



Paul Butler Associates

Planning, Development & Heritage Consultants

Etec

Temporary Car Park at Wythenshawe
Park

Heritage and Archaeology Statement

19 December 2025

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1. Introduction

- 1.1 This Heritage and Desk Based Archaeology Assessment has been prepared by Paul Butler Associates on behalf of Etec [the client] in support of a planning application for the development of a temporary car park at Wythenshawe Park [the site]. It has been prepared to consider the heritage significance and potential associated impacts on the site and surrounding heritage assets and any potential archaeological remains.

Approach and Methodology

- 1.2 This statement has been prepared to comply with the tests and requirements of the National Planning Policy Framework (NPPF: 2024), specifically paragraphs 207 and 208, under which a description of the significance of a site, including any contribution made by its setting, must be provided to support any planning and listed building consent applications to assess the effect on significance of any proposed changes. There is also a requirement for applicants to make an informed assessment of heritage significance as part of a staged approach to decision-making.
- 1.3 The assessment follows the staged approach to decision-making set out within *Historic England Advice Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019)*:
- Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits
 - Understand the significance of the asset(s)
 - Understand the impact of the proposal on that significance
 - Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF
 - Look for opportunities to better reveal or enhance significance
- 1.4 The report also draws on other best practice guidance documents such as, *Conservation Principles (2008)* and *Historic Environment Good Practice Advice in Planning Note 3 - The Setting of Heritage Assets (2017)*.

- 1.5 Research has been primarily desk-based by consulting historic mapping and written secondary sources along with the HER.

2. The Application Site and its Surroundings

Site Location

- 2.1 The site is located towards the north end Wythenshawe Park, in the northeastern corner near to Wythenshawe Road.

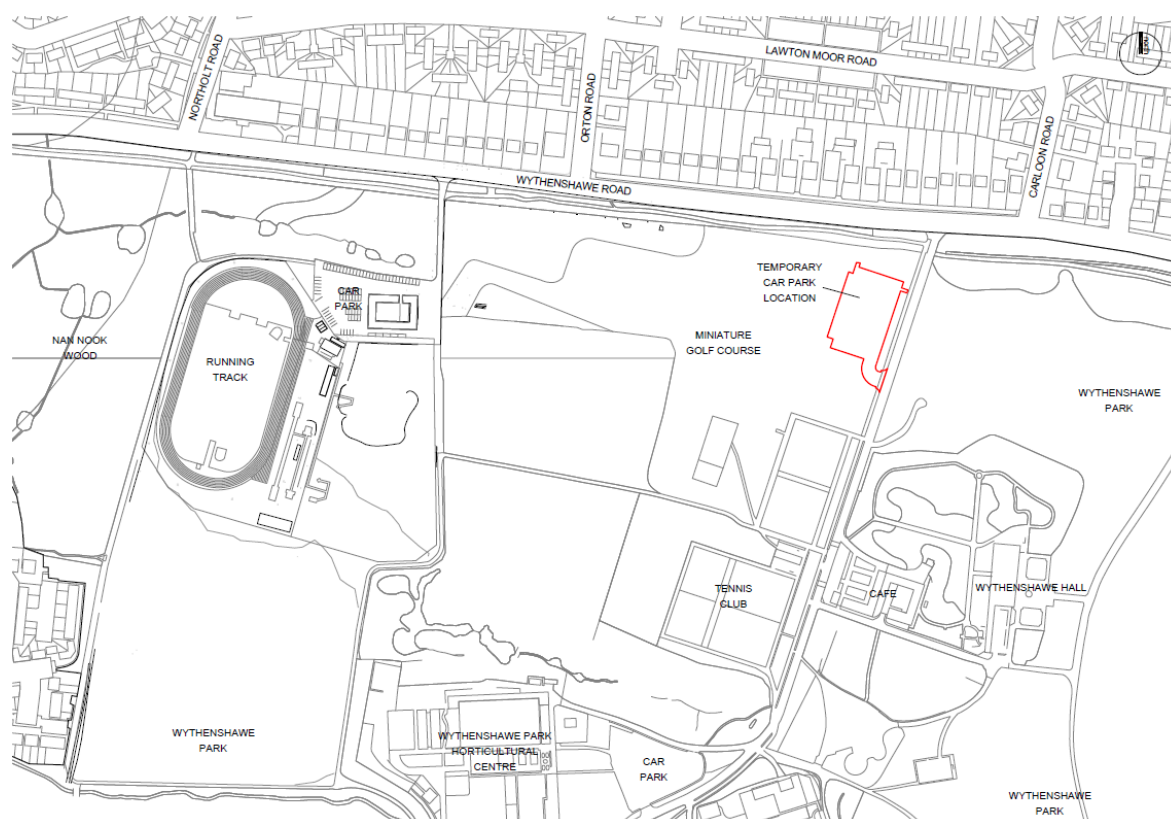


Fig. 2.1 Site location

Designations

- 2.2 The site area does not contain any designated heritage assets and it does not sit within the boundary of the designated Wythenshawe Park which lies to the east of the application site.
- 2.3 Wythenshawe Park is a Grade II listed Park and Garden. Within the parkland there are also four designated heritage assets. These include Wythenshawe Hall (LEN: 1255034 and Grade II*), Park Statue of Oliver Cromwell (LEN 1255035 and Grade II), Former Stable Block to west

of Wythenshawe Hall (LEN: 1255038 and Grade II) and the North Lodge (LEN 1255036 and Grade II).

