of Baguley (following the present A56).

Baguley was certainly in existence by 1066 when, alongside the neighbouring settlement of Sunderland (now Sinderland), it was divided between four Saxon freemen; Alfward, Sucga, Woodman and Pat (Morgan 1978, 27.2). In 1066, the land lay within Bucklow Hundred and was valued at 3s, but by 1086 it was described as waste, with land for only one and a half ploughs. Shercliffe (1974, 21), attributes this decline to William I's suppression of the rebellion of Mercia in 1070, when Cheshire fought against the Norman invasion.

At the time of the Norman invasion, Baguley was divided between Gilbert, Hamo and Ranulf (*ibid*). Gilbert de Venables, baron of Kinderton, and Hamo(n) de Massey were both of French origin, installed by Hugh d'Avranches, Earl of Chester. De Massey was also a prominent landowner in Cheshire, gaining lands at Dunham, Ashley, Bowden Hale and Ollerton (Butterworth 1932, 27). Ranulf is thought to have been an ancestor of the Mainwarings, an important Cheshire family married into by Sir William Leigh (also Legh) in 1359 (Ormerod 1882, 551). Under King John, Baguley was once again split. Hamon de Massey passed two parts of the manor to Matthew de Bromhale as part of his inheritance for Knight's service (Leycester 1673, 216). However, Butterworth (1932, 50) suggests that this took place in the reign of Henry II, when a charter of the third baron of Dunhelm confirmed to Matthew the manors of 'Bramehall, Dukenfield and Baguley'. It has been suggested that the Baguley family were direct descendants of de Bromhale, gaining their Baguley estate through him (Yarwood 1989, 386), but there is no documentary evidence to support this.

1.4 PERIOD 2 THE AISLED HALL

1.4.1 The Baguley family

The Baguley family have long been accepted as the builders of the present Hall. They were undeniably an important family in the village, possibly taking the name of Baguley when they settled on the land. However, the most recent dendrochronological results have revealed that the Hall was built c.1398/9, after the Baguley line had died out (Nayling 2003). Despite this, it is likely that the family did build on the site, and evidence for an earlier hall was identified in both the 1976 and 1989 reports (Keen 1976; Dixon *et al* 1989).

The court rolls for Baguley pre-1705 have been lost, making it difficult to trace the family's history. It had been suggested that John de Baggiley came to England during the Conquest, supporting his cousin William I, but there is no proof for this (MCL: MSC 728.83). The first documentary reference to the family dates to 1211, when William 'de Bagileia' is named as a witness to a deed concerning land in Newton (Nevell 1991, 35). A 'Willo de Baghil' appears as a witness to a toft charter in 1234, and again in a confirmation charter of gifts to the Abbey of St Werburgh in 1271 and 1281 (Ormerod 1882, 550; Rampling 1974, 1; Tait 1923, 324). If the family did take their name from the manor then they must have settled there some time before 1211. However,

it is not until 1316 that confirmation was given of Thomas de Massey's grant of land in Wythenshawe to William, son of William de Baggiley (Earwaker 1877, 306; Shercliffe 1974, 27). This suggests that the land came directly from the Massey family, rather than as an inheritance through Matthew de Bromhale (Figure 4).

In 1318, the Baguley lands were further expanded when Nicholas de Eton, Lord of Stockport, granted the hamlet of Ruyhul and the enclosure of Alvebury Hey (now Haveley Hey) to Sir William de Baggiley and his heirs (Shercliffe 1974, 27). In addition, William was granted lands in Godley, becoming Lord of the manor until his death (Godley Charter 13, transcribed in Nevell 1991, 129). Between 1316 and 1318, William had been

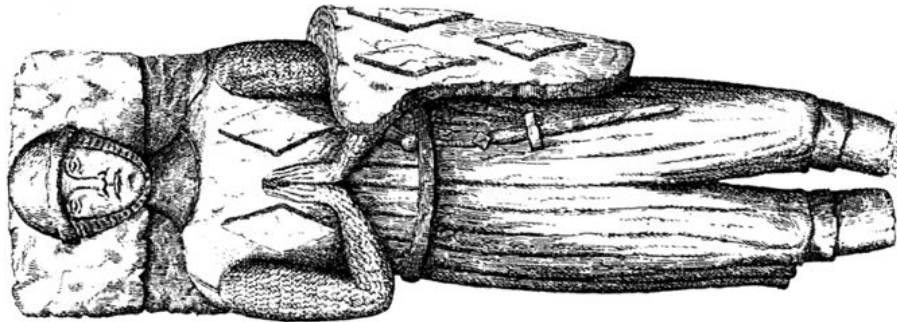


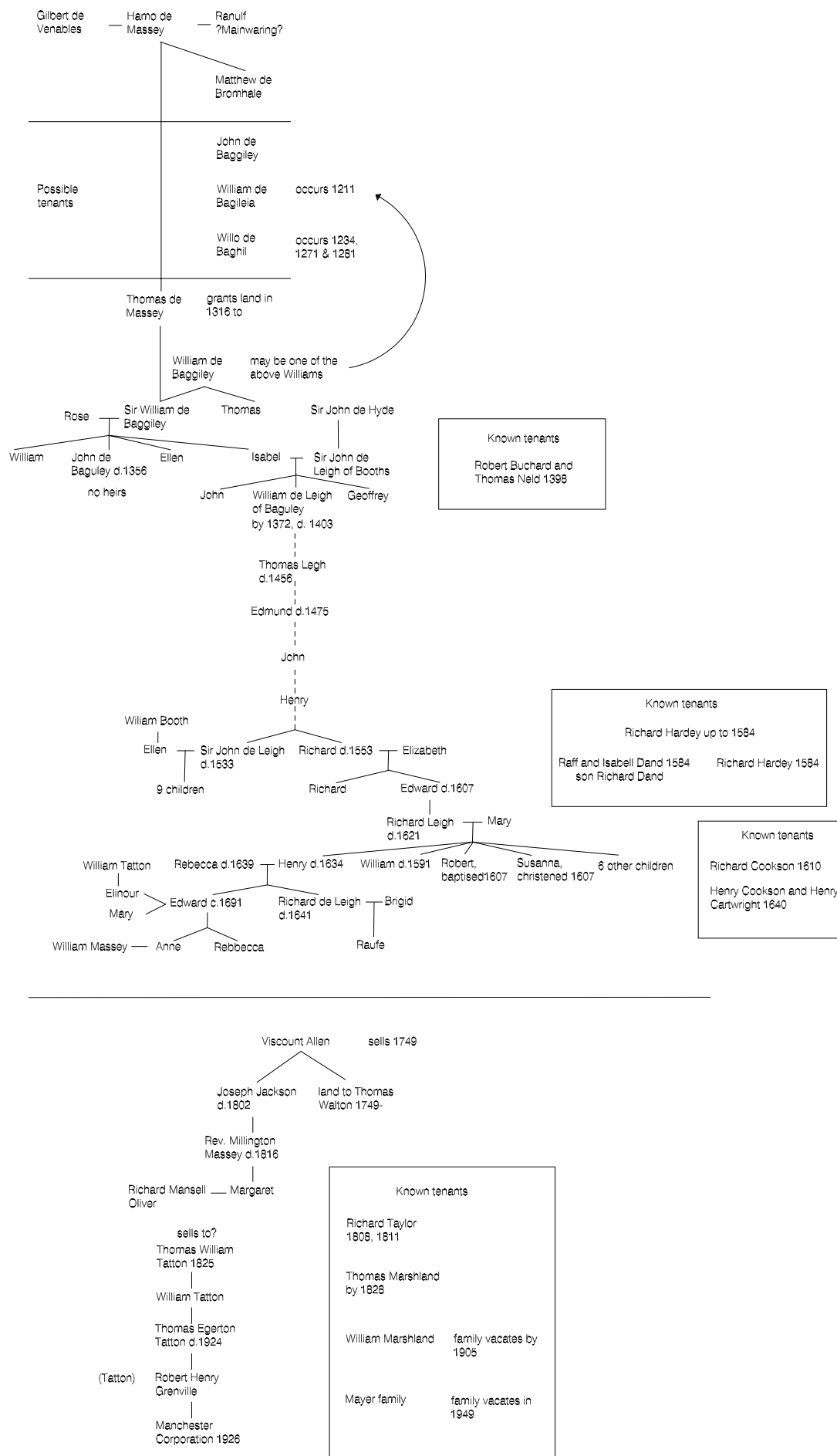
Plate 1 Monumental effigy of William de Baggiley

knighted, and accompanied the King to Scotland in 1322 (Maxwell Lyte 1904, 198). William's importance is reflected in a monumental effigy which currently lies in Bowden Church (Plate 1). In 1886, Croston describes the freestone effigy of a life-size knight in full military costume, fixed to a garden wall in a house in Partington. The military outfit, consisting of chain mail, hauberk and belted surcoat, has been dated to between 1280 and 1320, suggesting that it belongs to Sir William. This is reinforced by the heraldry on the shield, bearing the three lozenges of the Baguley family. The effigy is thought to have originated from the south aisle of the church, as described by Randle Hulme's *Cheshire Church Notes* of 1633 (*ibid*, 151). It is not known how it came to form part of a garden wall, but it was removed to the Hall in the late 19th century by Thomas Tatton (Phelps 1925, 11). Here it remained until 1925, when Reverend Hamilton of Northenden persuaded the Tattons to return the effigy to Bowden. In the intervening period, the effigy lay in the hall (MRO: 1718.6).

Sir William had four children; William, John, Isabel and Ellen. There is mention of a Thomas de Baggiley, serving Edward III at the Battle of Poitiers in 1356, who later demanded more recognition for his service; however, he was not the son of William, but possibly his brother, being named as a witness to Nicholas de Eton's grant to Sir William in 1318 (Earwaker 1877, 327; Shercliffe 1974, 28). Thomas did not appear as a claimant to the manor upon the death of John in 1356. Instead, Baguley Hall passed out of the Baguley family, becoming the property of the de Leigh's.

1.4.2 The aisled hall

Excavations at Baguley started as early as 1971, when Dr Laurence Keen opened a number of trial trenches along the east and west walls of the hall (Keen 1976). During these works, Keen identified four successive phases of development which he attributed to three different timber buildings and an additional masonry structure. Further excavations by Startin, between 1976 and 1980, suggested that the present hall was



Suggested descent of ownership/tenancy

Figure 4

superceded by a single timber-framed building of at least two phases (Dixon *et al* 1989, 408). Trenches within the hall revealed a rectilinear arrangement of seven large postholes (*c.*5.2m apart), with a possible eighth to the south (*ibid*, 409). These were aligned into opposing pairs, thus taking the form of arcade posts with an enclosed central area. A single posthole to the east was interpreted as evidence for an external timber wall, *c.*1.5m beyond the arcade post, suggesting an aisled structure. There were a further two possible pits to the west, but much of the evidence had been destroyed by the construction of the *circa* 1400 hall. If these pits are interpreted as evidence for an aisled hall, its dimensions were impressive, although not on the scale of surviving royal or ecclesiastical examples.

Nationally, aisled halls are generally associated with high-status residences (particularly royal, episcopal or seigneurial) up to the late 13th century; after this period there is a marked decline in their popularity among the lordly elite. However, at the manorial level and among ordinary houses, the aisled hall can be shown to persist into the 16th century. The construction date of the Baguley aisled hall, based on the known archaeology, has remained problematic. Excavation of the fills of some post-holes revealed 13th or 14th century pottery, suggesting that the posts had been removed at this date (Dixon *et al* 1989, 409-10). Dendrochronological dating of the current hall demonstrates a completion date of 1398/9 for this structure (Nayling 2004), thus suggesting that the aisled hall must have been dismantled by this time.

Further narrowing of the range of possible comparative sites can be achieved. The documentary evidence implies that the Baguley family were making the transition from tenants to lords of the manor in the 13th century; therefore, comparison with other manorial residences of this period would seem appropriate. A further possibility is that the construction of the aisled hall relates to the arrival of the Baguley family to the manor pre-1211. On balance, the chronological window available appears to span the late 12th to early 14th century.

The aisled hall appears to be a post-Conquest phenomena, associated with the development of a feudal society. Excavation has revealed few Saxon halls with aisles, and their popularity seems to have increased with the occurrence of larger households. The aisles were meant to provide additional sleeping accommodation without interfering with the openness of the hall, as was frequently seen in monastic infirmaries (Thompson 1995, 104). It has also been suggested that the grand secular aisled hall was influenced by the architecture of great churches, brought over from the Continent (Blair 1993, 13).

Perhaps the best known partially surviving timber examples are the Bishop's Hall at Hereford, dated to 1160, and the mid-12th century hall of Leicester Castle. At Hereford, the building was constructed on a massive scale, with large timber arches enriched with nailhead decoration, emulating similar masonry structures (Wood 1965, 36; Hewett 1980, 40). Leicester Castle hall was altered extensively in the early 19th century with the removal of the arcade posts, but the surviving elements suggest a similar scale of construction to that at Hereford. Evidence for the lesser gentry is limited, with early examples restricted to excavation; however, it is possible to infer a similar development, if somewhat delayed. At Goltho, excavations have revealed six phases of building, from pre-Conquest to the 13th century, terminating in the construction of an early 12th century aisled hall (Beresford 1987). A slightly later surviving example is Fyfield's Hall in Essex. Dated to *c.*1300, Fyfield's is smaller in scale, with only three arcade posts supporting the wall plate (Smith 1955, 77).

The pattern of post holes identified at Baguley indicates that the bay spacing must have been *c.*5.2m, which

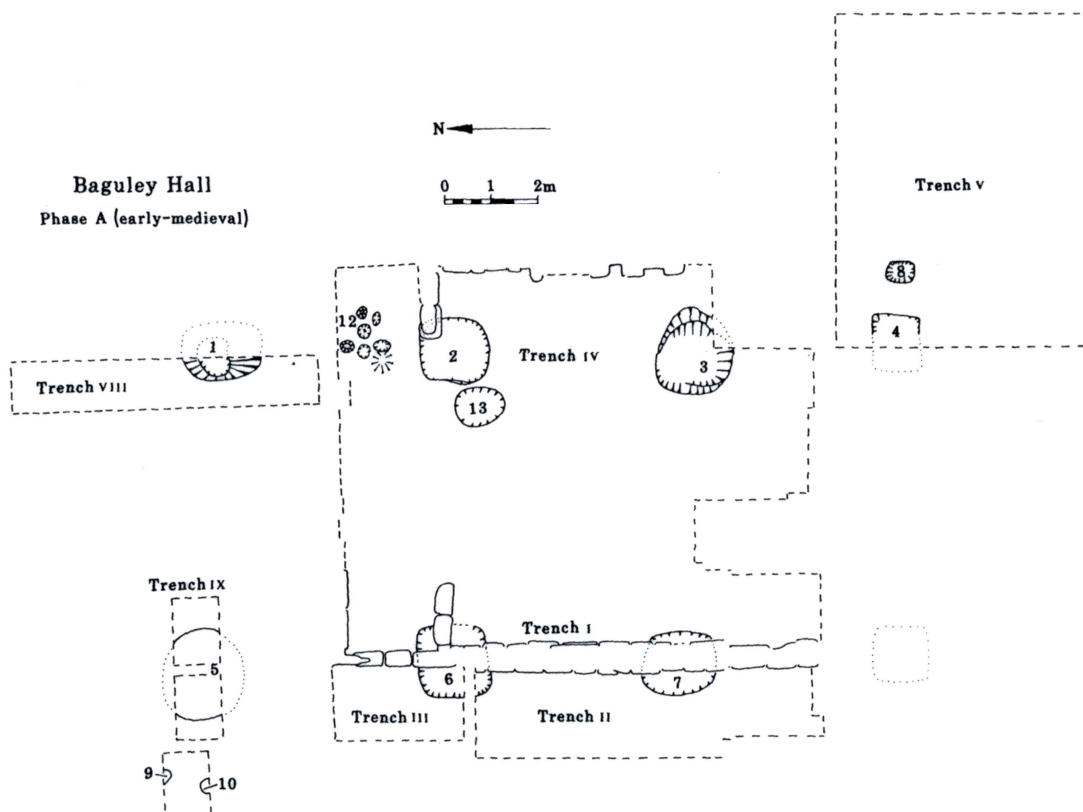


Figure 5 Excavated hall plan (Dixon 1989)

suggests a minimum length of *c.*15m for the aisled hall (Figure 5 above). However, if it is assumed that post holes 1, 5 and 4 represent free-standing posts, rather than posts within gable walls, then the length of the hall could have been as much as *c.*25m. In this case, the gable walls of the hall would fall along the line of the south wall of the south cross wing, and along the medieval line of the north wall of the north cross wing. If contemporary cross wings formed part of this longer aisled hall arrangement, then they would have been placed beyond the limits of the archaeological excavations. However, it is possible that one, or even both, ends of the hall was simply partitioned off to form axial end bays. In such an arrangement, the end bays would have been storeyed but roofed with a continuation of the open hall roof. Although Sandall's 1987 gazetteer lists no aisled halls in Cheshire or Lancashire, and only two examples in Wales (Hafod, Llansilin and Ty-mawr, Monmouthshire) (Smith 1975, 95). Examples of this arrangement from the 14th to 16th century and later form a cluster around the Pennines including, for example, the 15th-century Woodhouse Farm, Shelly Woodhouse, Kirkburton (Mercer 1979, 15) and the late medieval 3-5 Sladden St., Boothtown, Halifax (Atkinson and McDowall 1967, 90). A 12th century example was excavated at Sandal Castle, which consisted of five bays (Butler 1991, 11-14). One end bay formed a two-storey section with a service room on the ground floor and a chamber above. The opposing end bay formed a single-storey chamber.

Further variations of this model include a single two-storeyed end bay, such as an example identified at Moor End Road, Highburton, dated to the early 15th century (Sandall 1987, 33). With this configuration, service rooms would be contained on the ground floor and a solar or chambers on the first floor. One end of the hall would be left as a freestanding gable, perhaps containing a window to light the dais. A surviving 12th century masonry example of this arrangement can be seen at King John's House, Warnford (Wood 1974). The excavators at Baguley found little evidence to suggest cross wings were erected with the aisled hall. With the already noted caveat over the actual length of the hall, the axial end bay or bays arrangement seems to be the

most likely. With the introduction of the spere truss, the aisled hall form was adapted to provide an early form of cross-passage. There are some examples, such as at Ty-mawr, where the two elements have been combined to create divided bays within the aisle. In Essex, this combination was being developed as late as 1340, as shown by Lampett's Hall, Fyfield (Smith 1955, 85). At Baguley, the rebuilding of the hall in the late 14th century provided an opportunity to meld the new hall form with the decorative style of the existing spere truss.

1.4.3 The south wing and pre-15th century north wing

The archaeological excavation also identified evidence for a medieval southern wing at Baguley (Dixon *et al* 1989, 412). The main evidence consisted of the remains of crushed sole plates laid directly on the ground surface, forming the northeast corner of the structure. The northern sole plate incorporated a replacement timber associated with a strip of iron, interpreted by the excavators as the position of a door opening (*ibid*). The relationship between this and both the aisled and *circa* 1400 halls was unclear; however, it was suggested that this was a camera block, added after the aisled hall's construction, but before the *circa* 1400 hall was erected. Some occupation deposits remained, including evidence for a hearth against the north wall.

Unfortunately, without clear archaeological relationships, it is impossible to be certain if the medieval southern wing represents a contemporary construction with the aisled hall, a replacement cross wing of an axial end bay in the aisled hall, or part of the reconstruction of the hall at the end of the 14th century. The differences in constructional technique employed in the south wing walls (sole plates directly on the ground) can be contrasted with those of the 14th hall (dwarf walls on sole plates) and the aisled hall (earth-fast posts), suggesting that it is contemporary with neither of these structures.

Blair (1993, 2) has argued that the camera wing developed from the two-storey stone chamber block, often located some distance from the hall. Examples of these structures have been identified at a number of sites, many of which acquired integrated chambers at a later date. It is possible that such a block existed at Baguley, although considering the family's status, this is unlikely. Archaeological evidence may survive outside the present hall; however, excavation would be hindered by the extensive gardening activity on the site.

High-status, undivided halls are known from the late 12th century, such as Oakham Castle in Rutland, which was extended at a later date, and some large late 12th century houses do provide evidence of chambers situated above the services; however, integrated chamber blocks at the high end did not become common until the early 13th century (Blair 1993, 15). At Baguley, this date would correspond with William de Baguley's knighthood, possibly as an upgrading of the existing hall to reflect his changing status. What is common to all of these examples is the allocation of a service block, extending from the low end of the hall. At Baguley, a service block was certainly in existence when the present hall was constructed, as indicated by the three doorways in its north elevation. There is no definitive structural evidence for this early wing being tied into the elevation and, therefore, it must have pre-dated the *circa* 1400 hall's construction. The excavations revealed only piecemeal evidence within Room 0/9, including an area of dark staining and a cobbled floor, but no constructional evidence (Dixon *et al* 1989, 412). However, recent discussions have raised the possibility that the present north wing retains piecemeal evidence of the earlier structure, although this does not correspond with the dendrochronological dating (see discussion of the *circa* 1400 hall below and Appendix B).

1.5 PERIOD 3 THE 14TH CENTURY

1.5.1 The relationship between the Baguley and Leigh families

There has traditionally been much confusion surrounding the Leigh inheritance of Baguley, due primarily to the generational repetition of the forenames John and William. Sir William de Baggiley's inheritance is confirmed by the Lichfield Episcopal registers, which record the granting of a licence for an oratory at Baguley, given to Rose, widow of Sir William de Baggerley, in August 1373 (Wilson, 1905 65). After the death of Sir William, the manor quickly passed to his youngest son, John de Baguley, as John's older brother, William, had died shortly after his father (Figure 4). The exact date of Sir William's death is unknown, but he and his wife Rose are mentioned in the levying of a fine in 1335, and also appear as a witness to a charter in 1345 (Earwaker 1877, 46 & 644).

John de Baguley died without an heir in 1356. Ormerod (1882, 550) details John's feoffment of the manor, along with Hyde and Leveshulme in Lancashire, to his sister Isabel's husband, Sir John de Leigh of Booths, nigh Knutsford, and thus to his male heirs, John, William and Geoffrey. The original deed, dated 1353, was still in the possession of Edward Leigh in 1666, when Sir Leycester was undertaking his history of the area. A licence given to 'Lady Isabella' in 1366 granted her an oratory at Baguley Hall (Wilson 1905, 65). After this date, the manor passed to John and Isabel's son, William de Leigh of Baguley.

However, an alternative descent has been suggested by Yarwood (1989, 386). This suggests that John de Leigh married Ellen de Baguley, the manor passing to their son John. It is assumed that this John married an Isabel, but died without issue, and only then did the manor pass to his brother William de Leigh of Baguley. In this interpretation, the licence for an oratory given to 'Lady Isabella' could refer to the wife of Ellen's son. Earwaker appears to support this interpretation, referring to a marriage settlement erroneously dated to 1270 (Earwaker 1877, 40), and detailing the marriage of Isabella, daughter of Sir William de Baggilegh, to John de Hyde, who was succeeded in 1342 by his son Sir John de Hyde. However, he also describes the marriage of Sir John de Leigh to Ellen de Corona (*ibid*, 249). Sir John died in 1324, being succeeded by his son John de Leigh of Booths. It is possible that the son took Ellen de Baguley as his second wife.

Another, unlikely, Baguley descent appears in Earwaker's commentary. This line surrounds the grant of Cheadle Moseley to William de Baguley, son of Ralph, in 1326 (*ibid*, 187). The manor was passed from Roger de Cheadle to his daughter Clemence, wife of William. However, this William had only one daughter, Isabella, and thus cannot be Sir William of Baguley Hall. Isabel married Sir Thomas Danyers, with whom she had a daughter, Margaret. It is possible that Isabel, who died in 1364, also married Sir John Hyde, but this appears unlikely. Margaret took, as her third husband, Sir Peter de Leigh, younger son of Robert de Leigh of Adlington. They, in turn, had a son called John. Due to the late date, this cannot be the same John de Leigh that married Ellen de Baguley, and there is no mention of Baguley manor in Margaret's *Inquisition Post Mortem* (Earwaker 1877, 188).

Although the correct sequence of descent is subject to much speculation, and the confusion is exacerbated by the repetition of names; however, it appears that John de Baguley was the last Baguley of Baguley Hall, the manor thus passing into the Leigh family.

1.5.2 Dual occupancy and the reconstruction of the hall

William de Legh has previously been considered one of the most likely candidates for the construction of the hall. By 1372, licences were being granted to William de Leigh for his oratories at Baguley Hall (Wilson 1905, 65), and he was knighted in 1377, thus leading to the suggestion that the rebuilding of the hall was a reflection of his increased social status and dominance over his manor. However, recently uncovered documentary sources suggest an unusual and unexpected shift in Baguley's fortunes. William de Legh's *Inquisition post mortem* of 1403 (PRO CHES 3/21, f.1; Appendix A), states that on the day before William's death, he 'gave and granted' the Manor of Baguley with its appurtenances to Robert Buchard (parson of the church of Northerdene) and one Thomas Neld. They were to hold the manor in fee from William and his wife Joanne, and subsequently from their descendants. Perhaps on account of this unusual arrangement, there appears to have been some uncertainty as to the validity of this *Inquisition*, and in October 1404, a second *Inquisition* was carried out (PRO CHES 3/21, f.2; Appendix A). This confirmed the findings of the first, and indeed stated that Robert and Thomas had held the said manor in fee since 16th April 1398.

Although strictly not a case of dual inheritance, these documents imply that the manor and house, the latter being referred to specifically as the *mesuage* in the 1404 inquisition, were held concurrently by two individuals, and possibly by their descendants, from the Legh family. For how long this situation continued is unknown, but certainly by the mid-16th century, the Legh family appears to have been occupying the hall once again.

This revelation has significant implications for the dating of the hall. Dendrochronological sampling has provided a firm felling date of 1398/9 for the timbers used as rafters in the hall roof. The combination of documentary of dendrochronological evidence, therefore, implies that it was Robert Buchard and Thomas Neld, and not William de Leigh, who were responsible for the construction of Baguley Hall. The archaeological excavations did find evidence that the hall was erected with a partition which would have effectively divided the hall in half (Dixon *et al.* 1989, 410), although not interpreted as such at the time.

1.5.3 The built form of the hall

Excavations at Baguley revealed at least three phases of building on the site before the construction of the present hall. Of these, both the north and south wings were evidently still standing when the timber-framed hall was erected. As described above, the most recent dendrochronology results, based on the dating of the rafters, have suggested a completion date of around 1398/9 for the hall (Nayling 2004). According to Shercliffe (1974, 179) this date also corresponds with the grant of a licence to hold divine services in the chapel of Baguley Hall in 1398. The chapel itself was located within one of the wings, and was possibly an extension of the oratory associated with the aisled hall (Wilson 1905). The hall is thought to have been built using timber from Lyme Park, owned by the Leigh family, and readily accessible by the family (Taylor 1884, 137). Analysis of the timber has revealed a common source, and further study may identify a link between the two.

The *circa* 1400 hall replaced the earlier aisled hall of the de Baguleys, and was probably constructed on a similar scale. Although it has been suggested that it continued by a further bay to the south (Smith and Stell 1960, 135), in reality was a third of a bay, thus connecting with the south wing found during excavation. The structure is

divided into two equal bays by an open truss, with a cross-passage occupying a third of a bay at the north end (Figure 6). The archaeological excavations revealed an east-west trench running the across the full width of the

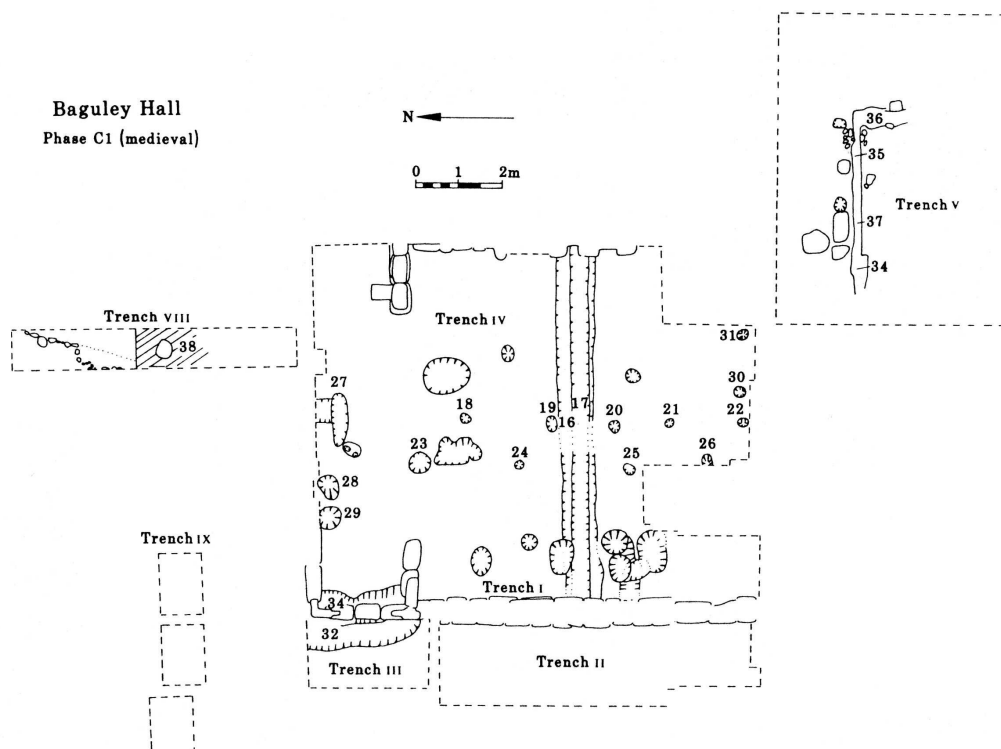


Figure 7 Plan of excavated east-west trench across hall (Dixon 1989)

hall, beneath the open-truss (Figure 7). This contained a the void of a large horizontal timber (Dixon *et al.* 1989, 411), and was interpreted as a screen or the base for raised timber flooring at the dais end of the hall. In view of the likelihood that the hall had been erected by two individuals, a removable screen with a permanent seating seems the most plausible explanation. The screen could have removed for formal occasions, or when important guests were to be received. In normal circumstances it would have remained in place, providing two segregated areas in the hall for the use of each household. This particular arrangement does not appear to have had a long life, as the feature was subsequently covered with later clay flooring layers (*ibid*).

Each bay of the hall is flanked by tall, mullioned windows, with deep, moulded sills (Plate 2). Those to the south are slightly larger, being of four lights, while on the remaining two windows there is some evidence of shutters being placed across the lower portion. The windows are presently filled with leaded glass, but it is possible that they originally held stained glass, a large amount of which was removed from the hall during the second world war (Wythenshawe County Express 20/05/65). However, it is the construction of the hall which makes it a remarkable example of its type. The building was built using massive pieces of timber, some measuring over 1.00m in width (the queen post of the north

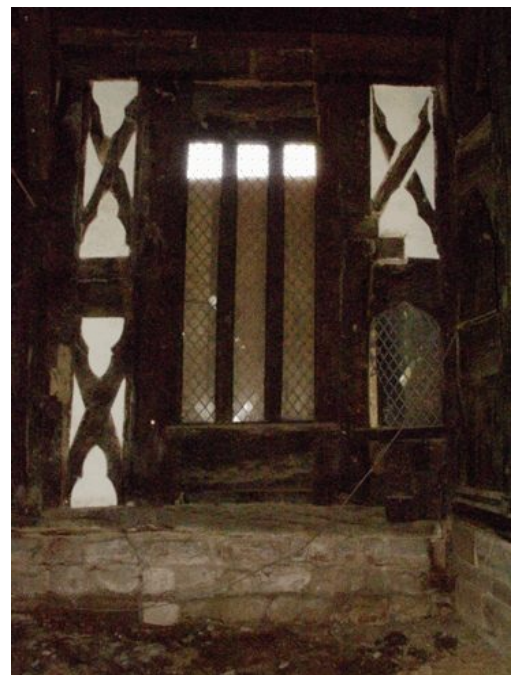
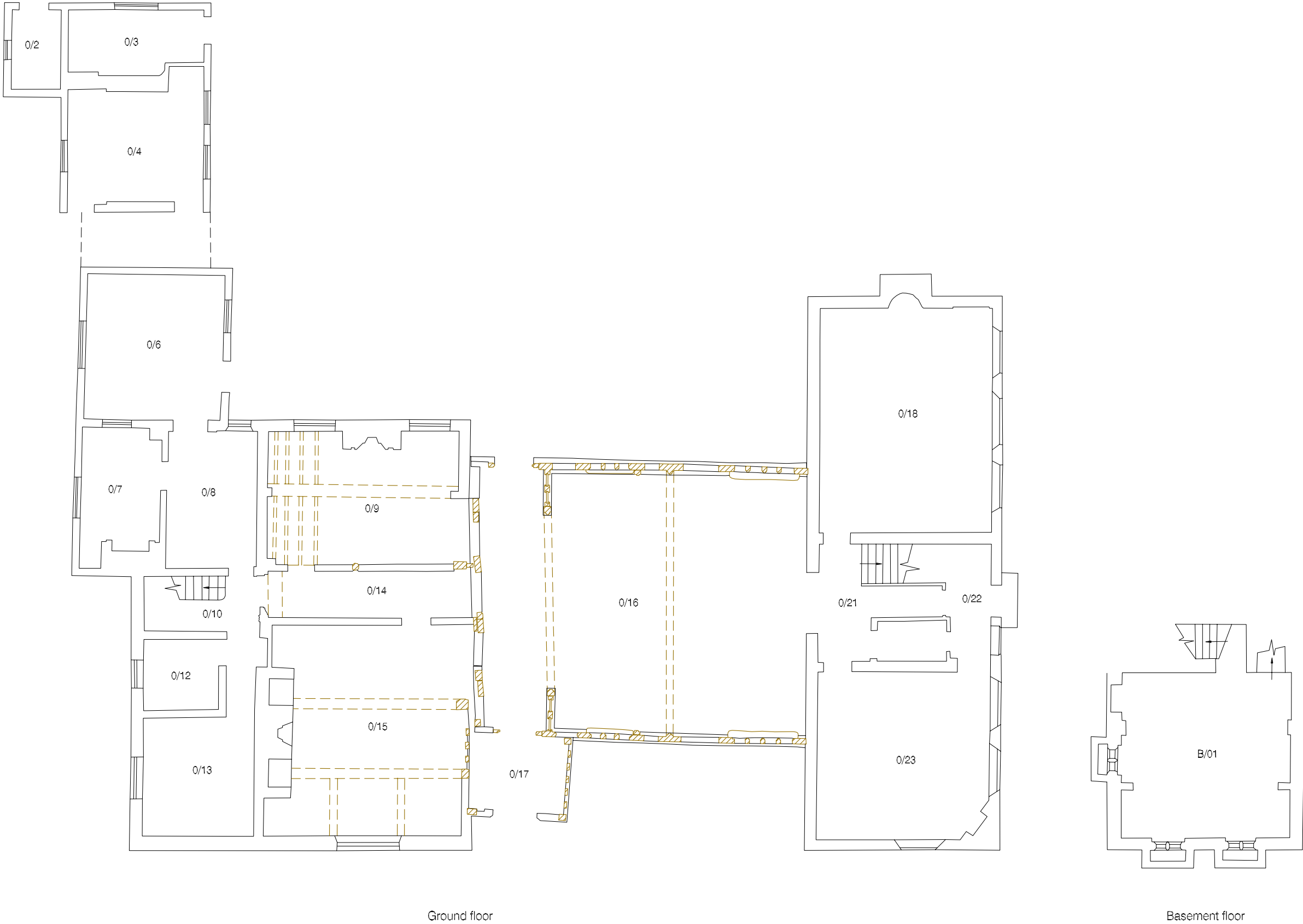


Plate 2 Large window in hall with flanking timber panels



Basement and ground floor plans

Scale 1:150



Figure 6



wall reaches 1.27m across) (Dixon *et al* 1989, 391). These timbers are arranged into square framing divided by a mid-rail, as was typical of the western school of carpentry. The panels are further subdivided by cusped braces, forming a ‘St Andrew’s cross’ design (Plate 3) (Dixon *et al* 1989, 391). In the north wall of the hall, this design is more elaborate, with moulded trefoil panels below the wall plate. Above, flanking the queen post, are two large quatrefoils, also formed by cusped bracing.



Plate 3 East external elevation showing massive plank construction

This decorative technique is seen throughout Cheshire and Lancashire, although predominantly in later buildings such as Little Moreton Hall, Cheshire and Rufford Old Hall, Lancashire (Crossley 1951). Perhaps Baguley’s closest comparison is Smithills Hall in Lancashire (*ibid.*). This early 14th century hall shares the decorative cusping seen at Baguley, although on a lesser scale. The similarity is particularly evident at the service end, which also has a series of decorative panels with trefoil decoration arranged above three central doorways. Smithills also has a spere truss at the service end, forming an early cross-passage. This arrangement was common in the northwest, as a progression from the aisled hall, and similar examples can be found at Ordsall Hall, Salford and Adlington Hall, Macclesfield (Nevell and Walker 2002, 11). At Baguley, the spere truss rests on low stone walls. However, there is little evidence for a permanent division between the hall and cross-passage; it is more likely that the area was subdivided by hangings or moveable screens. A similar arrangement can be suggested for the three service doors, as there is no surviving rebates for doors.

1.6 PERIOD 4 THE 15TH CENTURY

1.6.1 The occupants of Baguley Hall

Documentary evidence from the 15th century is largely absent. As already noted, the *circa* 1400 hall appears to have been constructed by two individuals rather than by a member of the Leigh family. It is clear from William de Legh’s *Inquisitio post mortem* that Robert Buchard, Rector of the church of Northerden, and Thomas Nylde were intended to continue to hold the hall and manor after 1404 (PRO CHES 3/21). However, it is not clear how long dual occupancy continued. The archaeological excavations established that the timber screen that had been erected contemporary with the hall, fell out of use and was covered with a series of clay floors. This would suggest that the dual occupancy arrangement had lapsed. However, depending on the interpretation of the north wing as either an existing 14th century structure (Appendix B) or mid 15th century addition (Nayling 2004), it could be argued that the north wing provided the new accommodation for one of the occupants. Thus, the necessity of a division through the hall would have been redundant. Instead, the division between the two households was drawn through the north wall of the hall, although, on occasion, the hall might have been shared to receive important guests or for other formal occasions.

Unfortunately, documentary evidence for the later 15th century has not been located by the current research, but a potential research avenue remains. If the house remained in dual occupancy for most of the 15th century,

but was not occupied by members of the Leigh family, it is unlikely to have received much prominent attention in official documentation. However, research into the Buchard and Nylde families might yet yield further results. Furthermore, it has to be assumed that the Leigh family had an alternative residence to that at Baguley, and, if this can be identified, further documentary evidence might be forthcoming.