Historic Environment Record (HER)

- 2.4 Although the site does not sit within the designated Wythenshawe Park it is within a larger HER entry **HGM13602** for the Park. Beyond the previously discussed listed entries, approximately 200m to the west of the application site entry **MGM17223** contains an L-shaped earthwork suggested to be post-medieval to 21st century and described as a linear feature possibly a watercourse. **MGM17208** lies to the north of the application site along the line of the current park boundary described as a ditch, watercourse, drain as the park boundary.
- 2.5 On the opposite side of the access road from the site (within the designated park) is entry **MGM17217** being evidence of ridge and furrow. Approximately 250m east of the site is **MGM17305** as a linear feature as the remains of the Hall's former access drive. The linear features further east are former ha-has (**MGM17207**).
- 2.6 There are a cluster of entries related to the standing remains of the Hall and its associated buildings further south that reflect the listings but also include a fishpond (**MGM17300**), site of farm buildings (**MGM17201**), site of an ice house (**MGM17202**) and possible garden features (**MGM17209**).



Fig. 2.2 Site location (in red) with nearby HER entries and the RP&G boundary shown in pink.

The Site

- 2.7 The site is situated in the northwestern area of the park, towards the entrance onto Wythenshawe Road.
- 2.8 Wythenshawe Park is a designated park and garden, the boundary line does not include the site. The site is to the west of the main road into the site, and the designation is to the east.
- 2.9 The adjacent tarmacked road is treelined with a pedestrian footpath the western side with low wooden fencing to demarcate the footpath from the access road. Between the paths and the park there is a taller metal fence, which encloses the park.
- 2.10 The site area was formerly a pitch and putt ground and the evidence of this remains, in the form of former bunkers which have since been filled in. There are also mature trees around the site.
- 2.11 The area is currently grassed and forms part of the larger parkland, which is open to the public.

- 2.12 There are two main entrances to the park, the one closest to the site which is known as the North entrance and joins Wythenshawe Road and then the south entrance which is near to Altrincham Road.
- 2.13 The wider Park is bordered by Princess Parkway to the west, Wythenshawe Road to the north and Altrincham Road to the south.
- 2.14 On all sides of the park there are housing developments which are part of the larger Wythenshawe housing estate.
- 2.15 The site sits within the boundary of the modern day Wythenshawe Park, which includes heritage assets such as Wythenshawe Hall, its associated buildings and historic parkland to the east. To the west side of the site, there are several modern sports facilities, including a cycle track, a weightlifting club and a baseball club. There is also a community farm in the western half of the park.



Fig. 2.3 The site area with the access road to the left of the image.

3. Historic Development

Wythenshawe Park

- 3.1 Wythenshawe Park is close to the urban area of Northenden, and a church is recorded here in the Domesday book of 1086. It is believed to have Saxon origins, being one of the few disembarkation points on the Mersey flood plain between Stockport and Stretford.¹
- 3.2 The first known reference to Wythenshawe is in 1316 in reference to the de Mascy family, who were the lords of the Manor to Wythenshawe. The de Mascy's gained prominence during the reign of Edward III (1327-1377) with a larger hall replacing the small, moated manor house². This larger hall is believed to be the building that burned down in the c.1530s.
- 3.3 The first link to the Tatton family, who would later come to own and reside at Wythenshawe Park for several centuries, was in 1370 when Robert de Tatton married Alice de Mascy and was given some of the de Mascy land as part of the settlement. This included Wythenshawe Park.
- 3.4 The oldest section of the existing manor house is believed to have been built in c. 1540, following the burning down of the previous hall at some point in the 1530s. Some of the timbers in the c. 1540 hall were believed to have been salvaged and reused from the earlier hall, meaning parts of the existing building materials could date from the 14th and 15th centuries.
- 3.5 In 1598 Thomas Egerton acquired the hall from his half-sister, Dorothy Brereton. The Egertons played a key role in the history of Wythenshawe Park as they provided much needed financial support allowing for the renovation and expansion of the estate.

¹ Manchester City Council. 'Northenden Conservation Area.' Available at

https://www.manchester.gov.uk/info/511/conservation_areas/1038/northenden_conservation_area/2

² Wythenshawe Hall. 'Wythenshawe Hall History.' Available at <https://wythenshawehall.org/index.php/wythenshawe-hall-history/>

- 3.6 In 1641, a map of the estate was created by Richard Martinscrofte (see fig 3.1). This shows both the strip cultivation and enclosed fields. Two of these fields survive, though they are now bisected by an avenue of trees to the east of the hall, which date from c.1934.



Fig 3.1 Map of the Lordship of Northenden, surveyed by Richard Martinscrofte, 1641.