1.6.2 The north wing and its date of construction

The three service doors from the hall suggest that there was already a north wing in existence when the *circa* 1400 hall was constructed; however, there is some debate regarding the date of the current north wing. Dendrochronology has provided a felling date of 1443-78 for two of the main posts in the north wing (Nayling 2004), demonstrating that it must have been erected nearly fifty years after the hall. With T-values exceeding 5, these dates must be viewed as reliable. However, there has been a suggestion that dendrochronology, as a dating technique, can be flawed, and that the same posts, along with other elements, have been retained from the earlier solar or camera structure (Appendix B).

Questions surround the positioning of peg holes, which appear to have been driven in from the south, or rear face. This would have been hampered by the proximity of the north wall of the hall, but the provision of a void between the two frames would have made it possible with only slightly more effort. Alternatively, the frame would have had to have been assembled on the ground, and then reared-up into position. With the internal face of the frame laid on the ground, the driving in of pegs from the external face would have been easy. Furthermore, the arrangement of timbers within the frame indicates that it formed a single structural unit in its own right, requiring no lateral framing to hold it together. However, it has been questioned whether rearing such a large frame into position was viable (Appendix B).



Plate 4 Empty mortice in Room 0/15

Further discussion focusses on the form of empty mortices positioned to take mid-rails (Plate 4). These rails would have blocked the openings into the hall at ground-floor level. There are several solutions for this, two of which were presented by the recent excavation report (Dixon 1989, Fig.11). One suggests that the mortices were designed to take upward braces, rather than rails. With the absence of a cross-beam, this is hard to verify, and with the mortices cut at a right-angles to the vertical face of the timbers, it seems somewhat unlikely. A second interpretation surrounds the subdivision of the building as part of joint occupation. As already noted, there is documentary evidence to suggest such arrangements taking place from the end



Plate 5 Elaborate ceiling construction in Room 0/09

of the 14th century into the 17th century. The last solution surrounds the absence of evidence for peg holes associated with the mortices, perhaps indicating that they were never used. A mid-15th century date may also account for the elaborate ceiling construction in Room 0/9 (Plate 5). The unusual arrangement reveals rebates within the ceiling joists, into which short laths have been placed. These were then covered with plaster to create a ceiling and floor surface. This technique may have been repeated elsewhere within the north wing, but any such evidence has been lost. This type of floor would be extremely unusual for a service wing pre-dating 1398; however, it is possible for one of the late 15th century.

For the purpose of the current discussion, it has been assumed that the dendrochronological dates are correct, but the alternative solution has been fully articulated in Appendix B.

1.6.3 The built form of the north wing and its 15th century alterations

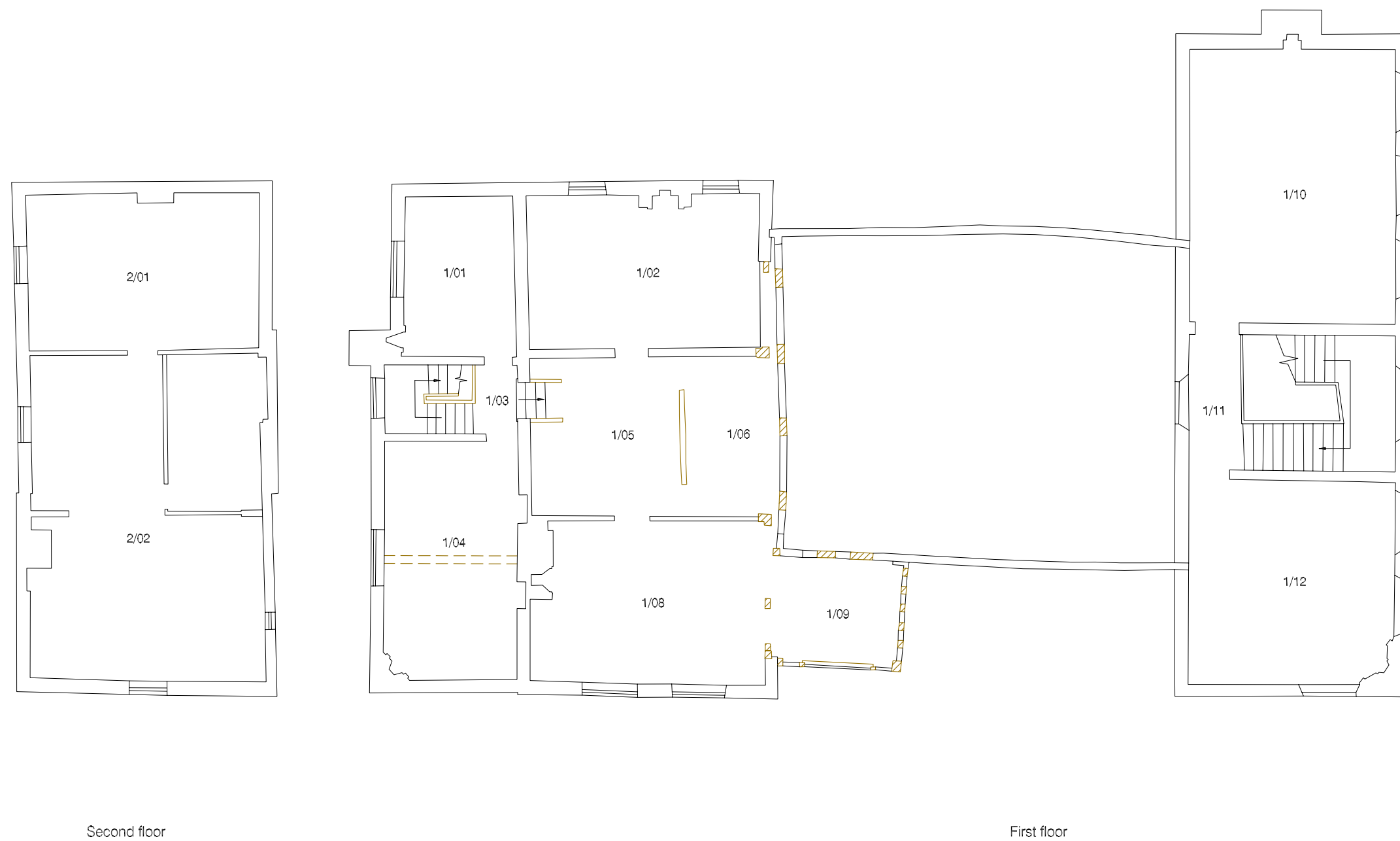
The original layout of the north wing was much as it is today, with a central corridor flanked by two rooms. Two wall plates survive, running north-south along Room 0/14. A series of extant peg holes show these to have been partition walls, replaced with brick in the 19th century. The position of the walls suggests that the wing always had a central corridor, probably running to an external kitchen. Room 0/9 to the east retains its original two-bay dimensions and the arrangement was probably repeated to the west. The subsequent extension of this room will be discussed below. At first-floor level, the subdivision is more difficult to reconstruct (Figure 8). The introduction of panelling within Room 1/02 has concealed any original evidence; however, it appears to retain its 15th century proportions. The remaining three bays may have formed a single large room.

Further building works can also be attributed to the late medieval period, possibly as part of the same building scheme. The lack of documentary sources for this period is disappointing, as it may have revealed a change in ownership, or status, requiring a more fashionable abode. The archaeological excavation had found evidence for a rectangular hearth, enclosed within a stone setting (Dixon *et al* 1989, 413). This was located at the south end of the hall, reinforcing the suggestion that the building has been truncated. Evidence for a later hearth has been found within the east wall - at floor-level, three padstones project from the stone footings. Corresponding with the outermost two are recesses cut into the course above, suggesting that a structure was placed up against the east wall, requiring a notch to be cut from the wall post. The most reasonable explanation for this is a fireback associated with a more permanent hearth structure. This conforms to the general movement of fireplaces to one side, or incorporated into the side walls within halls in the later medieval period.

Various reused medieval timbers survive within the present wing, but these may originate from either the north or south wing. Dixon *et al* (1989, 401) identified a 15th century roof truss, assuming it to have come from the earlier north wing, although it be a survival from an earlier structure to the south. Two large uprights have also been reused in the construction of the later stair (Plate 6). These reveal a complicated arrangement of wall plates and braces, similar to those found *in situ* to



Plate 6 Re-used timber in the stair of Room 0/21



First and second floor plans

Scale 1:150



Figure 8

the north. Documentary evidence can be found in the 17th century probate inventories held by the Chester Records Office. These indicate an established division between the hall, services and parlour, showing that the 18th century brick wing did replace an existing structure.

Richard Leigh's inventory of 1621 makes reference to a 'new buildinge' (CRO: WS 1621; Appendix A). Initially, this was thought to correspond with the extension of the north wing, but was dismissed due to the presence of a bed and spinning wheel, within what would have been a kitchen. Structural evidence for the extension can be found at ground-floor level. Within Room 0/15, an extra bay has been added to the west with the insertion of a second bridging beam. The 15th century corner post survives *in situ*, retaining its timber construction to the east, resting on a low stone wall (Plate 7). To the west, the area has been extended in brick. The second bridging beam is of smaller scantling than the adjacent 15th century example, and is datable to the late 16th to early 17th century due to the moulded chamfer stop at the south end. The entire ceiling was altered with the introduction of this beam, as shown by extant joist settings in the eastern bridging beam. Within the western bay, two short beams were inserted to support north-south running joists, with the exception of the northwest corner, where their absence suggests the position of a former stair.

Centrally placed within the north wall of Room 0/15 is a large, brick fireplace, with an inserted cast-iron fireplace and flanking cupboards. The horizontal timber is original to the structure, indicating the huge scale of the feature, consistent with its use as a kitchen.

At first-floor level, the evidence is less conclusive. The former corner post has not survived, being replaced with a less substantial post. This was tenoned with two horizontal rails running to the east, now lost (Plates 8 and 9). Plate 9 also shows possible evidence for close-studding, usually associated with the eastern school of carpentry, and reserved for high-status buildings. To the west, within the extension, the arrangement was similar and continues the timber-framing rather than the brickwork seen below. This may be due to the positioning of a window within the inserted doorway. The lintel has a number of holes cut into its underside, consistent with the positioning of mullions. With a window in this position, the extension could pre-date the construction of the porch. The porch is mentioned in Richard Leigh's inventory, indicating that



Plate 7 Evidence for the extension of Room 0/15

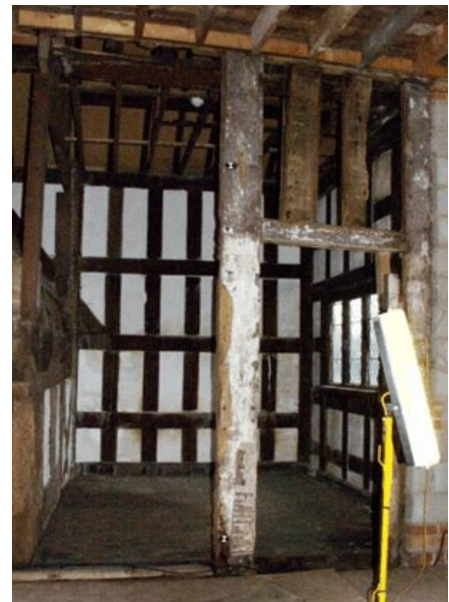


Plate 8 Evidence for the extension of Room 1/08

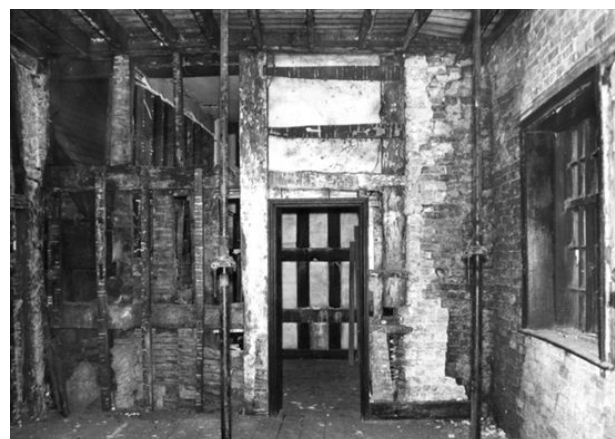


Plate 9 Photograph taken during restoration work, showing possible close-studding

it was built before 1621, and that the extension is even earlier. However, as the wall post has been lost, it is possible that a doorway existed to the east. The absence of glazing evidence in the window opening could also mean that it was an internal opening, providing borrowed light from the porch.

1.7 PERIOD 5 THE 16TH CENTURY

1.7.1 The fortunes of the Leigh Family

Ormerod (1882) provides an outline of the Leigh family tree, but it is not until the 16th century that more detailed records can be found. These highlight a number of inaccuracies within Ormerod's genealogy for the 16th and 17th centuries; however, the lack of original sources for the 15th century make it impossible to verify his account of this period. This is disappointing, as it is probably during the late 15th century that the hall was updated with the construction of the north wing and alterations of the open hall. It is possible that these building works are associated with the inheritance of Sir John Leigh (only the second of the Baguley Leighs to be knighted). His marriage to Ellen, daughter of William Booth of Dunham Massey, would also have brought a great deal of wealth to the family (Ormerod 1882, 552) (See Figure 4).

Both John de Leigh and his brother appear on a document relating to the detention of Baguley deeds in 1529-32, the manor being passed to Richard some time before his death in 1553 (PRO C1/653/46). Richard's son Edward caused some confusion for Ormerod, who suggests that the manor passed from Richard to his second son Richard, Edward having died in 1607 (1882, 552). However, there are a number of documents relating to Edward Leigh as the owner of Baguley Hall, and it is possible that he was responsible for extensions to the north wing (Earwaker 1877, 300). In 1578, an inquisition was carried out into the possessions of Edward Leigh, esquire, providing a description of his messuage, including the Hall with orchards, gardens, barns, a stable and buildings belonging to it (PRO E178/497; Appendix A). By 1584, these possessions had been extended, with more land being granted to Edward within the manor of Baguley (PRO SP46/33 f.218; Appendix A). In the same year, Edward made a grant to his son Richard, who was to inherit the manor after his father's death (PRO C147/68, Appendix A).

In the same year Edward's daughter, Isabell married one Raff Dand and the couple were granted one half of Baguley Hall to occupy for their lifetimes (PRO C147/68). This portion of the house had previously been occupied by Richard Hardey, who was to remain in the other half of the house for the remainder of his life. Presumably the portion occupied by the Dands was the larger, while Richard Hardey was granted the smaller remaining section.

1.8 PERIOD 6 THE 17TH CENTURY

1.8.1 The Leighs and continued dual occupancy of Baguley

Edward Leigh died in 1607 and Baguley passed to his son Richard. Richard's occupation of Baguley Hall was short, appearing in a document of 1616 as being 'late of Baguley' (PRO E44/328) (Figure 4). By his wife Mary, Richard had nine sons and at least one daughter. Of these, William had died in 1591 and was buried in the churchyard of St Wilfred's, Northenden, where his monument still stands (Shercliffe 1974, 167). His burial was

also recorded in the church's parish registers, alongside the baptism of Robert and christening of Susanna Leigh, both in 1607 (Earwaker 1877, 300). The manor passed to Richard's second son Henry and his wife Rebecca, some time before 1616. The wills of both are currently held in the Chester Records Office (CRO: WS 1635; WS 1639); that of Henry notably included an inventory, discussed in relation to the Hall. No mention of the Hall is made in the will of Rebecca, suggesting that it had passed directly to their son Richard when Henry died in 1634.

There are no surviving documents relating to Richard de Leigh as lord of the manor; however, his will dated 1641 is currently held by the Chester Records Office. Upon Richard's death, he bequeathed his entire estates to his wife Brigid, including all lands, rents, moneys and 'other of my goods' (CRO: WS 1641). He left a further £100 to each of his sisters, although this was later exchanged for lands in Lancaster, and £50 to his son Raufe, to be given on completion of his apprenticeship. The will was later contested, and the Hall eventually passed instead to his brother Edward (CRO: WC 1642). Why it did not pass directly to Richard's son Raufe is uncertain. Edward himself was only a young man when he inherited, but he was certainly lord of the manor by 1644. He married twice, most notably to Elinour, daughter of William Tatton of the nearby Wythenshawe Hall, although it was while married to his second wife, Mary, that he became sheriff of Chester, in 1680 (Yarwood 1989, 388).

However, despite the clear evidence for the familial descent of ownership of Baguley in the early 17th century, it appears that the arrangement of dual tenancy witnessed in the late 14th and 16th centuries was still an issue. In 1640, a plea was made by both Henry Cookson and Henry Cartwright against one Richard Cookson, as well as against Richard Leigh and William Stathome (C108/186; Appendix A). From this document, an interesting storey emerges. According to their testimony, both Henrys had been dispossessed of Baguley in 1610 by a Hugo Hunt ('then minister'). Although both the reason behind this action and Hunt's role in it are unclear, it appears that Richard Leigh, who then held the manor, had granted it to Richard Cookson by warrant. Interestingly, Richard Leigh appears, in his turn, to have been granted Baguley by warrant by William Stathome. Stathome was called as a witness in 1640, and although he insisted that the Henrys had not been dispossessed, he then disappeared from the court during a recess and was then held in contempt. Thus, although it appears that Henry Cookson and Henry Cartwright may not have had a legal claim on the manor, Stathome's contempt resulted in the court finding in their favour.

Regardless of whether the two Henrys had held Baguley jointly before 1640, they were certainly granted it at this date. Furthermore, the document, which describes Baguley as being held by Richard Cookson, is substantiated by the inventory for Henry Leigh of 1635, which lists 'Cocksons chamber' - apparently, Henry Leigh and Richard Cookson were also joint occupants.

1.8.2 The Civil War

In 1643, with Edward Leigh as lord of the manor, the Civil War came to Baguley. Cheshire played an active role in the wars due to the dominance of Royalist supporters. The county witnessed numerous minor skirmishes and battles in the first few months of the conflict, but the decisive turning point came in January 1644, when Colonel Brereton gave the Parliamentarians victory at Nantwich (Packer 1985, 6). By the end of the year Parliament had begun its prolonged and bitter siege of Chester. It was not until September 1645 that Charles

I brought his reinforcements to the city, only for them to suffer defeat at the battle of Rowton Moor. The siege finally broke in February 1646, with Parliamentarians taking possession of the Cheshire stronghold.

William Tatton of Wythenshawe Hall, to the north of Baguley, was a staunch Royalist in support of Charles I, and father-in-law to Edward Leigh. On the 21st November 1643, the Parliamentarians, lead by Colonel Duckenfield, arrived at the Hall to find it heavily defended by William and his men. However, in reality, William had only rallied the support of his servants, tenants and retainers (Earwaker 1877, 314). Edward Leigh of Baguley had also arrived with four of his own men, to support his brother-in-law during the siege which lasted until 27th of February 1644. It was finally broken by the death of Captain Adams on the 25th February, shot by a female domestic servant (MCL: MSC 227). After this event, Colonel Duckenfield's thirty men were joined by two canons, signalling the end of the siege. William Tatton was charged for holding his house against the Parliamentarians, and for the death of one captain and three common soldiers (Cheshire Sheaf). In 1646, he was fined £804, although this was later reduced on appeal to £707. After the siege, Edward Leigh was granted safe conduct by Sir William Brereton, and escorted his wife, mother-in-law and four young children home to Baguley Hall (Groves 2002, 44).

Despite this rise in fortune, and powerful friendships, by the late 17th century the family were little more than gentlemen farmers with little wealth. Upon Richard Leigh's death in 1621, the estate was valued at only £152 17s 2d (CRO: WS 1621). This sum included all the animals, grain and equipment associated with the farm, alongside a barn, mill, lodge and the Hall itself. By 1635, the value had more than doubled to £400, but in 1691 it had risen to only £465, a quarter of the value of the Tatton estates at Wythenshawe (Shercliffe 1974, 100; CRO: WS 1635; 1641; 1691). Edward's will left everything to his daughters Rebecca and Mary, and her husband William Massey, to disperse as he directed.

1.8.3 The domestic layout of Baguley Hall in the 17th century

Three inventories survive for the 17th century. These provide information on the number, and type, of rooms contained within the two wings, and of any changes to the building between 1621 and 1691 (CRO: WS 1621; 1635 and 1691; Appendix A). They provide not only a use for the surviving rooms in the north wing, but also a basic understanding of the layout in the extant 15th century south wing. However, the arrangement of rooms is subject to much speculation and there are a number of possible interpretations. The following discussion has been constructed around a single plausible scenario, based on surviving pre-17th century fabric and on existing knowledge of medieval buildings.

A number of rooms described in 1621 can be identified within the present north wing. The kitchen was located in Room 0/15, with the 'ould store house', 'milk hous' and 'ould larder' leading off of it. It is possible that these rooms were accessed via two blocked doorways in the north wall of the kitchen; however, further evidence has been lost with the construction of the 19th century extension. Next to the kitchen was the 'entree'. This may relate to the central corridor, made redundant with the 16th century extension and integrated kitchen. The large number of items listed for this room suggest a substantial space, indicating that it was more than a porch. To the east of this was the buttery and brewery. It is more likely that the brewery was an external structure, rather than a subdivision within the present room. Also accessed from the buttery was the malt chamber, possibly as another external structure. At first-floor level, the north wing appears to have been divided into two rooms of

unequal size. Occupying Room 1/02 was Mr Richard Leigh's Chamber. The furniture listed suggests that this was a retiring room or study, rather than a sleeping chamber. This is reinforced by the neighbouring Chapel Chamber 'whith the decessed with his wief did usiolly lye in...' (CRO: WS 1621; Appendix A). It is possible that the 15th century Chapel was converted to a chamber when the extension took place. There was certainly no domestic chapel listed for Baguley Hall by 1666 (Leycester 1673,193).

The hall is listed, heavily furnished with tables, chairs and cupboards, with further seating arranged in the porch as a guests' waiting area. The south wing appears to have functioned as the main living area, with the 'ould parlour' and Mr Leigh's chamber on the ground floor. By this date, the family had moved from the hall to the parlour in search of greater privacy, and the importance of this room is reflected in the baptism of Elizabeth Leigh, daughter of Henry Leigh, 'in the parlour of Baguley Hall' (Northenden Church Parish Register, transcribed in Earwaker 1877, 300). Also associated with the parlour was a closet and nursery, possibly as a subdivision of the main room. A further chamber existed in the 'new buildinge', suggesting that the 15th century south wing was also extended at a later date. At first-floor level was the stair-head chamber and the great chamber, although no longer the main sleeping chamber. The 'cocke lofte' may also have been situated at first-floor level, suggesting a tripartite divide, in contrast to the two rooms in the north wing.

1.9 PERIOD 7 THE 18TH AND EARLY 19TH CENTURIES

1.9.1 The occupants of the Hall

The 18th century was a period of extension and enlargement for Baguley Hall, with the construction of the present south wing and the rebuilding of the north wing. However, it also signalled the start of a decline, with a succession of wealthy owners who had little interest in the building.

In 1691, Edward Leigh wrote his will, leaving Baguley to his two daughters, one of whom was unmarried. This will was subsequently confirmed as having been acted upon at his death (CCA WS 1691; Appendix A). The court rolls for Baguley make mention of a William and John Leigh living in the manor in 1705, and it is possible that the family remained at the Hall. Viscount Allen purchased Baguley at some point in the early 18th century, but had sold it on again in 1749, and it is unlikely that he ever took up residence (MCL: M10/2/2/1; M10/2/2/2). The 1749 date corresponds with the fourth Viscount Allen's retirement from public life, and it is possible that he began disposing of his lands in England before moving back to Ireland (Playfair 1810, 81). Although there is no surviving documentation relating to the sale of the Hall, the deeds of the Allen family detail John Lord Viscount Allen selling a large amount of land in Baguley to Thomas Walton of Dunham Massey in 1749 (MCL: M/C 1857). No mention is made of the Hall, but some of the field names do tie in with the Baguley estate as outlined in the 1838 tithe. This suggests that the Baguley estate was enlarged during the late 18th or early 19th centuries, probably during the ownership of Joseph Jackson.

Joseph Jackson of Rostherne bought Baguley Hall from Viscount Allen in 1749 (Raines 1845, 314). The court rolls note Jackson as the court baron by 1751, suggesting that he was already in residence (MCL: M10/2/2/5). Testament to the Jackson's owning land elsewhere in Baguley is given by a mortgage dated 1778, which included three closes named Broadwood, Littlewood and Hobson's Croft rented to William and Henry Royle, and Richard Clarke (MCL: M/C 1870). The expansion to Baguley manor may have occurred in 1793 when land

belonging to Thomas Walton was mortgaged to Joseph Jackson (MCL: M/C 1877). This would explain the correlation with the 1838 tithe map.

Joseph Jackson died without an heir in 1802. His will, dated 1789, left ‘all manor and lordship of Baguley, messuages, mills, testaments, pews and seats in the church, and rents in Baguley, Nether Knutsford, Macclesfield and Kingsley’ to his nephew Reverend Millington Massey (CRO: WS 1808). Also named are Thomas Wright and Oswald Leycester; their role is uncertain as the land was certainly owned by Reverend Massey upon his death in 1816, when it was passed to his daughter Margaret. Margaret married Richard Mansell Oliver of Leamington in 1825, conveying the manor, Hall, mill and various farms to Thomas William Tatton (Yarwood 1989, 387). The relationship between the two families remains unclear, and it is possible that Baguley Hall was bequeathed to the Tatton family by Reverend Millington.

1.9.2 The rebuilding of the wings

Both wings were rebuilt in brick during the 18th century. This transformation may be associated with the purchase of the hall by Viscount Allen, who rented the property out to tenant farmers. Similar work was being undertaken elsewhere, such as at Tabley Old Hall, Cheshire, which was restored and enlarged in brick when Sir Peter Leycester bought the site in 1671 (Taylor 1884, 154). While the north wing at Baguley appears to have remained substantially intact, notwithstanding the addition of a second storey, the south wing was completely rebuilt, thus removing any evidence for the earlier structure outlined in the inventories. A cellar was

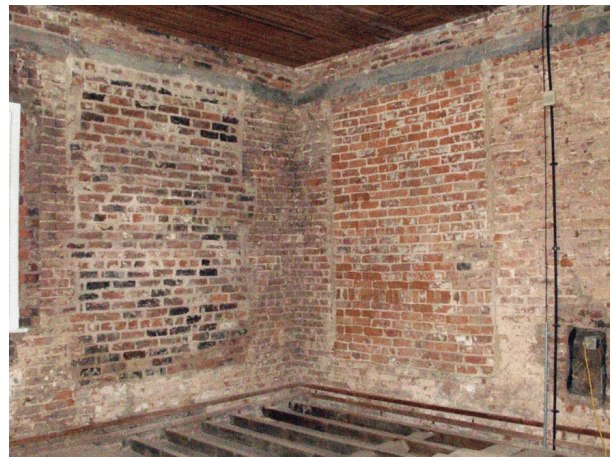


Plate 10 Blocked windows in Room 1/12

also excavated in the southwest corner, and supplied with an elaborate drainage system. The upper rooms were constructed on a grand scale, with large windows arranged on each side, now blocked (Plate 10). The present windows are reconstructions of a later fenestration pattern and the original windows were much larger, reaching close to floor level.

The south wing stair mouldings suggest a date of the early 18th century. Although doors, door casings, and panelling to window embrasures were removed in the conservation works, judging from historic photographs, most appear to have dated to the first three decades of the 18th century. Many of the panels featured three horizontal bevelled panels with central thinner element.

It is quite clear from pre-conservation works photographs that the fenestration was heavily altered in the first-half of the 19th century, with replacement sash windows of different proportions and configurations to the originals. It is unclear why such a systematic alteration was felt to be necessary. However, there is sufficient remaining evidence to suggest that many of the original windows were blocked within a relatively short period time after the wing’s construction. In addition, prior to the building’s interiors being stripped-out for conservation, there was surprisingly little evidence for 18th-century fitting-out, despite the relatively ostentatious aspirations of the exterior. Two possibilities can be suggested: the wing was never fitted-up as

intended, or fittings worth salvaging were removed, perhaps for another building. The latter is a strong possibility if the building was undergoing a change of use.

Precise dating for the wing is made difficult by the presence of inserted openings and fireplaces; however, it is more likely to date to the early 18th century. The subsequent blocking of the large windows may be associated with the tightening of the window tax in 1749, suggesting that the wing was built in the first few decades of the 18th century. The early date is consistent with the piecemeal rebuilding of the north wing.

There is evidence to suggest that the north wing was rebuilt over a number of building programmes, the first of which retained a significant part of the earlier timber-framed structure. A more comprehensive structural analysis of this wing would make it possible to identify the location of these elements. A brief visual analysis revealed a straight joint in the north corner of the east external elevation, suggesting the removal of a substantial wall post. Further evidence survives in Room 1/08, where a large joint runs up the west side of the fireplace. The removal of timber probably took place in the early 19th century, during the construction of the northern extension. Many of the remaining mouldings within the north wing date to the first few decades of the 18th century. In addition, elements such as the door casings, which were removed during the conservation works, appear to have been of a similar period. The upper part of stairs to first floor in north wing also featured early 18th century elements. The exception was a six panel door, of late 17th century date, removed from the stair to the second-floor rooms - this appears to have been reused.

1.9.3 The 18th century house plan

The planning of Baguley Hall in the 18th century followed the general developments amongst the minor gentry and socially ambitious farmers. By the 18th century, the trend in house planning had been towards centralisation, with a central hall containing the main stair, while inferior and servants rooms were contained at either end of the house rather than within a service wing. Adapting the medieval and post-medieval plan of Baguley Hall would not have been easy, and may account for the need to entirely rebuild the south wing. The new wing provided two principal rooms to the rear of the house and two smaller rooms to the front. All rooms were provided with doors leading from the front of the principal stair. In addition, the ground-floor rooms were provided with lesser doors located to the southeast, both since blocked. Their function was to provide a discrete means of access for servants serving these rooms. Both doors were reached by a short corridor running along the southern side of the wing, beneath the principal stairs. The cellar at this time would have had a service function, rather than being used for storage, and would have been reached via the discrete existing service stair beneath the principal stair. Subsequent alterations to these service arrangements included the insertion of the barrel-run and a door and small segmental-headed window through the southern elevation. These alterations appear to be early 19th-century in date.

The basic combination of hall, dining (or eating room), drawing room, library and one other reception room had become a prerequisite for a house of any pretensions from the mid-18th century. Most of these rooms would have been incorporated into the south wing, and it is likely that the principal ground-floor rooms would have served as the dining and drawing rooms, their relative proportions perhaps suggesting the eastern room was the former, while the western room served as the latter. However, it is possible that these functions were split vertically rather than horizontally, and that these rooms were stacked one above the other in the rear portion of

the house. This arrangement would have the clear advantage in providing the largest amount of space for these respective functions. Sadly, removal of all the fitting-up of these rooms makes further interpretation problematic.

Within the south wing, one stack is located unusually in the gable wall, while the other is located in the southwest corner. The intention appears to have been to minimise the impact of any stack on the south external elevation, thus leaving it unencumbered with as much space as possible for glazing. The density of windows overlooking the south suggests that this was reserved for formalized gardens, intended to be viewed from the south wing, particularly from the elevated first-floor viewing position.

It was not easy to incorporate the new south wing stairs within the body of the medieval hall, instead a large opening was provided into the stair well. In this 18th century arrangement, the hall was maintained as an open reception space. The fact that the north wing did not receive wholesale reconstruction in this period would suggest that it was not intended to include any new reception rooms. Instead, the ground-floor rooms continued in their service functions.

1.10 PERIOD 8 THE 19TH AND EARLY 20TH CENTURIES

1.10.1 Baguley Hall under the Tatton Family

Baguley Hall became the property of Thomas William Tatton in 1825. The Tattons were a wealthy landowning family in Cheshire, residing at Wythenshawe Hall. There had always been a close relationship between the two manors, with Edward Leigh marrying Elinour Tatton in the early 17th century. However, while Baguley Hall and the Leigh family had witnessed a decline, the Tattons had remained wealthy lords, with Thomas Tatton, like his father before him, becoming High Sheriff in 1848.

In 1800, Baguley Hall farm was the largest in the north of Cheshire, comprising 365 acres; but by 1826, Yarwood suggests that the Hall was derelict, and in use as an agricultural store (Shercliffe 1974, 212; Yarwood 1989, 388). However, this does not tie in with the rental records. Riley and Hall (1981, 18) record the Radcliffe family as the first official tenant farmers at Baguley Hall, although they are incorrect in their assumption that the family remained there until the 1860s. The Manchester Agricultural Society records that Richard Taylor of Baguley Hall won silver cups for best stallion and best colt in 1808 (Shercliffe 1974, 219). Parish papers relating to Baguley and Timperlay, held in the Chester Records Office, also note Richard Taylor as occupant in 1811; however, the 1830 survey records show that the property had been transferred to Thomas Marshland (CRO: DDX 131; DDX 131/25). Thomas is also mentioned by the Manchester Agricultural Society, winning a silver medal for his plough horses in 1828 (Shercliffe 1974, 219).

The 1838 tithe map records the Hall as belonging to Thomas Tatton, but occupied by William Marshland, the son of Thomas (CRO: Hff M/CR). Thomas Tatton appears to have owned most of Baguley, but only retained a small amount of land for his own use. He rented a total of 267 acres to William Marshland, substantially less than Shercliffe's estimation. The estate encompassed the Hall and its immediate surroundings, including Hall Lane. The tithe also details the milk bank lanes, outbuildings, stackyards and gardens, many of which are visible on the map (Plate 12). Furthermore, the field names suggest that there was at least one orchard, a park and a

coppice, with other names including the raw pool, barley croft, coney greaves and the little and great hanging fields, suggesting a large farm and extensive grounds associated with the Hall. Letters in the Manchester City Library show that the Marshlands were still occupying the building in 1873 (MCL: MISC/980). At this time, Frank Marshland was at school in Kendal and his sister Edith was in Leicester, suggesting that the family were wealthy tenant farmers. However, neither Frank nor his younger brother Ernest followed their father into the family farm, and by 1905, the family had vacated the Hall.

The Mayers were the next, and last, tenants at Baguley Hall. They moved to the village in 1905, when the manor was still in the possession of the Tattons. However, upon the death of Thomas Egerton Tatton in 1924, the land passed to his son Robert Henry Grenville, and subsequently to the Manchester Corporation in 1926 (Shercliffe 1974, 50). The Mayer family were allowed to continue in residence at the Hall until 1949, when they were given three months notice to vacate (MRO: 1718). By this date the farm was much diminished, being reduced from 267 acres to just 5 (Rampling 1974, 2; Riley and Hall 1981, 18). It had also suffered from much abuse. Photographs from the Mayer family, held by Manchester Record Office, reveal that the farm barn was burnt down in the 1920s by the IRA (MRO: 1718). Thirty similar fires were started within the Greater Manchester area, to devastating effect, but Baguley Hall itself was saved by local action. The farm buildings were subsequently demolished by the Corporation in 1945, after a succession of barn fires finally made the site redundant as a working farm. The Mayers remained on site until 1949, when they were moved to Birkenheath Farm, also part of the Tatton estate. The Hall was subsequently converted to a timber store.

1.11 THE DEVELOPMENT OF THE BAGULEY MANORIAL LANDSCAPE

The population of Baguley had doubled by the 14th century; however, there was still no nucleated village centre, only a number of dispersed tenements (Shercliffe 1974, 28; Nevell 1997, 45). This may have been due to the large areas of moorland, moss and swamp which dominated the medieval Cheshire landscape. Only part of the land in Baguley was cultivated, with most villagers concerning themselves with husbandry rather than crops. This corresponds with the 1578 enquiry which records orchards, gardens, barns and a stable associated with Baguley Hall. The 1621 inventory also makes reference to horses, cows and sheep, alongside a barn and mill (CRO: WS 1621; Appendix A). The location of these outbuildings remains unknown. No evidence was found during a geophysical survey of the school field to the west, now part of the Wythenshawe housing estate, suggesting that they were situated on the site of the later farm (GeoQuest 1996).

The map evidence shows little change even by the 19th century. The 1830 survey depicts isolated buildings centred around farms and small holdings, highlighting the continued agricultural emphasis in the area (Plate 11). Much of the land was owned and rented out by Thomas Tatton, including Baguley Hall. There does appear to be some concentration of dwellings to the northwest of the Hall, suggesting the beginnings of Baguley village. The

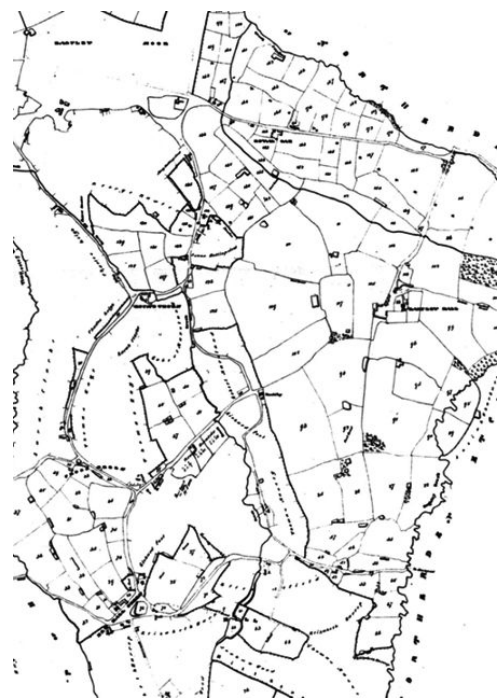


Plate 11 Detail of the Tatton estates in 1830

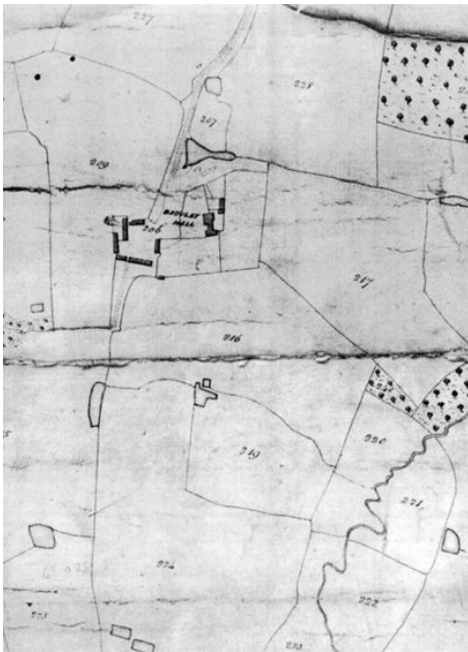


Plate 12 1838 tithe map

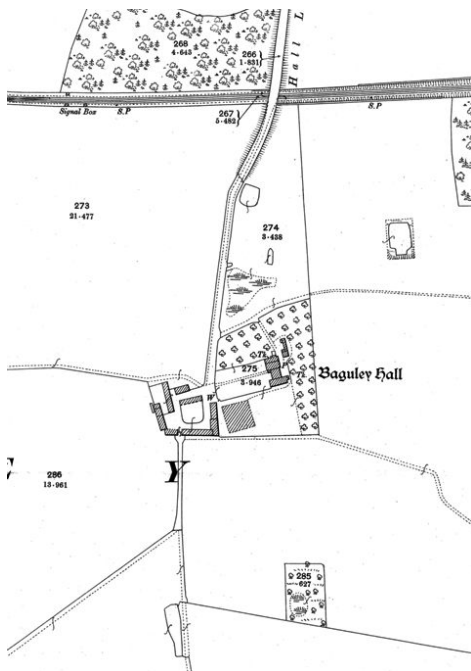


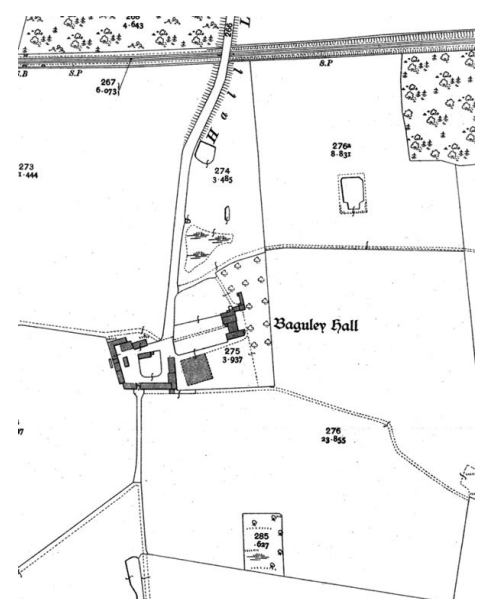
Plate 13 1898 OS map

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 of 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 the 1911 OS map. Images held in the Manchester City Library show Baguley Hall set within neatly manicured gardens, while the map evidence shows some tree planting surviving to the rear (Plates 14 and 15). Recent geophysics (Geoquest

situation appears unchanged on the 1838 tithe map (CRO: Hff M/CR) (Plate 12). The tithe also details the rental of Baguley manor from Thomas Tatton to William Marshland. This land included outbuildings, orchards and gardens, all within the immediate vicinity of the Hall, and the lane leading to it. The Hall itself is depicted with both cross-wings, although the eastern outbuildings (Rooms 0/4, 5 and 6) are not shown. The farm had also taken shape by this date, with buildings arranged around a central courtyard. Surrounding the estate are a number of large ponds, possibly surviving fishponds associated with the medieval manor. In addition, reference is made to the coppice, barley croft, green and park; land covering a total area of 276 acres.