- 3.7 Between 21st November 1643 and 25th February 1644, during the English Civil War, the house was under siege by parliamentary forces as it was a royalist stronghold, held by Robert Tatton. It was briefly taken by the Parliamentarians but returned to the Tattons for a large financial settlement.
- 3.8 Wythenshawe Park has links to the nearby Tatton Park, and the estates were run jointly for a short period during the late 18th century by William Tatton Snr. This occurred following his marriage to Hester Egerton which united the Tatton (residing at Wythenshawe Park) and Egerton (residing at Tatton Park) families and greatly improved the fortunes of the Tatton family. This would allow for the renovations to both the house and lands, during the early to mid-19th century.
- 3.9 The first of these renovations took place in the 1790s and was undertaken by William Tatton the younger. This included adding two wings to the south of the hall. On his death in 1806,

the estate was divided into Tatton and Wythenshawe respectively, with each of his sons having one each.

- 3.10 Thomas William Tatton inherited Wythenshawe Park, changing his name from Egerton to Tatton. He then married Emma Grey of Dunham Massey joining the families once more, as they had been in the 14th century. They had a son, also called Thomas William Tatton who would be hugely influential in constructing the existing Wythenshawe Park.
- 3.11 During the 19th century Thomas William Tatton majorly remodelled the house over 40 years, and also constructed the North Lodge, which still exists today. This most likely includes the existing areas of woodland to the northwest and southeast, which are thought to have been established in c.1819.
- 3.12 The walled garden to the south of the hall is believed to have existed since c.1839.³
- 3.13 On the tithe Map of 1841, the site is owned by Thomas William Tatton, but is tenanted to Mary Lomax. Lomax rented a number of fields from the Tattons during this period, including a house on the wider estate called the 'Rack house'. It does not say the use of the land, but it is presumed to be agricultural due to both its location and inclusion on the tithe map.
- 3.14 The Parkland was formally laid out in 1850 by John Shaw, an architect local to Manchester, with the help of Thomas William Tatton. The gardens in front of the hall, were also formally arranged during this time although they had existed prior to this.
- 3.15 These changes, including the formalisation of the gardens, are visible on the 1882 (see fig 3.2) OS maps onwards. On this OS Map the site area is shown outside the formal gardens that are shaded.

³ Manchester City Council. 'Heritage Statement: Wythenshawe Park, Wythenshawe Road, Manchester, M23 0AB – Creation of Cycle Facilities.' (2021).



Fig 3.2 Cheshire Sheet XVIII Surveyed 1872-6 Published 1882

- 3.16 In the early 20th century, Manchester City Centre was full of very poor living conditions. The Addison Act of 1919 gave local authorities the power to change this by building new houses for the working classes. Part of the land identified to be suitable for this, was the extensive Wythenshawe Park as it was around ten times as big as it is today. The idea for the new houses was for them to be based on the 'garden city' model; self-contained communities built for the improvement of living conditions of the working classes. It would be similar to those at Letchworth and Welwyn in London, with fresh air and recreational outdoor space seen as being essential to improving health and living conditions. However, the plans nearly didn't go ahead when, in 1920, Thomas Egerton Tatton refused to sell the land.
- 3.17 However, in 1924 Thomas Tatton died and the death duties forced his son to sell almost the entire estate to the council, this was then developed into what would go on to become the large Wythenshawe housing estate. The remaining hall and 250 acres of parkland were purchased by Ernest and Shena Simon in 1926, who were prominent business and political

figures in early 20th century Manchester. They immediately donated it to Manchester City Council with the intention that it would be for the people of Wythenshawe and so form part of the recreational space for the new housing estate. Following the takeover of the hall by the council, it then became a museum and café. Between 1935 and 1936 there was some demolition of buildings to the west of the hall/

- 3.18 Between the years 1947-52 there was a major reconstruction of the hall due to repair works being needed.
- 3.19 In 1967, the Grade II listed statue of Oliver Cromwell was moved into the park after previously being situated on Deansgate.
- 3.20 In 2016, there was a fire at the hall which caused major damage followed by extensive restoration work to restore the hall to its state before the fire, which were completed in 2020.
- 3.21 Throughout all the OS maps the site area has remained open and free of development suggesting its use has been as a field. Although presumably nothing physically changed the site area was shown within the shaded area of the formal park from the 1910s onwards. During the late 20th century, it was used as a pitch and putt course and aerial photos show several sand bunkers were created.



Fig 3.3 Satellite image from 2000 showing the golf course bunkers (google earth)

4. Assessment of Significance

- 4.1 Significance can be defined as the value of a heritage asset to this and future generations because of its heritage interest. The interest may be a combination of archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. The understanding of the significance of a place is vital to inform sensitively managed change. In accordance with Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets the following criteria are employed within this report to assess significance:
- 4.2 Archaeological interest – Where the heritage asset holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- 4.3 Architectural and artistic interest – These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- 4.4 Historic interest – An interest in past lives and events (including pre-historic) which heritage assets can illustrate or be associated with. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

Wythenshawe Park

- 4.6 Some form of parkland on the site dates from at least the 13th century, when the land was owned by the de Mascy family. The parkland is inextricably associated with Wythenshawe Hall, from which there has been a building since at least c.1540, most likely earlier, and was part of a much larger estate until the mid-1920s, when it was partly sold off for housing.
- 4.7 The Park was formed from part of a deer park and a deer fence is mentioned in a pre-1300 charter. The Tatton family owned land in the area as early as 1297, but there is no evidence for a house on or near the site of the present building until the 16th century. The Parkland was formally laid out in 1850 by John Shaw, an architect local to Manchester, with the help of Thomas William Tatton. The gardens in front of the hall, were also formally arranged during this time although they had existed prior to this.
- 4.8 The park is of high significance, due to its ancient origins as a deer park and still pertaining this use, to a degree, today. It remains a good example of a large 19th century parkland estate and draws significance from its group value of assets, most notably the Hall.