However, it was Thomas Tatton who benefited from the land in the mid-19th century, when the Cheshire railway came to Baguley (CRO: QDP 183(s)). The line ran through the estate to the north, effectively dividing the family's lands in Wythenshawe from Baguley. Its position was to become important as it later formed a boundary for the Wythenshawe housing estate. The railway does appear on the 1898 OS map (Plate 13). The map also shows a number of isolated villas which were beginning to be constructed within the parish. It is possible that this development was linked to the establishment of the railway.

By 1898, Baguley Hall had been extended to the north, alongside the creation of a formal garden to the front. The associated farm buildings had also been expanded. Many of the existing outbuildings were retained, but new buildings were erected to complete the rectangle. Also of note is the planting of trees immediately to the north and east of the Hall, possibly as an extension of the orchard. In 1996, a



2001) undertaken within the rear yard located a number of linear garden features; however, these are impossible to define or date without further investigation. The 1911 map also shows extensions to the outbuildings at the northeast of the site, providing its present footprint. Further building on the farm may be associated with the arrival of the Mayers as tenant farmers in 1905.

By 1911, the concentration of dwellings to the northwest of Baguley had developed into a village centre, while Hall itself remained isolated in its agricultural landscape. The population also witnessed a rapid rise, growing from 736

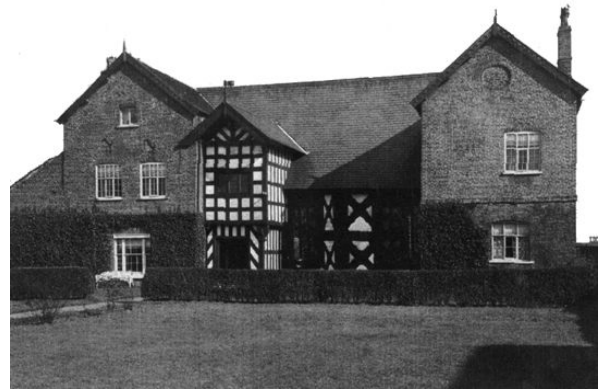


Plate 15 Photograph dated 1900, showing the gardens of Baguley Hall (Manchester City Library)

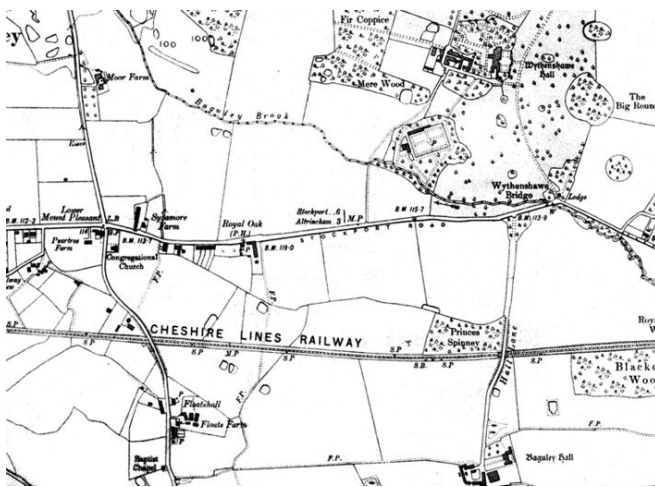


Plate 16 1923 OS map

124 houses completed in 1930. While Baguley Hall remained isolated, the area to the north of the railway line was heavily developed with the construction of the Wythenshawe housing estate as a planned garden city. The slum clearance within Manchester had generated a massive housing shortage and Northenden, incorporating Baguley, was considered to be ‘virgin land, capable of being moulded to take whatever shape may be decreed, with hardly a village or large group of houses to interfere with or direct the line of development...’ (P. Abercrombie, quoted in Deakin 1989, 28). The expansion was designed and instigated by three leading

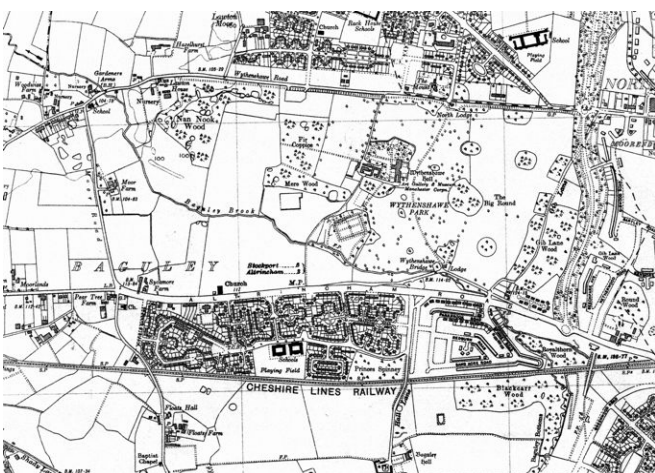


Plate 17 1935 OS map

in 1881 to 1,375 in 1921, despite little expansion on the 1911 and 1923 OS maps (Plate 16). Much of the growth may have been due to the opening of the sanatorium, now the Wythenshawe hospital, to the east of the Hall in 1921. This inter-war period also had a devastating impact on the historical setting of Baguley Hall. In 1931, Baguley, Northenden and Northen Etchells were absorbed by Greater Manchester under the Manchester Extension Acts 20 & 21, a move that was fiercely resisted by local residents (Harris 1979, 95). However, Manchester had already begun building at Wythenshawe with

Manchester gentlemen, including Alderman William Jackson who was later to become known as the ‘father of Manchester’ (*ibid*, 26). It was planned as a garden city to rival those of Letchworth and Welwyn, with land to the south preserved to show the contrast between the ‘industrialism and poverty in Manchester and the rolling estates of the landowners of Cheshire’ (*ibid*, 19). Royal Oak, to the north of Baguley, was the first full estate to be completed in 1934, only three years after Manchester had acquired the land. The 1935 OS map also shows further development to the east of the Hall with the

construction of the Benchill estate (Plate 17).

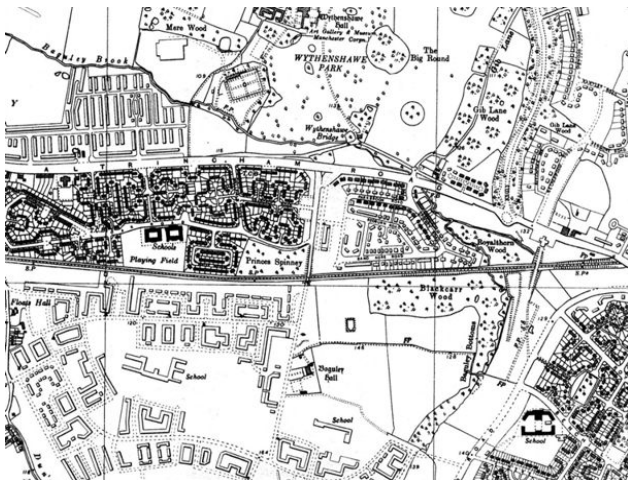


Plate 18 1954 OS map

During the post-war period, demand for housing outweighed the desire for planned cul-de-sacs and utopian ideals. Brick and slate gave way to concrete and tin with the construction of row upon row of identical houses. It was also during this period that development began to encroach upon Baguley Hall. The 1954 OS map shows how the estate had expanded to the south of the railway (Plate 18). The farm buildings had been demolished by 1945, while the Hall was in the possession of the Manchester Corporation (MRO: 1718). The new housing estate took advantage of this land, building to the west of Hall Lane, and establishing a school which bordered the Hall to the

south. The school, which opened in 1950, was the most expensive primary school of the era, designed by City Architect Besant Roberts (Deakin 1989, 119). The final phase of building replaced the school grounds in the 1990s with yet more housing, finally encircling the Hall by encroaching upon its eastern boundary.

1.12 PERIOD 9 THE LATER 20TH CENTURY

The Manchester Corporation took possession of Baguley Hall in 1926, but the last tenants remained in residence until 1949. Even before this date, the Hall had begun to deteriorate, despite its scheduling in 1924 (revised 18/09/96). During the second world war, further damage was sustained when stained glass from the great hall was removed to safety in Baxendale's Warehouse, Manchester (Wythenshawe County Express 20/05/65). The warehouse suffered a direct hit and the glass was destroyed. This remains our only evidence for window glass at Baguley.

Surviving images from the late 19th and early 20th centuries show the Hall to be in good condition, with carefully manicured gardens to the west, approached through stately gate piers (Plate 19). However, by 1932, the building was beginning to suffer and, when the Mayers left in 1949, the imposing entrance had been lost and the gardens abandoned. The Hall was suffering a similar fate, being deemed uninhabitable and reserved for the storage of timber. The logic of this move was somewhat misguided, as the Hall was already under attack from deathwatch beetle (Manchester Evening Chronicle 9/9/49). In 1950, the estimated cost of renovation was only £20,000; put into perspective by the £500,000 later spent on repairs in the 1980s (Manchester Evening News 25/02/99).



Plate 19 Photograph of 1900 showing the brick gate piers leading to the Hall, since removed

After the building was listed at grade I in 1952, numerous attempts were made to bring the Hall back into active use as a viable asset. Plans were submitted in the 1960s to convert the building into a community centre or library for the local population, but these finally fell through due to financial constraints. In 1962, the Manchester Corporation was attacked in the national press for the 'deplorable state' of the Hall, and finally, the Ministry of Works was asked to take over the management of the building (Daily Telegraph 12/1/62). The resulting decision was to demolish the Hall. This caused outrage within the local community, who viewed the building as a valuable heritage asset, central to the community spirit within Baguley. In 1965, 1,600 people signed a petition to save the Hall, but the process was only halted and the threat remained constant. Valuable support came in 1967 when Lord Kennet, Parliamentary Secretary to the Minister of Housing and Local Government, described the Hall as unique; promising large sums of money which were never granted (Daily Telegraph 15/2/67).

The Department of the Environment finally accepted responsibility for Baguley Hall in January 1969, and began structural renovations almost immediately. Some repairs to the southern end of the building had been undertaken in the 19th century, but it was not until the 1960s that any comprehensive scheme of works was initiated (Startin 1989, 418). At this stage, substantial areas of decay were identified and removed, and repairs undertaken using wood and resin. Startin (1989) identified a number of these repairs as part of his structural assessment of the building. He concluded that major works had been undertaken on the eastern wall plate, which had been substantially replaced, and on both trusses, which had begun to fail, resulting in the introduction of metal tie rods. However, he also identified a number of areas still in need of attention, much of which was addressed during the 1970s. Rotten wood was stripped from the rafters and arch-braced truss, and replaced with laminated oak and resin. Resin was also used on the floor at first-floor level within the north wing, and fibreglass rods were inserted along the northern wall plate. Analysis by English Heritage in the 1990s also revealed that more inappropriate works had been carried out, including concrete blocks infilling partition walls, unseasoned timbers spliced into existing beams, original 18th century windows replaced with frames of different proportions, and an opening cut into the east gable wall (EH file). It is likely that further investigation would reveal more about the way in which Baguley Hall has been treated in its recent history.

Obvious attempts have been made to bring the building back into active use. For example, between 1973 and 1981, basic consolidation was undertaken, a room in the south wing was adapted for use as a ticket point, and basic landscaping of the grounds was undertaken, including screening the area with hedges. From the standing remains, it is evident that much of the south wall of the south wing was replaced, new windows inserted throughout, and concrete ties introduced. However, the work was restricted and never completed. And in 1997, a planning application was submitted to transform the Hall into offices, whilst keeping it open for the public (SMR planning application 051298/FO/SOUTH3/97). At a cost of £700,000, the building was to be repaired and restored, with a new glass construction built to the rear. The application, however, ran into difficulties at an early stage, and after a geophysical survey was undertaken immediately to the east and west of the Hall, the programme was abandoned (GeoQuest 2001).

PART 2

DESCRIPTION OF ELEMENTS

PART 2 DESCRIPTION OF ELEMENTS

2.1 ZONE 1 - THE HALL (Figures 9 and 10)

Elements

- 1-1 The hall
- 1-2 The porch

Baguley Hall stands upon an isolated piece of land, surrounded by the 20th century Wythenshawe housing estate. The Hall is statutorily protected as a Scheduled Ancient Monument (SM 27709) and a Grade I listed building. Excavations undertaken in the 1970s and 80s have revealed evidence of an earlier aisled hall constructed on the site, suggesting the continued occupation of the area. The present hall has been dendrochronologically dated to between 1398 and 1399, being built at a transitional period in timber-frame design.

1-1 The hall

Probably built jointly by Robert Buchard (parson of the church of Northderdene) and Thomas Neld, the hall was constructed in *circa* 1400 as an open hall with a dividing screen (traced during excavation). It was built to replace an earlier aisled hall, possibly retaining the existing camera block to the south and service wing to the north. When complete, it extended further to the south, being truncated in the 18th century with the addition of a new south wing. However, it is the rare plank construction which makes Baguley Hall a significant example of its type (Plate 20). The building is constructed from massive planks of timber, measuring up to a metre in width (the queen-post in the north elevation is 1.27m across). The timber is thought to have originated from Lyme Park, also owned by the Leigh family, and the dendrochronological analysis has identified a common source.

The present hall is of two bays, with a one third bay at the north end forming a cross-passage. The bays are divided by an arch-brace open truss to the south and spere truss to the north, separating off the cross-passage. Each bay is defined by an opening in the east and west elevations. Within the northern bay are two 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-



Plate 20 Baguley Hall west facade

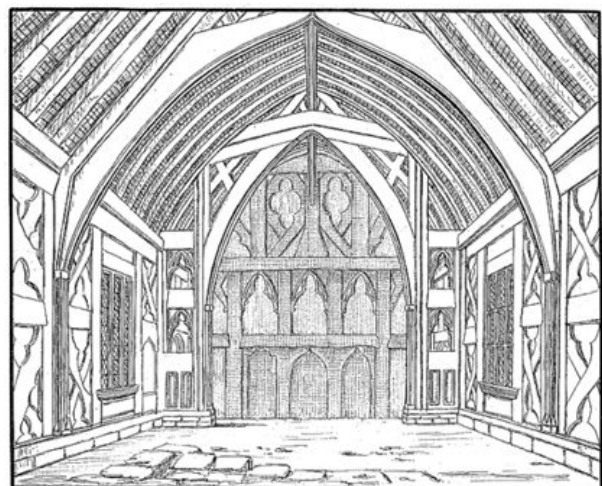
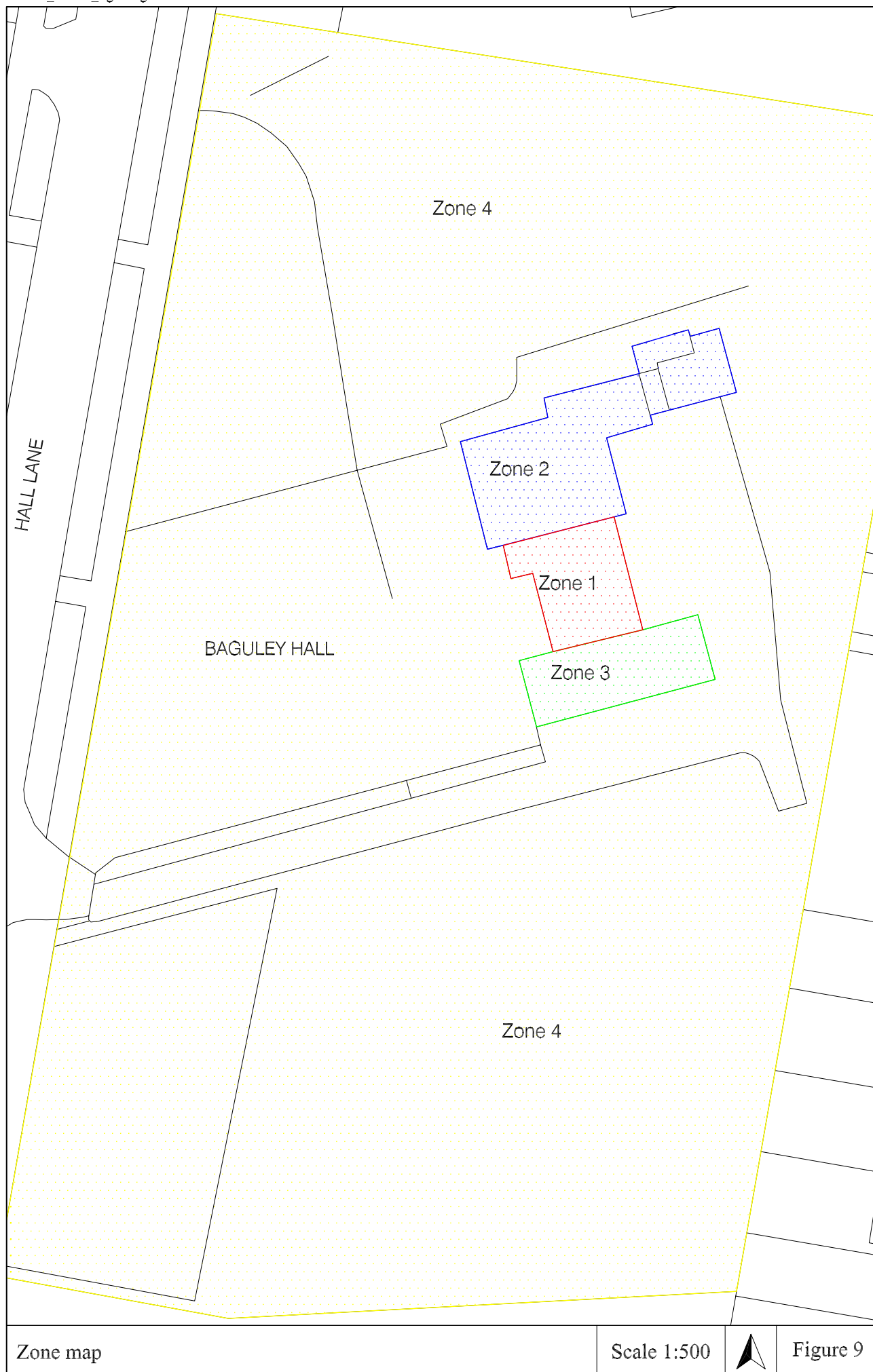