Contribution made by Setting

- 4.9 The contribution of setting to the significance of the designated Park by the site area is largely derived from its association and proximity to the listed Wythenshawe Park and its associated assets, although the site is not within the designated grade II listed boundary. On the earliest OS Map (1882) it was not included within the formal park but was included on later 20th century maps.
- 4.10 The site has consistently been shown as a field interspersed with trees apart from in the late 20th century when it was a pitch and putt golf course.
- 4.11 The site forms part of the setting of the formal park being on its western boundary sitting adjacent to a treelined access road to the rear of the Hall, the principal access to the Hall lying further east accessed via the lodge.

5. The Heritage Planning Policy Context

Town and Country Planning Act 1990

- 5.1 Section 38(6) of the Planning Act states that the determination of planning applications must be made in accordance with the Development Plan unless other material considerations indicate otherwise. This establishes the Development Plan as the primary decision-making document when considering planning applications.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 5.2 The Planning Act (1990) defines a conservation area as ‘an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’. Paragraph 72 states that ‘special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area’.
- 5.3 In considering development affecting Listed Buildings, special regard will be given to the desirability of preserving the building, its setting or any features of special architectural or historic interest (Section 66, Planning [Listed Buildings and Conservation Areas] Act 1990).

National Planning Policy Framework

- 5.4 The Revised NPPF which was published in July 2018 and most recently updated in December 2024, sets out the Government's planning policies regarding the conservation of the historic environment.
- 5.5 Section 16, Conserving and Enhancing the Historic Environment, and policies 202-221 of the NPPF sets out the heritage context. The NPPF states that heritage assets are ‘an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations’.
- 5.6 Paragraphs 207 and 208 require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting; and that the level of detail should be proportionate to the assets’ importance and no more than is sufficient to

understand the potential impact of the proposal on their significance; local planning authorities should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

- 5.7 Paragraph 210 sets out three considerations which local planning authorities should consider when determining applications - the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.
- 5.8 Paragraph 212 notes that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 206 follows that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.
- 5.9 Paragraph 214 identifies a series of criteria that must be met where substantial harm to or total loss of significance will be caused to a designated heritage asset; it has to be demonstrated that substantial loss or harm is necessary to achieve substantial public benefits that outweigh that harm or loss. Paragraph 215 states that where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.
- 5.10 Paragraph 214 states that local planning authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance; and, that proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

National Planning Practice Guidance (NPPG)

- 5.11 The NPPG was published in March 2014 (updated 2023). The Guidance includes a section on the historic environment. Relevant paragraphs from the Guidance are set out below:

- 5.12 All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.
- 5.13 What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.
- 5.14 Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework apply.
- 5.15 An unlisted building that makes a positive contribution to a conservation area is individually of lesser importance than a listed building.
- 5.16 The National Planning Policy Framework requires any harm to designated heritage assets to be weighed against the public benefits of the proposal. Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives.
- 5.17 Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.
- 5.18 It is important that all non-designated heritage assets are clearly identified as such. In this context, it can be helpful if local planning authorities keep a local list of non-designated heritage assets, incorporating any such assets which are identified by neighbourhood planning bodies.
- 5.19 With regard to assessing substantial harm, National Planning Practice Guidance advises: 'Whether a proposal causes substantial harm will be a judgment for the decision taker,

having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.' (Paragraph: 018 Reference ID: 18a-018-20190723).

Manchester's Core Strategy (2012)

5.20 Section 38(6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this case the Development Plan comprises the following documents: Manchester's Core Strategy (2012); Addendum to Manchester Core Strategy (2024).

5.21 The Core Strategy, adopted in March 2012, sets out the long term strategic policies for Manchester's future development. The key policy in relation to heritage is outlined below -

Policy EN 3 Heritage

5.22 Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

5.23 Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Places for Everyone (2024)

5.24 The Places for Everyone Plan (2024) was adopted by Manchester City Council in March 2024. Policy JP-P2: Heritage states –

- 5.25 *We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place....This knowledge should be used to inform the positive management and integration of our heritage by: Setting out a clear vision that recognises and embeds the role of heritage in place-making; Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised; Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place; Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.*
- 5.26 *Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value.*
- 5.27 *Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy... Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.*

Historic Environment Good Practice Advice 2: 'Managing Significance in Decision-Taking in the Historic Environment' (2015)

- 5.28 This document provides advice to local authorities, planning and other consultants, owners, applicants and other interested parties. It sets out practical guidance to assist interested parties in making an assessment of the impact of proposals on the significance of heritage assets.