Plate 21 Sketch of the hall by Samuel Allen in the 19th century (York City Archives)

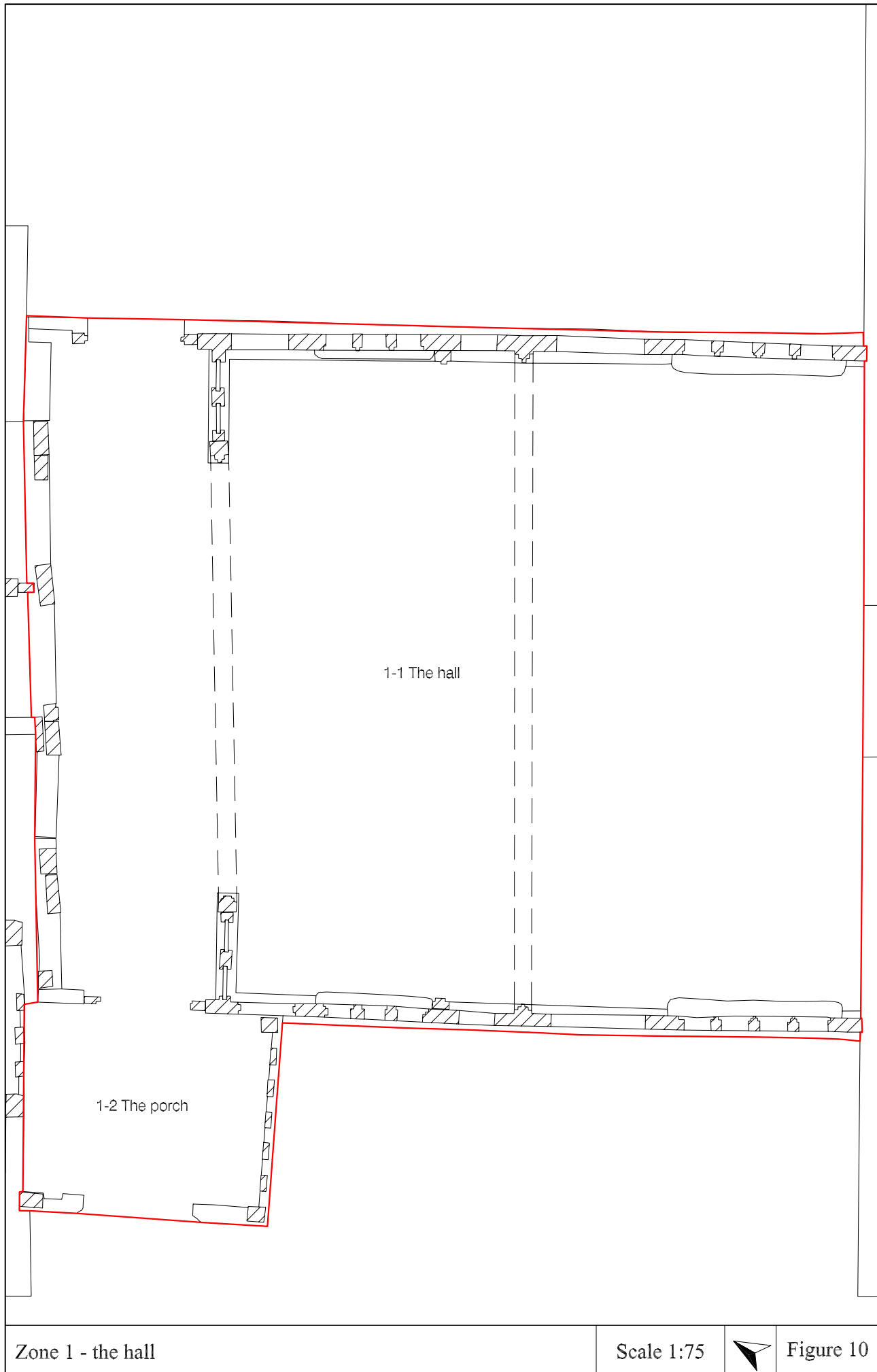


Zone map

Scale 1:500



Figure 9



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 (Plate 21). 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 hall stands on a low sandstone wall, four courses of which are visible due to the excavated floor level. Upon this rests the timber sole plate. The framing is arranged into square panels, divided by a single midrail, with each panel containing decorative cross-bracing and wattle and daub infill. Square panelling is typical of the western school of carpentry, with additional cusped being decoration confined to Cheshire and Lancashire. The decoration at Baguley has been described as ‘St Andrew’s Cross’ bracing, formed by cusped timbers. This 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 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. The position of these doors suggests the existence of an earlier service wing, pre-dating the hall; however, no evidence for this survives within the present structure. Historic illustrations show that the two flanking doorways have been blocked and plastered over in the past, possibly as part of the 18th-century refurbishment (Plate 22).

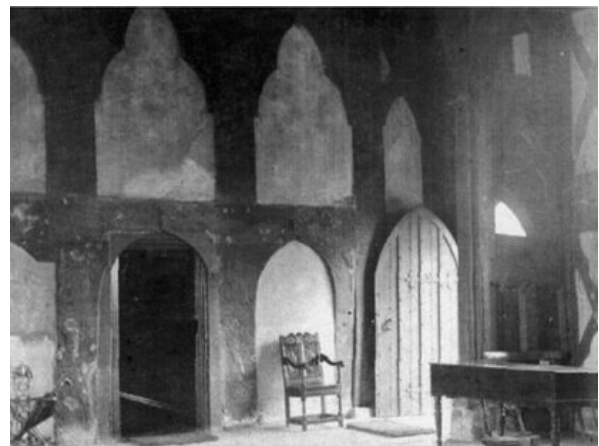


Plate 22 Photograph dated 1895, showing the blocked service doors

Excavations in the 1970s revealed an open hearth at the south end of the hall, suggesting that the structure had been truncated with the construction of a later south wing. Further evidence for this can be found in the east wall, where there are the remains of a centrally placed wall fireplace. Three padstones survive in the sandstone wall, corresponding to responds in the upper courses. It is possible that a more permanent hearth structure was built between the two windows, providing heat to the new high end. A more permanent hearth structure within the hall would correspond to the iron grate detailed in Richard Leigh’s inventory of 1621 (CRO: WS1621). The inventory also suggests that the hall was no longer the main family living area, with the construction of an extensive south wing.

A number of excavation programmes have been undertaken within the hall, revealing evidence for the former aisled hall and subsequent alterations to the open hall. In addition, successive repair and restoration projects have taken place due to continued decay and deterioration of the timber structure, and damage from repeated attacks of deathwatch beetle. In 1989, Startin identified a number of repairs, concluding that major works had been undertaken on the eastern wall plate, which had been substantially replaced, and to both trusses, which had begun to fail, requiring metal tie rods to be introduced. Rotten wood was stripped from the rafters and the arch brace truss, and replaced with laminated oak and resin. It is likely that further investigation would reveal evidence for more repairs.

1-2 The porch

Projecting from the northwest corner of the hall is a two-storey timber porch (Plate 23). This represents a 20th century replacement of a 19th century rebuild of an earlier, possibly 16th century structure. Very little survives of the original structure except within Room 1/09, where a single post in the southeast corner rises above the roof level of the hall.

The present structure is of post and rail construction, forming close-studding on the south elevation. The regularly spaced mortices in the surviving post, outlined above, suggest that this reflects the earlier arrangement. 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 porch is also jettied at this level, being supported by carved brackets rather than the more typical dragon post arrangement. 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



Plate 23 The 20th century two-storey porch to the northwest of the hall

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 the most recent excavations (Dixon *et al*, 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 their reception by the family in the hall.

2.1.2 Documentary Sources

Date	Reference	Description
1403	PRO: CHES3/21	William de Leigh's <i>inquisition post mortem</i>
1558	CRO: DSS 3991/111	Inquisition post mortem taken at Chester for John Leigh, Knt.
1578	PRO: E178/497	Inquisitions into the possessions of Edward Leigh, Esq.
1621	CRO: WS 1621	Will of Richard Leigh
1635	CRO: WS 1635	Will of Henry Leigh
1639	CRO: WS 1639	Will of Rebecca Leigh
1640-1711	PRO: C108/186	Adney vs Waring: Miscellaneous papers and correspondence of William Hall. Title deeds relating to Baguley Manor
1641	CRO: WS 1641	Will of Richard Leigh
1642	CRO: WC 1642	Contested will of Richard Leigh
1691	CRO: WS 1691	Will of Edward Leigh

1735-60	MCL: MISC/ 227/4,5	Deeds of the Tatton family.
1796	CRO: WS 1808	Will of Joseph Jackson of Rostherne

2.1.2 Pictorial Sources

Date	Reference	Description
1838	MCL: Hff M/CR	Tithe map of Baguley
1830	MCL: M 10/2/6	Plan of the estates belonging to Thomas William Tatton Esq.
1880		OS map, Sheet XVIII.4 25 inch
1898		OS second edition, Sheet XVIII .4 25 inch
19th century	YCA: Acc 100/SO91/007	Sketchbooks of Samuel James Allen
1910		OS third edition, Sheet XVIII.4 25 inch
1911		OS map, Sheet CXI.SW 25 inch
1922		OS map, Sheet CXI.13 1:2500
1923		OS map, Sheet CXI.SW 25 inch
1938		OS map, Sheet CXI.SW 25 inch
1949	MCL: sff 728.83	Plans and elevations of Baguley Hall for restoration purposes.
1954		OS map, Sheet SJ 88 NW 6 inch
19th to 20th centuries	MRO: 1718.1-21	Photographs from the collection of Roger Mayer
19th to 20th centuries	MRO: 670.1	Photographs from the collection of Bernard Jones
19th to 20th centuries	MCL: Image collection	Various photographs of the Hall from the late 19th and early 20th centuries

2.2 ZONE 2 - THE NORTH WING (Figure 11)

Elements

- 2-1 Room 0/09
- 2-2 Room 0/14
- 2-3 Room 0/15
- 2-4 Room 1/02
- 2-5 Rooms 1/05 and 1/06
- 2-6 Room 1/08
- 2-7 Rooms 2/01 and 2/02
- 2-8 The north extension

The standing remains of the north wing represent several successive phases of building. A service wing is known have existed when the *circa* 1400 hall was built, as evidenced by the three doorways in the north elevation of the hall; however, none of this structure has survived *in situ*. The archaeological excavations identified a cobbled surface within Room 0/09, thought to be associated with the earlier building (Dixon *et al* 1989, 411). Some timber elements are visible in the present wing and these have been dendrochronologically dated to 1443-78, suggesting that a new service wing was constructed in the late 15th century to replace the earlier structure. There is evidence within Room 0/15 that the range was extended to the west at a later date, possibly in the late 16th century, as will be discussed below. In the early 18th century, the wing was encased in brick, with a added second floor to match the new south wing (Plate 24). However, there is evidence to suggest that much of the existing timber frame was retained, only being removed in the 19th century. This is highlighted by straight joints in the east external and north internal elevations, which indicate the removal of posts, and subsequent infilling. This event is probably contemporary with the extension of the building to the north in the early 19th century.

2-1 Room 0/09

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 (Plate 25). A single post survives *in situ* in the southwest corner. This has been dendrochronologically dated, providing a felling date of AD1442-78 (Nayling 2004). The post is structurally independent from the north elevation of the hall, confirming its later construction date. The



Plate 24 The brick facade of the north wing

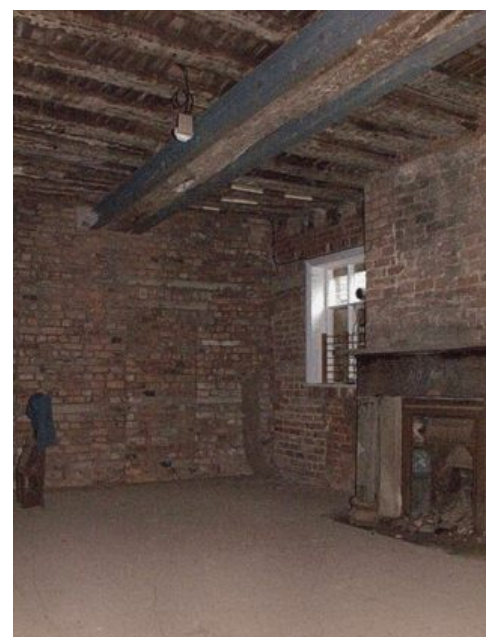
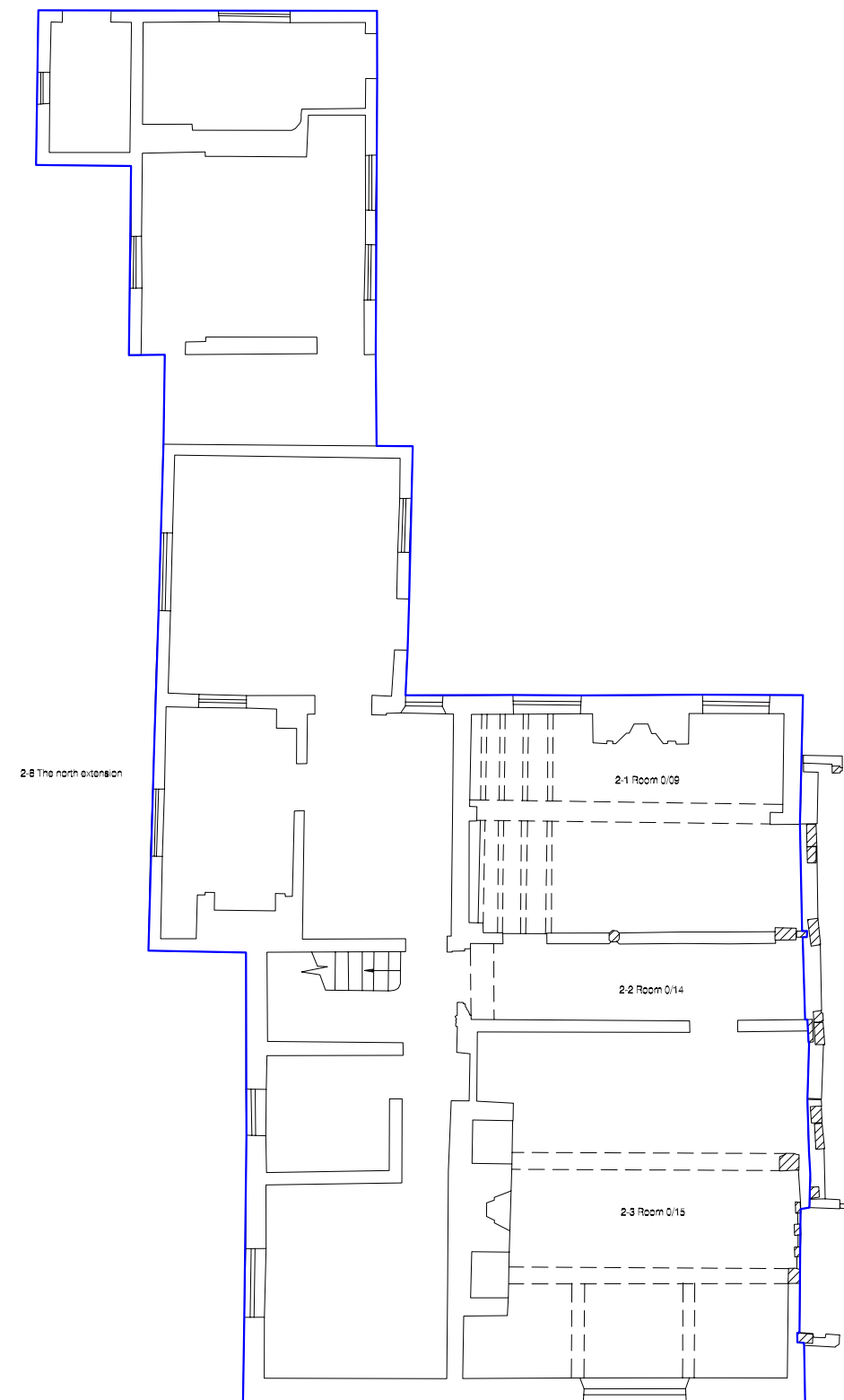
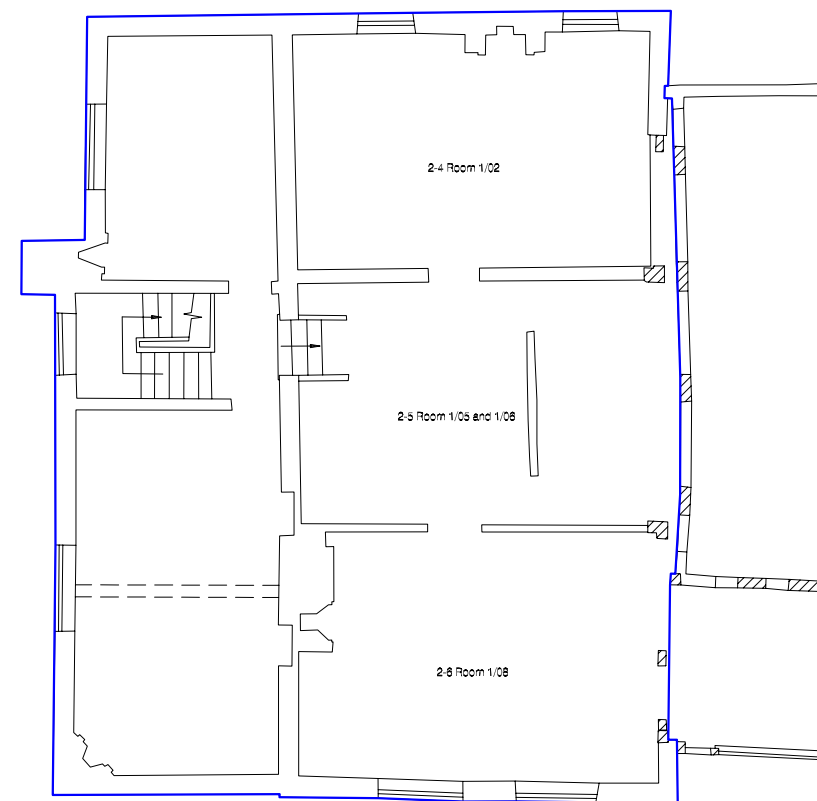


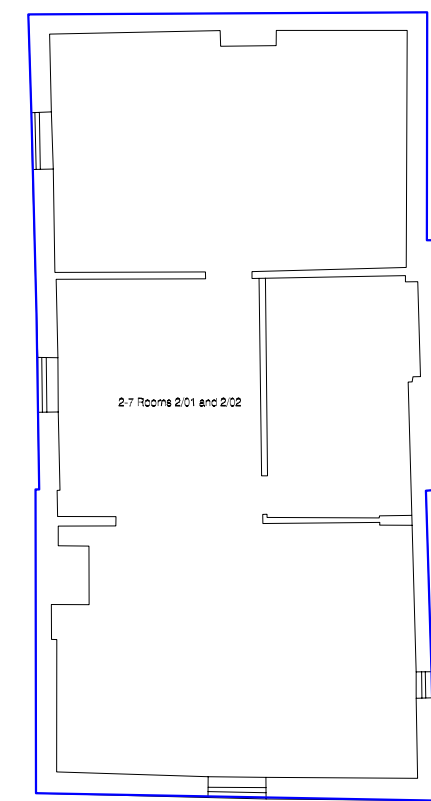
Plate 25 Room 0/09 looking northeast



Ground floor



First floor



Second floor

Zone 2 - the north wing

Scale 1:150



Figure 11

presence of a mortice in its east face has caused much confusion, as a midrail in this position would have effectively blocked access from the hall. A number of conclusions have been drawn, but the lack of associated pegholes suggests that the mortice was never used.