Historic England Advice Note 3: The Setting of Heritage Assets (2nd Edition)

- 5.29 Published in December 2017, this document sets out guidance on managing change within the setting of heritage assets, including historic buildings, sites, areas and landscapes. Building on the historic environment provisions of national planning policy, the document provides advice on the definition of 'setting' before setting out key principles for assessing the implications of development proposals on the settings of heritage assets.

Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets

- 5.30 This Guidance was published in October 2019 and covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for changes to heritage assets.

Historic England: Conservation Principles Policies and Guidance

- 5.31 This Guidance was published by Historic England (then English Heritage) in April 2008. The Document is designed to provide a logical approach to making decisions and offering guidance on all aspects of England's historic environment. Guidance is provided on understanding heritage values (evidential, historical, aesthetic, and communal) and assessing heritage significance.

6. Heritage and Archaeological Impact Assessment

Built Heritage Assessment

- 6.1 Heritage impact is defined as the potential level of harm or benefit to the special architectural or historic interest caused by a proposed development. The NPPF stresses that impacts on heritage assets should be avoided and if it cannot be avoided, it should be minimised or mitigated. The NPPF does not prescribe a format for analysis of heritage significance and/or impact.
- 6.2 Scale or severity of impacts or changes can be judged taking into account their direct and indirect effects and whether they are temporary or permanent, reversible or irreversible. The cumulative effect of separate impacts should also be considered. Change can be either harmful or beneficial to heritage significance.
- 6.3 The following methodology is based on the guidance set out by ICOMOS (2011) Guidance on Heritage Impact Assessments for Cultural World Heritage Properties. Although intended for World Heritage Sites it provides a sliding scale of impacts that can be applied to assets on all significance levels.

Impact Grading	Criteria
High Beneficial	Comprehensive changes to an asset or its setting resulting in a major enhancement of significance.
Medium Beneficial	Significant changes to an asset or its setting resulting in a notable enhancement of significance.
Low Beneficial	Modest changes to an asset or its setting resulting in a slight enhancement of significance.
Neutral	No or negligible change to an asset or its setting resulting in no or negligible change to significance.
Low Adverse	Modest changes to an asset or its setting resulting in slight harm to significance.
Medium Adverse	Significant changes to an asset or its setting resulting in notable harm to significance.
High Adverse	Comprehensive changes to an asset or its setting resulting in major harm to significance.

- 6.4 The application site sits beyond the boundary of the designated Wythenshawe Park so there will be no direct impact upon significance. The significance of the designated Wythenshawe Park is predominantly held within its design, layout and archaeological and historic interest of the land within its plot. Setting makes some contribution towards significance, but this contribution is less than those parts of the Park within the formal boundary.
- 6.5 The site area makes some contribution towards the significance of the designated Wythenshawe Park by being open and free of development throughout its history allowing a continuation of the landscape beyond the Park's boundaries. This contribution has been eroded to some extent by the golf course creating ground undulations as a somewhat alien feature.
- 6.6 Views from within the Park looking outward towards the site will largely screen the car parking due to the existing treeline and therefore not result in any harm.
- 6.7 The proposal will not introduce built form into the parkland setting and the sense of open grassland will be maintained. When in use the visual impact of parked cars will have a slight negative impact on users of the access route, with the cars appearing on the periphery of the views when moving along the Park's edge.
- 6.8 From an impact on the setting of the Park there would be very minor harm to the significance of Wythenshawe Park. This harm is entirely temporary while the car park is in operation and will be removed within 2 years and the area reinstated.

Archaeological Impacts

- 6.9 The area around the site has activity from at least the medieval period with it falling within (or in close proximity to) the historic estate of Wythenshawe Hall and its earlier associated estate.
- 6.10 The site falls within a HER entry for the extended parkland (larger than the listed park) with no other HER entries within the site area, although several within the wider surroundings. Due to the site's location it is reasonable to assume there is medium potential for medieval archaeology, however, the pitch and putt golf course may have disturbed the site area.

- 6.11 In considering that there are several HER records of earthworks in the area, but the undulations on the site if they are historic are not recorded, suggests they are modern relating to the golf course and have previously been considered as such rather than a historic earthwork that was 'missed'.
- 6.12 There are undulations in the ground surface and these will be flattened for the proposed car park so there will be some ground disturbance, however, these features themselves are modern resulting from the former golf course. The ground is not required to be completely flat so it will only be the levelling of the modern mounds / undulations.
- 6.13 The proposal will use GroundTrax Cellpave AP ground-reinforcement system, a permeable paving tile. Physical disturbance of the ground will be to the topsoil only and will therefore not disturb any potential archaeological deposits. Other associated works are also modest such as installation of posts for boundary fencing or signage.

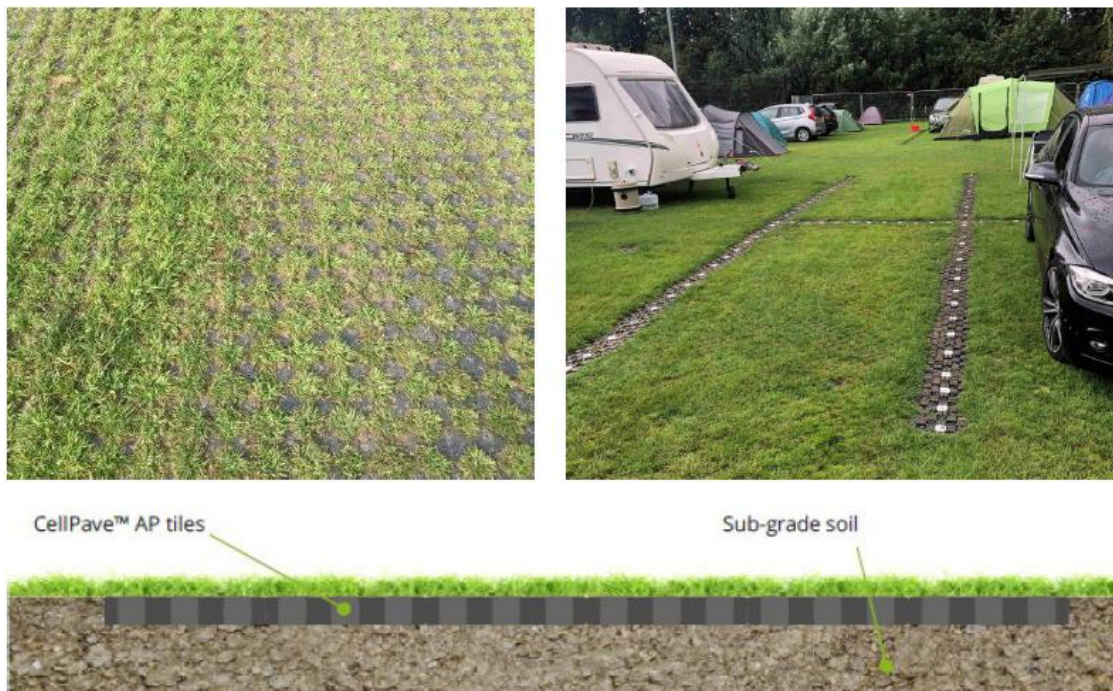


Fig 6.1 – Extract from the DAS showing the proposed surface treatment

Summary of Impacts

- 6.14 The proposed will result in very minor less than substantial harm to the significance of the Grade II Listed Wythenshawe Park from changes to its setting. This harm is entirely reversible

and will be temporary for two years and following removal there will be no resultant harm to significance.

- 6.15 While there may be some archaeological potential on the site, the golf course will have removed or damaged at least the upper layers of archaeology (if not more). The ground works required are modest and relate to levelling the modern mounds and disturbance of top soil and there is not anticipated to be any harm to any archaeological resource.

Compliance with planning policy

- 6.16 As the proposals will result in some individual instances of less than substantial harm at the very lowest end of the scale, paragraph 215 of the NPPF (2024) suggests this must be outweighed by the public benefits of the scheme and that any harm to a designated heritage asset requires clear and convincing justification.
- 6.17 The Design and Access Statement further outlines the options analysis for the site and why it is considered the only viable option. The proposals allow the refurbishment of the sports club and ongoing use of Wythenshawe Park. The very minor and temporary harm is outweighed by these benefits.
- 6.18 Therefore, the proposals are compliant with both local and national planning policy in relation to heritage with no areas of conflict.