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 presence of pegholes in the east face of this beam suggests that it functioned as a partition wall, with regularly placed studs being removed to accommodate the brick infilling. 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; this was sometimes undertaken in to allow the top surface of the joists to become part of the floor. At Baguley, the floor and ceiling were then plastered to achieve a flat surface, and some of this survives *in situ*. Such a system of construction has been used to suggest a high-status function; however, a lime-ash floor on laths was a common medieval form of construction, and the inventories show this to have been a buttery (CRO: WS1621). It is unlikely that these were subdivisions within the room, but external structures accessed via the buttery. Any evidence for doorways was lost with the subsequent brick rebuilding.

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.

2-2 Room 0/14

Room 0/14 forms a corridor separating Rooms 0/09 and 0/15, and leading into the 19th century extension (Plate 26). 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 (CRO: WS1621).

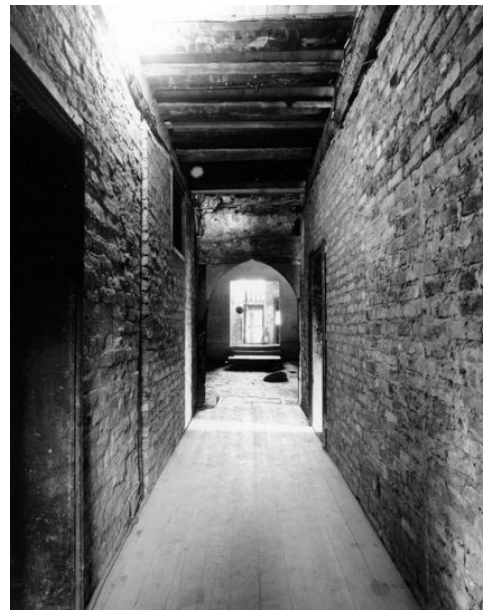


Plate 26 Room 0/14, looking towards the open hall

2-3 Room 0/15

Room 0/15, to the west of 0/14, reveals more extensive evidence of the timber-framed structure, but has also been heavily modified with successive phases of extension and rebuilding.

In the south wall, to the east, survives a second post relating to the late 15th century service wing, dendrochronologically dated to between 1443-79 (Nayling 2004). This also contains a mortice for a midrail which would have blocked access from the hall; however, once again, there is no evidence for associated

pegholes. Tenoned into the post is the bridging beam, with empty mortices attesting to a former arch brace linking the two. 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. A pegged midrail survives above this with evidence of close-studding suggested by a late 20th century photograph (Plate 27). 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, possibly to incorporate an internal kitchen. The insertion of a second bridging beam caused the reorganisation of the ceiling arrangement, hence the redundant housing. 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. Both bridging beams run into the fireplace; however, the timber bressumer is original to the structure, suggesting that the fireplace is contemporary with the extension, and thus confirming the room's function as a kitchen (Plate 28). The chamfer stop on the bridging beam can be dated to the Jacobean period, suggesting that the room was extended in the late 16th or early 17th century. It had certainly occurred by 1621, when the kitchen is described as being well-equipped with brass pans and iron ware (CRO: WS1621). Leading off from the kitchen were the 'ould store house', 'milke house' and 'ould larder'. The

location of these remains is unknown, but it is likely that they were external structures, accessed via the kitchen, rather than representing further subdivisions within the room itself. Blocked doorways have been identified to each side of the fireplace. However, a more in-depth structural analysis will have to be carried out to find out whether these relate to the Jacobean arrangement, or to the later brick rebuilding.

The cast iron fire surround and integrated cupboard relate to the conversion of the room into a living space. This may have occurred with the extension of the wing in the 19th century, when a new kitchen was added. At this time the room was divided off from the hall with brick infill, with the only access being provided through Room 0/14. The window in the west wall relates to the recent restoration programme, but old photographs show it to be a faithful replica of the 19th century hung sash. During these works, the west wall was also rebuilt internally using breeze blocks.

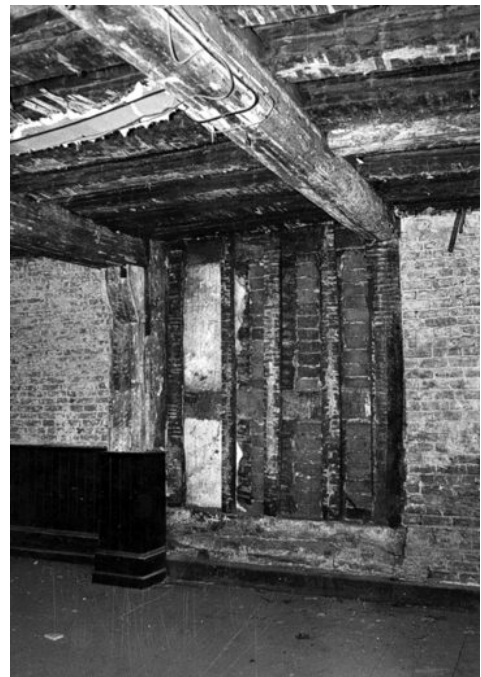


Plate 27 Photograph taken during restoration, showing possible close-studding



Plate 28 Fireplace in Room 0/15

2-4 Room 1/02

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 (Plate 29). Evidence for this surrounds 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 to the dating of the hob grate fireplace. It is also important to note the absence of panelling along the east wall, perhaps suggesting that this has been rebuilt at a later date, and two large hung-sash windows inserted.



Plate 29 Panelling in Room 1/02

Removal of the panelling for restoration in the 1970s revealed the north elevation of the hall, superseded by the timber-framing of the late 15th century wing (Plate 30). A wall post survives *in situ* in the southwest corner, as a continuation of that identified in Room 0/09 and dated to c.1470 (Nayling 2004). To the east of this is a lath and plaster partition, divided by a timber midrail, adjoining a second post. To the east of this post, the wall has been infilled with brick. In 1621, the room was most likely in use as ‘Mr Richard Leigh’s Chamber’, although it probably functioned more as a study than a bedchamber, with the head of the household sleeping in the adjoining chapel chamber (CRO: WS1621).



Plate 30 Timber-framing revealed by restoration

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.

2-5 Rooms 1/05 and 1/06

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 at a contemporary date (discussed below). 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 formerly existing 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 (CRO: WS1621). The area may have previously been subdivided, as it is now, but no structural evidence for this survives.

The subsequent subdivision to create Room 1/06 probably occurred with the rebuilding of the wing and the creation of a second storey. A photograph from the 1960s shows the position of a stair, rising from the east and returning west, following the north elevation of the hall (Plate 31). The balustrade divide not only formed a decorative partition, but also provided light to the stairwell. 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 of 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 (Nayling 2004). The presence of mortices highlight the existence of a midrail, suggesting that the south wall was divided from the hall elevation, leaving a void between the two structures (Plate 32).



Plate 31 Photograph taken in the 1960s, showing forming subdivision of Rooms 1/05 and 1/06

2-6 Room 1/08 and 1/09

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 inserted into the east wall. This stripping has revealed a complex history of alteration and extension.

To the north, the elevation is dominated by a large flue, as a continuation of the large kitchen range below (Plate 33). The fireplace is a later insertion of the 18th century, contemporary with the thirty-pane 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.



Plate 32 Surviving late 15th century post in Room 1/06

Extension of the room is visible in the south elevation, parallelling the situation below (Room 0/15). 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. The area between these has been much altered, but evidence of two midrails survives in the form of empty mortices. A photograph from the 1970s shows the area to have been infilled with close studding. To the west of the inserted post is a doorway, providing access to the upper level of the porch. This was probably added as part of the Victorian rebuilding of the structure. The space was formerly occupied by a window, highlighted by a series of voids in the underside of the horizontal timber above the door. These correspond to the regular placing of mullions. Any additional evidence has been lost with the insertion of



Plate 33 Fireplace in the north wall of Room 1/08

the door. A window in this position has a number of consequences for the porch. One interpretation is that the porch post-dates the extension of the wing, with the window subsequently converted to a doorway. However, the extension has been dated to the Jacobean period, with the porch added by 1621, suggesting that they are of a contemporary date. Another solution surrounds the lack of glazing evidence, suggesting 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 listed as the chapel chamber, suggesting a possible former function for 1/09. However, there must still have been a doorway to provide access into the porch.

2-7 Rooms 2/01 and 2/02

A stair formerly provided access to the second floor from Room 1/06 rising to the north. This was removed during the general strip-out of the building, but the aperture for the stair remains in the south wall of Room 2/02. The second floor of north wing consists of two rooms (2/01 and 2/02) divided by a stud wall (Plate 34). A further stud wall that 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 would suggest that they were intended either as very low status accommodation or storage.



Plate 34 Rooms 2/01 and 2/02

2-8 The north extension

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 *in situ*. The dimensions of these rooms was squat, suggesting that they were reserved for service rooms, with two small living rooms at first-floor level (Plate 35). 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.



Plate 35 First-floor living accommodation in the northern extension (Room 1/04)

Between 1898 and 1911, Room 0/6 had been added, linking the north wing with existing outbuildings to the east.

2.2.1 Documentary sources

Date	Reference	Description
1558	CRO: DSS 3991/111	Inquisition post mortem taken at Chester for John Leigh, Knt.
1578	PRO: E178/497	Inquisitions into the possessions of Edward Leigh, Esq.
1621	CRO: WS 1621	Will of Richard Leigh
1635	CRO: WS 1635	Will of Henry Leigh
1639	CRO: WS 1639	Will of Rebecca Leigh
1640-1711	PRO: C108/186	Adney Vs Waring: Miscellaneous papers and correspondence of William Hall. Title deeds relating to Baguley Manor
1641	CRO: WS 1641	Will of Richard Leigh
1642	CRO: WC 1642	Contested will of Richard Leigh
1691	CRO: WS 1691	Will of Edward Leigh
1735-60	MCL: MISC/ 227/4,5	Deeds of the Tatton family.
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2.2.2 Pictorial sources

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1898		OS second edition, Sheet XVIII .4 25 inch
1910		OS third edition, Sheet XVIII.4 25 inch
1911		OS map, Sheet CXI.SW 25 inch
1922		OS map, Sheet CXI.13 1:2500
1923		OS map, Sheet CXI.SW 25 inch
1938		OS map, Sheet CXI.SW 25 inch
1949	MCL: sff728.83	Plans and elevations of Baguley Hall for restoration purposes.
1954		OS map, Sheet SJ 88 NW 6 inch
19th to 20th centuries	MRO: 1718.1-21	Photographs from the collection of Roger Mayer
19th to 20th centuries	MRO: 670.1	Photographs from the collection of Bernard Jones
19th to 20th centuries	MCL: Image collection	Various photographs of the Hall from the late 19th and early 20th centuries

2.3 ZONE 3 - THE SOUTH WING (Figure 12)

Elements

- 3-1 Room B/01
- 3-2 Room 0/18
- 3-3 Rooms 0/21 and 0/22
- 3-4 Room 0/23
- 3-5 Room 1/10
- 3-6 Room 1/12

The south wing was completely reconstructed in the early 18th century (Plate 36). However, it was built to replace an existing structure on the site. The earliest evidence for building to the south of the hall was identified during excavations. These revealed evidence of a timber wing within Room 0/18, pre-dating the *circa* 1400 hall, but post-dating the aisled building (Dixon *et al* 1989). During the 15th century, the north wing was constructed and there is evidence to suggest that a new south wing was built at the same time, also causing the truncation of the hall. Some timber-framed elements do survive, most notably in the roof and the inserted stairwell, and it may be possible to have these dendrochronologically dated. The surviving inventories for the 17th century provide a reconstructed floor plan for the earlier wing, suggesting a plan similar to that to the north. However, these rooms were reserved for the principle living quarters, including the parlour and great chamber, consistent with increased social segregation.

The brick rebuilding provided an opportunity to move away from the hall, providing grand living rooms arranged on two floors. It corresponds with the acquisition of the Hall by Viscount Allen, and the arrival of the first tenant farmers.

West Elevation

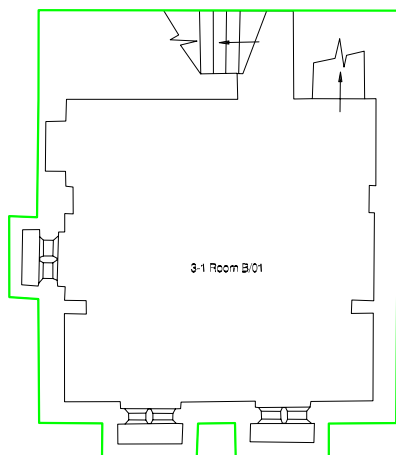
The south wing's ground- and first-floor is divided by a simple projecting brick plat band. Above the plat band, at first-floor level, the west elevation has two tall window openings with gauged brick flat arch. That to the south has had the upper part of the opening blocked and a further gauged brick segmental arch inserted. The northern window has been completely blocked. There were a further pair of window openings of identical form and proportions on ground-floor. Evidence for that to the south has been partly lost with the insertion of a segmental arch and sash window of 19th century origin - the joinery and sill are replacements. The window to the north remains as a blocked opening. All of the blockings use slightly larger, more orange bricks than the originals. The basement of the north wing is lit by a pair of small mullioned stone framed



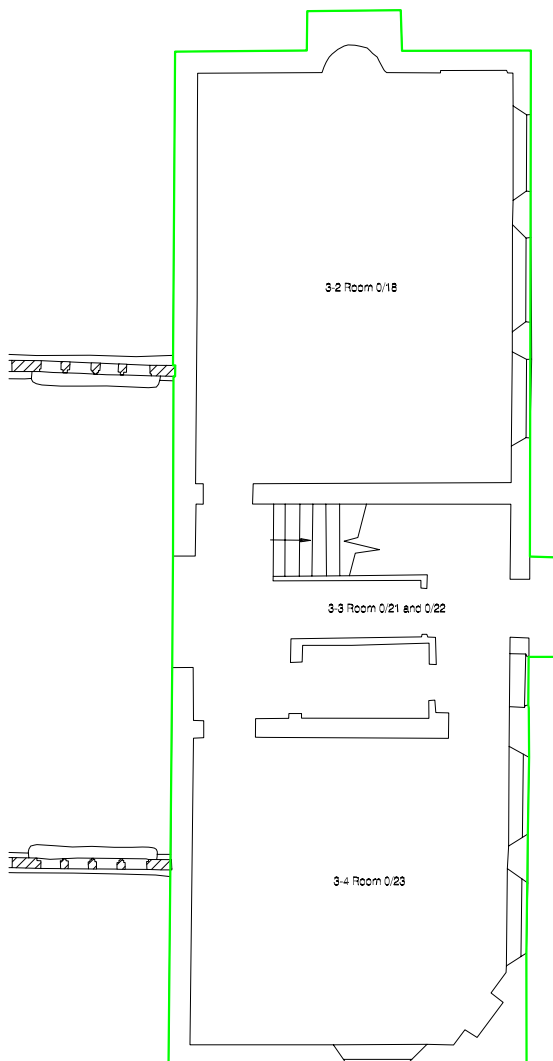
Plate 36 South elevation of the south wing



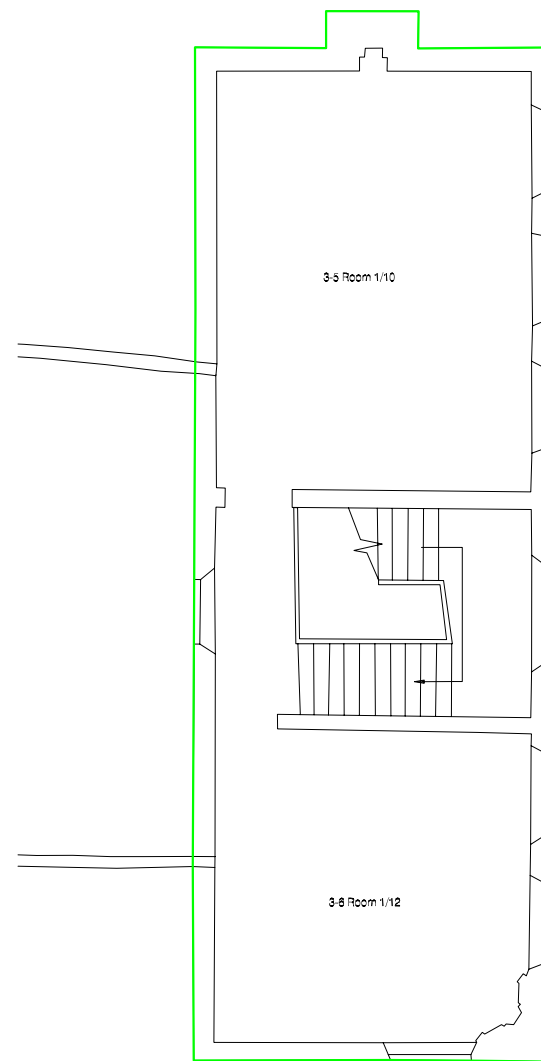
Plate 37 Inserted stair down to basement



Basement



Ground floor



First floor

Zone 3 - the south wing

Scale 1:150



Figure 12



windows. That to the north has been blocked in brick, while that to the south has a temporary timber blocking.

The gable incorporates a blind elliptical oculus while the whole elevation is surmounted by 19th century barge boards and finial.

North Elevation (west portion)

The western portion of the north elevation has a continuation of the plat band carried around from the west elevation. It has been provided with a single blocked window opening per floor of the same proportions as those on the west elevation. A further stone mullioned window lights the basement, blocked with temporary boarding. A brick weather strip has been incorporated into the upper part of the elevation to engage with the hall roof.

South Elevation

The plat band has been carried around from the west elevation. From the west end are two bays of sash windows of identical form to those on the west and north elevations. Joinery and sills are recent replacements. The symmetry of the facade is broken by a much larger window, cutting across the plat band, which lights the main south wing stairs. Below the stair window is a small segmental headed window and door. Both appear to be insertions of the 19th century, although the window has received a recent replacement stone sill. The eastern end of the elevation is occupied by three bays of sash windows on ground- and first-floors. Much of this part of the facade has been reconstructed, but the general form of the window openings emulates the other 18th-century windows on the south wing.

East Elevation

The plat band is continued around the east elevation, but interrupted by a centrally placed chimney stack that rises from the ground level. The stack is divided into two above an off-set by a decorative vertical chevron pattern expressed in brick. The upper part of the stack has been rebuilt as has the upper part of the gable wall.

North Elevation (east portion)

The position of two window openings can be discerned at first-floor level. That to the west retains its gauged brick flat arch. The opening has been blocked using bricks identical in type to the surrounding fabric and, comparing the brick bonding used in the surrounding fabric, appears to be of near contemporary date to the main fabric. It is possible that this window opening was found not to be required as the south wing reached completion. Details of the eastern window opening have been completely removed by its blocking.