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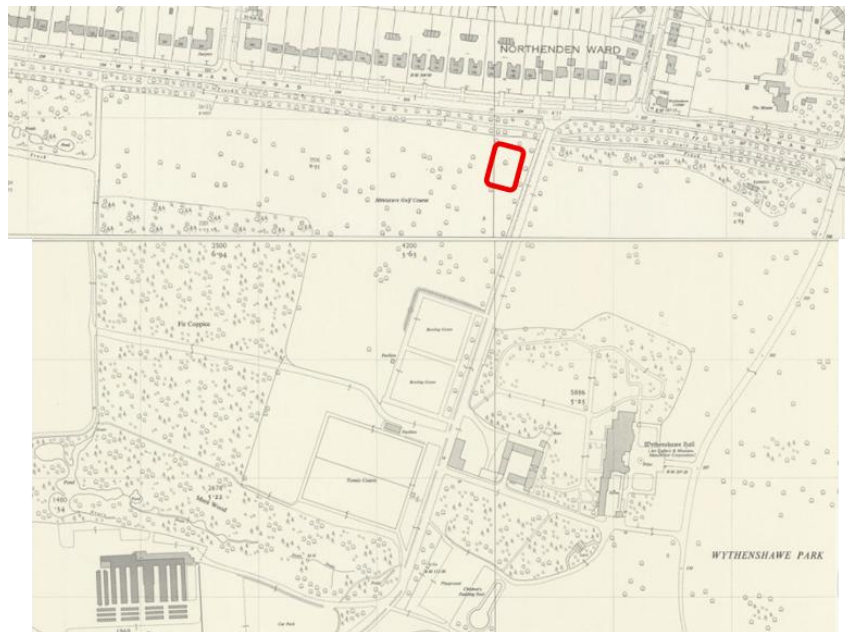
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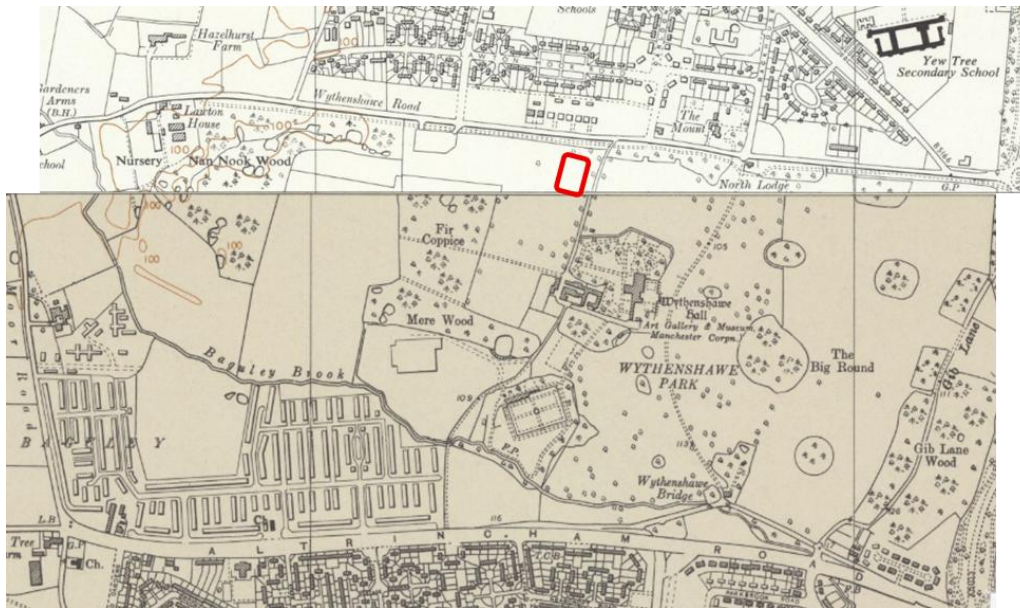
Appendix A – Historic Map Regression



SJ88NW-A Surveyed/Revised 1956-1964 Published 1967 and SJ89SW-A Surveyed/Revised 1950-1964 Published 1966



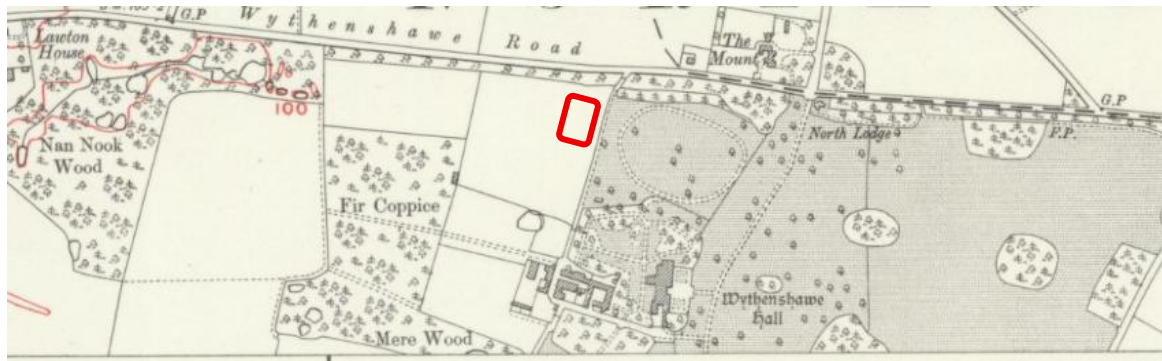
SJ8190 – A Revised: 1955 to 1956, Published: 1956 and SJ8089-SJ8189 – AA Revised: 1958, Published: 1960