3-1 Room B/01

When the new brick wing was constructed it was equipped with a cellar to the west of the range. The purpose of this room remains uncertain. It was equipped with an elaborate drainage system which channelled water around the room. This suggests an attempt to keep the room, and its contents, cool. When combined with the 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 (Plate 37). The barrel-run was provided with external access via a short corridor which ran under the main stair, being separated off from it by a board door (Room 0/22).

3-2 Room 0/18

Flanking the central stairwell are two rooms of similar proportions. To the east is Room 0/18. The walls have been stripped of plaster during the most recent restoration programme, revealing a complex arrangement of blocked and inserted openings. The windows and door in the south elevation were also 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. The original windows reached almost to ground level, suggesting 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 (Plate 38). This appears to have been blocked at an early date, shown by the use of small, red, hand-made 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.



Plate 38 Blocked opening in the north elevation of Room 0/18

Photographs from the 1960s show that this room was subdivided at a later date, possibly when the Ministry of Works took over the building, and the Mayers move out in 1949. The two rooms were used as equipment stores, with the windows blocked to create small, high openings.

3-3 Rooms 0/21 and 0/22

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 dogleg with a closed string and turned balusters, datable to the early 18th century (Plate 39). 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.



Plate 39 Stair in Room 0/21

3-4 Room 0/23

Room 0/23 is situated to the west of the central stairwell (Plate 40). It is constructed on a slightly smaller scale than 0/18, but appears to have repeated its arrangement of large windows in the north and south elevations. There is further evidence of similar openings in the west wall, suggesting an extensive provision of light into the room. 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, but it is unclear where the original flue was situated. The south wall appears to have been largely rebuilt and it is possible that the fireplace was located along this elevation. A room of this size and status would certainly have been heated.



Plate 40 Room 0/23 looking southwest

The present windows are recent insertions, with concrete strengthening added along the two external elevations. The ceiling has also been reconstructed, obscuring any evidence of its original arrangement.

3-5 Room 1/10

Room 1/10, to the east of the range, is situated above Room 0/18 and follows the arrangement of that below. A large opening in the north wall has been blocked with small hand-made 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, contemporary with the building. 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.

Access into the room was provided by a doorway in the west elevation. The door and its frame have subsequently been removed; however, the timber surround remains *in situ*. This has been constructed from reused medieval timbers, possibly taken from the earlier structure on the site (Plate 41). The lintel is of particular note as it has been taken from a window, with empty mortices and holes for diamond mullions.

3-6 Room 1/12

Room 1/12, to the west of the range, is situated above Room 0/23. 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 short-lived as there is no floor surface. However, this has revealed the original floor structure, highlighting the use of wide floor boards 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



Plate 41 Re-used timber in the door surround of Room 1/10

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 (Plate 42). Evidence in the south wall has been lost due to the recent renovations. These may have also obscured evidence of the original fireplace, that in the southwest corner being a later addition.



Plate 42 Room 1/12 looking northwest

2.3.1 Documentary sources

Date	Reference	Description
1735-60	MCL: MISC/ 227/4,5	Deeds of the Tatton family.
1796	CRO: WS 1808	Will of Joseph Jackson of Rostherne

2.3.2 Pictorial sources

Date	Reference	Description
1838	MCL: Hff M/CR	Tithe map of Baguley
1830	MCL: M 10/2/6	Plan of the estates belonging to Thomas William Tatton Esq.
1880		OS map, Sheet XVIII.4 25 inch
1898		OS second edition, Sheet XVIII .4 25 inch
1910		OS third edition, Sheet XVIII.4 25 inch
1911		OS map, Sheet CXI.SW 25 inch
1922		OS map, Sheet CXI.13 1:2500
1923		OS map, Sheet CXI.SW 25 inch
1938		OS map, Sheet CXI.SW 25 inch
1949	MCL: sff 728.83	Plans and elevations of Baguley Hall for restoration purposes.
1954		OS map, Sheet SJ 88 NW 6 inch
19th to 20th centuries	MRO: 1718.1-21	Photographs from the collection of Roger Mayer
19th to 20th centuries	MRO: 670.1	Photographs from the collection of Bernard Jones
19th to 20th centuries	MCL: Image collection	Various photographs of the Hall from the late 19th and early 20th centuries

2.4 ZONE 4 - THE WIDER LANDSCAPE (Figure 13)

Elements

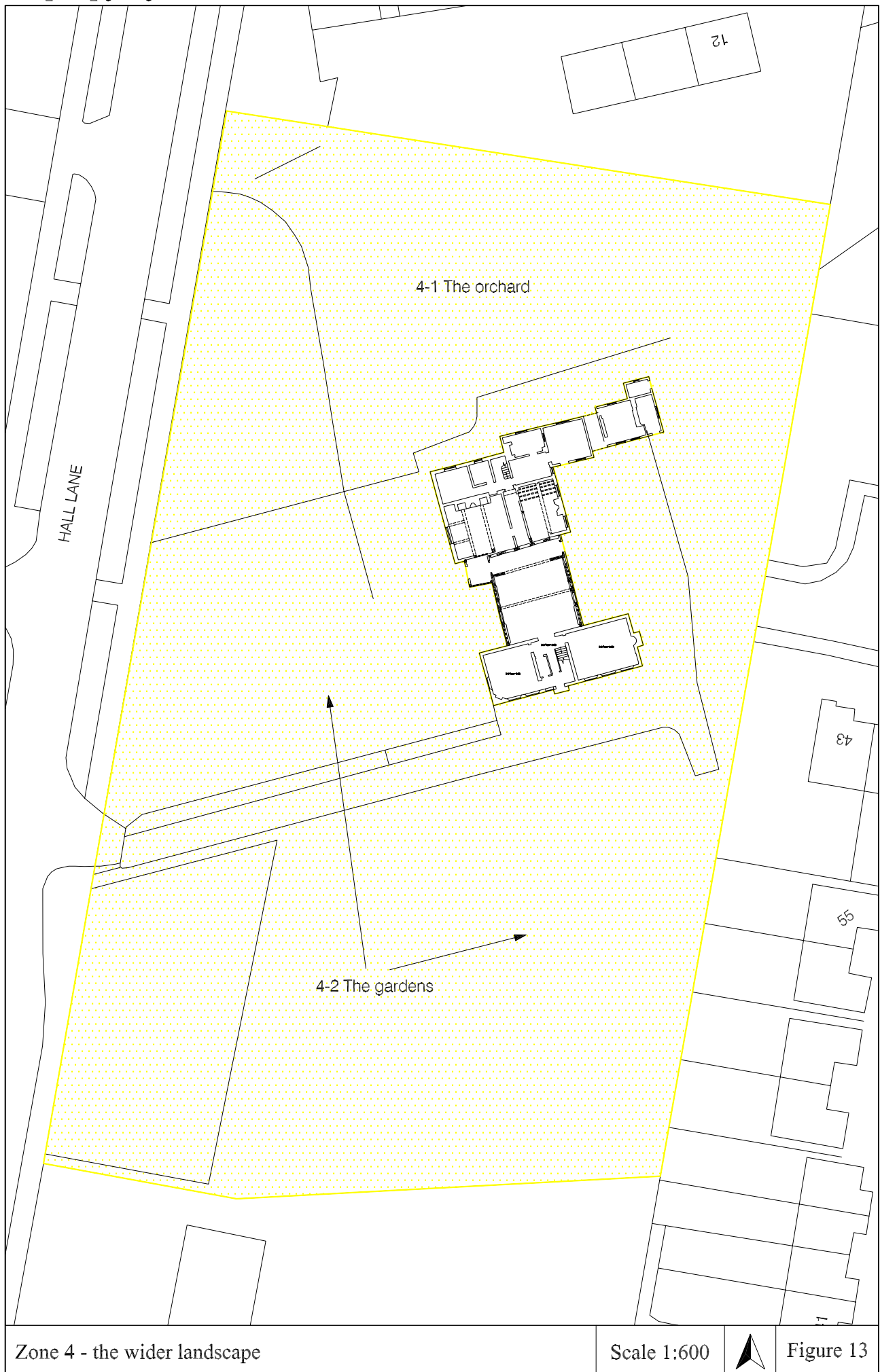
4-1 The orchard

4-2 The gardens

In 1086 Baguley was described as waste, and valued at only one and a half ploughs (Morgan 1978, 27.2). During the medieval period, only part of the land in Baguley was cultivated due to the dominance of moorland, swamp and moss, with most villagers concerning themselves with husbandry rather than crops. This also restricted the development of settlement, with only a small number of dispersed tenements appearing as late as 1830 (MCL: M10/2/6). Thomas Tatton's estate map of 1830 shows the estate still conforming to the medieval toft and croft boundaries to the north of the Hall. To the northwest there is also a small concentration of buildings, on the site of what was to become Baguley village. This is situated at some distance from the Hall, separated by an axial approach and Baguley moor. The segregation may be associated with the late development of the village, suggesting that Baguley Hall had already become an isolated farmstead. This does correspond to the 1578 enquiry for Baguley Manor which records orchards, gardens, barns and a stable associated with the Hall. The 1621 inventory also makes reference to horses, cows and sheep, alongside a barn and mill (CRO: WS 1621). The location of these outbuildings remains unknown. No evidence was found during a geophysical survey of the school field to the west, now part of the Wythenshawe housing estate, suggesting that they were situated on the site of the later farm to the southwest (GeoQuest 1996).

The later farm was in existence by 1830, with a large number of fields radiating from it. The 1838 tithe gives more detail with William Marshland renting a total of 267 acres from Thomas Tatton (MCL: Hff M/CR). The land included the Milk Bank lanes, outbuildings, orchards, stackyards and gardens within the immediate vicinity of the Hall. The wider field names also give clues to the medieval and post-medieval landscape associated with the Hall. To the south of the Hall, for example, was a large parcel of land named 'the park', possibly as part of a medieval designed landscape. Between this and the Hall was an area of coppice, with a second 'nearer coppice wood' to the east. Neither of these are depicted as woodland on the tithe map, suggesting an earlier function. Large wooded areas are depicted on the periphery of the manor, indicating some retention of the medieval landscape. To the north of the Hall are rectilinear earthworks which might represent the remains of pillow mounds for the keeping of rabbits. These are situated in a logical position, towards the service end of the hall. Further evidence survives in parcel of land 209 on the 1838 tithe map, known as 'coney greaves' (literally rabbit thickets).

To the west of the Hall is the 'raw pool'. The tithe map highlights a number of pools and ponds within the manor, the closest, and largest of which formed an approximate triangle with one side running parallel to the line of the current Hall Lane. It is possible that some of these were former fish ponds that served the medieval hall. The earlier dominance of marsh and swamp suggest a high water table, possibly feeding the ponds. This is also shown by the drains running through the basement of the Hall itself, and suggests the possibility of a moat, although no physical evidence has been found. Few of the ponds still survive, with the largest having gradually silted by 1938, remaining only as a shallow depression.



Zone 4 - the wider landscape

Scale 1:600



Figure 13

By 1898, the manor had been truncated by the Cheshire railway, running east-west across Hall Lane. By 1825, Baguley was owned by the Tatton family, wealthy landowners who already held Wythenshawe Hall to the north. The railway was planned as early as 1844, but not completed until the 1860s. The creation of the railway effectively severed their lands, leaving Baguley Hall isolated to the south. However, it also appears to have stimulated the development of the area, with a number of isolated villas appearing on the 1898 OS map. Baguley village had also established itself to the northwest, divided from the Hall by the railway.

In the early 20th century, the railway was to have a positive impact on Baguley Hall. Between 1923 and 1938, the area to the north of the railway line was heavily developed with the construction of the Wythenshawe housing estate. This coincided with the acquisition of Baguley, Northenden and North Etchells by Greater Manchester in 1931. It was not until 1954 that the estate encroached upon Baguley manor, dominating lane to the west of Hall Lane after the demolition of the farm buildings in 1945 (Plate 43). The area to the south of the Hall was also built upon, with school fields to the east. These were finally built upon in the 1990s, removing any trace of the wider historic landscape of Baguley Hall.



Plate 43 Development to the west of Hall Lane

4-1 The orchard

The area immediately to the north of Baguley Hall is now occupied by a small orchard (Plate 44). This represents a recent phase of planting, associated with restoration of the Hall itself; 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 is 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 of 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 the 1911 OS map which depicts planting only to the east of the Hall. However, by 1923 the orchard reappears to the north of the Hall, being removed by 1954.



Plate 44 Orchard to the north of the Hall

4-2 The gardens

The area in front of the Hall is now occupied by carefully manicured gardens, with a central approach. This is

a recent addition, as part of the late 20th century restorations (Plate 45). However, it appears to be a faithful replica of the 19th century organisation.

Formal gardens are identified in the documentary sources as early as 1578. They are also noted in the 1838 tithe, but do not appear on 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 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.



Plate 45 Formal planting to the west of the Hall

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 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. However, these are impossible to define or date without further investigation.

2.4.1 Documentary sources

Date	Reference	Description
1403	PRO: CHES3/21	William de Leigh's <i>inquisition post mortem</i>
1558	CRO: DSS 3991/111	Inquisition post mortem taken at Chester for John Leigh, Knt.
1578	PRO: E178/497	Inquisitions into the possessions of Edward Leigh, Esq.
1621	CRO: WS 1621	Will of Richard Leigh
1635	CRO: WS 1635	Will of Henry Leigh
1640-1711	PRO: C108/186	Adney Vs Waring: Miscellaneous papers and correspondence of William Hall. Title deeds relating to Baguley Manor
1691	CRO: WS 1691	Will of Edward Leigh
1749	MCL: M/C 1857	Deeds relating to Viscount Allen selling messuages in Baguley.
1778	MCL: M/C 1870	Mortgage between Joseph Jackson and others relating to land in Baguley.
1793	MCL: M/C 1877	Land in Baguley mortgaged by Joseph Jackson.
1844	MCL: QDP 183(s)	Plan and section of the proposed Birkenhead, Manchester and Cheshire junction railway

2.4.2 Pictorial sources

Date	Reference	Description
1838	MCL: Hff M/CR	Tithe map of Baguley
1830	MCL: M10/2/6	Plan of the estates belonging to Thomas William Tatton Esq.
1880		OS map, Sheet XVIII.4 25 inch
1898		OS second edition, Sheet XVIII .4 25 inch
1910		OS third edition, Sheet XVIII.4 25 inch
1911		OS map, Sheet CXI.SW 25 inch
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19th to 20th centuries	MRO: 1718.1-21	Photographs from the collection of Roger Mayer
19th to 20th centuries	MRO: 670.1	Photographs from the collection of Bernard Jones
19th to 20th centuries	MCL: Image collection	Various photographs of the Hall from the late 19th and early 20th centuries

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Cartographic Sources

1830	Plan of the estates belonging to Thomas William Tatton Esq.	Not to scale
1838	Tithe map of Baguley	Not to scale
1880	OS map, Sheet XVIII.4	25 inch
1898	OS second edition, Sheet XVIII.4	25 inch
1910	OS third edition, Sheet XVIII.4	25 inch
1911	OS map, Sheet CXI.SW	25 inch
1922	OS map, Sheet CXI.13	1:2500
1923	OS map, Sheet CXI.SW	25 inch
1938	OS map, Sheet CXI.SW	25 inch
1954	OS map, Sheet SJ 88 NW	6 inch

Primary Sources

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Manchester City Library

Box 179	Halls 1A box file of newspaper cuttings, including extracts from Wythenshawe County Express, Manchester Evening Chronicle and Daily Telegraph
Hff M/CR	Tithe map of Baguley. 1838
L1/51/12/4	Grant of property in Blackburnshire to Gilbert de Legh of Baguley. 1362
L1/56/1/6	Scrapbook detailing the genealogy of the major Cheshire families. 19th century
Maps M	Map of the lordship of Northenden. 1641
M10/2/2/1-10	Proceedings of the court baron or court leet. 1705-1806
M10/2/6	Plan of the estates belonging to Thomas William Tatton Esq. 1830
MC: M/C 1857	Deeds relating to Viscount Allen selling messuages in Baguley. 1749
MC: M/C 1870	Mortgage between Joseph Jackson and others relating to land in Baguley. 1778
MC: M/C 1877	Land in Baguley mortgaged by Joseph Jackson. 1793
MSC 728.83	Letter from Adelaide Baggerley Chase to W.B. Cole. 1926
MISC/ 227/4,5	Deeds of the Tatton family. 1735-60
MISC/980	Baguley Hall: Letters from the Marshland Children. 1873
sff 728.83	Plans and elevations of Baguley Hall for restoration purposes. 1949
Image collection	Various photographs of the Hall from the late 19th and early 20th centuries

Manchester Records Office

1718.1-21	Photographs from the collection of Roger Mayer
670.1	Photographs from the collection of Bernard Jones

York City Archives

Acc 100/SO91/007 Sketchbooks of Samuel James Allen. 19th century

Chester Records Office

CENTRAL Old Halls of Cheshire: A collection of early photographs
 D5225/1 Terrier of the estates of Sir Peter Legh of Lyme and other estates in Cheshire and Lancashire 1465
 DET/3951/2 Will of William Egerton Tatton. 1807
 DDX131 Parish Papers relating to Baguley and Timperlay. 1731-1830
 DDX 131/25 Notebook relating to the parish of Baguley, including a copy of the 1830 survey
 DSS 3991/111 Inquisition post mortem taken at Chester for John Leigh, Knt. 1558.
 QDP 183(s) Plan and section of the proposed Birkenhead, Manchester and Cheshire junction railway
 QJX 3/4/137 Warrant to apprehend, signed by Edward Leigh and dated at Baguley, 21 December 1667
 QSF /55 Examination of Edward Clarke concerning the theft of jewels from Mr Leigh of Baguley
 WS 1621 Will of Richard Leigh. 1621
 WS 1635 Will of Henry Leigh. 1635
 WS 1639 Will of Rebecca Leigh. 1639
 WS 1641 Will of Richard Leigh. 1641
 WC 1642 Contested will of Richard Leigh. 1642
 WS 1691 Will of Edward Leigh. 1691
 WS 1808 Will of Joseph Jackson of Rostherne. 1796

West Yorkshire SMR

34.1.1 - GM 91 Baguley: manor and hall
 34.1.1 - GM92 Baguley: manor and hall
 34.1.3 - GM94 Baguley: manor and hall
 34.1.4 - GM95 Baguley: manor and hall
 34.1.5 - GM96 Baguley: results of geophysical survey
 9593.1.0 Smithy in Baguley
 22.1.0 Findspot of a perforated stone hammer to the southwest of Baguley Hall
 9596.1.0 Floats Hall, site of, to the west of Baguley Hall, built by the de Leghs
 9587.1.0 Tumulus, site of. Interpreted as a windmill mound
 44.1.0 Stone axe hammer found in Wythenshawe Park
 43.1.0 Perforated stone hammer found in Northenden in 1881

Public Records Office

C108/186 Adney Vs Waring: Miscellaneous papers and correspondence of William Hall. Title deeds relating to Baguley Manor. 1640-1711
 E44/328 Exemplification of a process in outlawry against Richard Leigh, lately of Baguley, alias Lord Richard Leigh, son and heir of Edward Leigh. 1616

C147/68	Grant by Edward Leigh to his son Richard. 1584
E178/497	Inquisitions into the possessions of Edward Leigh, esq. 1578
CHES3/21	William de Leigh's <i>inquisition post mortem</i> . 1403
SP46/33f.218	Injunction against Edward Leigh of Baguley, whose lands within the manor were extended. 1584

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