Lancashire Sheet CXI.SW Revised: 1938, Published: 1947



Cheshire Sheet IX.SE Revised: 1938, Published: ca. 1946



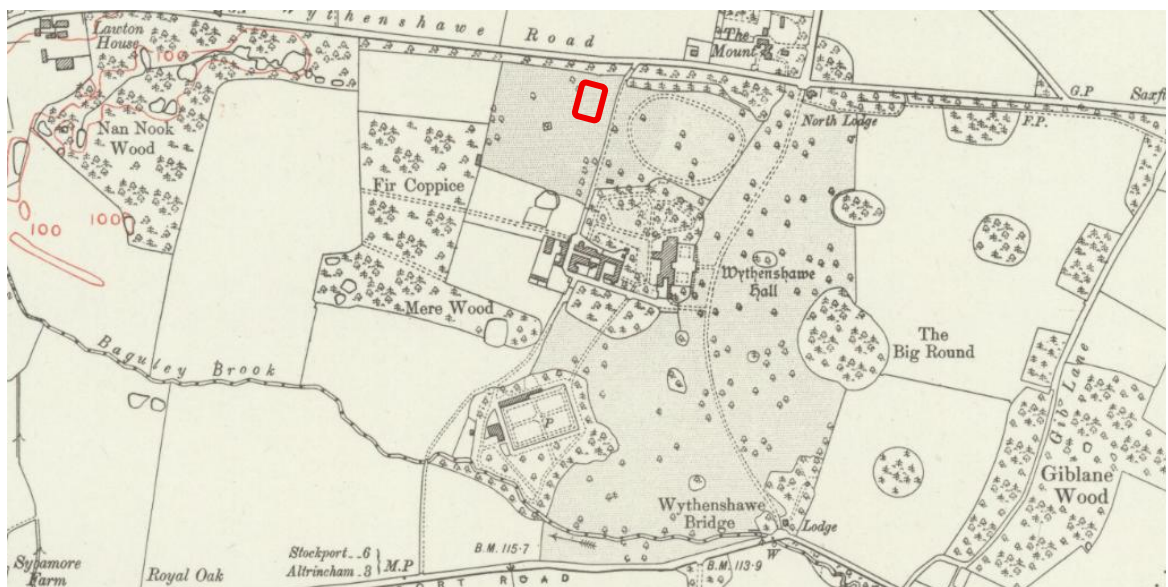
Cheshire Sheet IX.SE Revised: 1908, Published: ca. 1936



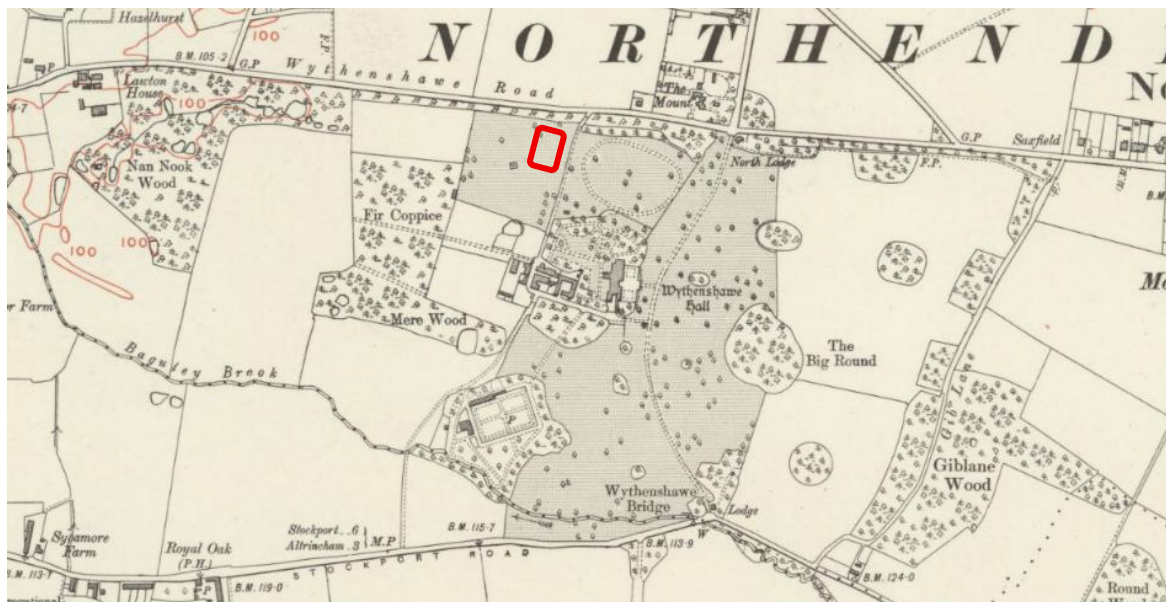
Lancashire CXI.13 Revised: 1935, Published: 1936



Cheshire IX.16 Revised: 1908, Published: 1935



Lancashire Sheet CXI.SW Revised: 1916, Published: 1923



Lancashire Sheet CXI Revised: 1915 to 1916, Published: 1923



Lancashire CXI.13 Revised: 1916, Published: 1922



Lancashire Sheet CXI.SW Revised: 1904 to 1905, Published: 1911



Cheshire Sheet IX.SE Revised: 1908, Published: 1911



Cheshire Sheet IX.SE Revised: 1897, Published: 1899



Cheshire IX.16 Revised: 1897, Published: 1898



Cheshire Sheet IX Surveyed: 1876, Published: 1882



Tithe Map 1841 – owned by the Tattons but rented by Mary Lomax.



Map of the Lordship of Northenden, surveyed by Richard Martinscrofte, 1641.

Appendix B - List Entry

Heritage Category: Park and Garden

Grade: II

List Entry Number: 1000857

Date first listed: 20-Feb-1986

District: Manchester (Metropolitan Authority)

National Grid Reference: SJ 81763 89757

Details: A park laid out by 1830 which incorporates elements of a landscape shown in an estate map of 1641, and a garden of c 1850 probably designed by John Shaw with the owner Thomas William Tatton.

CHRONOLOGY OF HISTORIC DEVELOPMENT

The site was formed from part of a deer park and a deer fence is mentioned in a pre 1300 charter. The Tatton family owned land in the area as early as 1297, but there is no evidence for a house on or near the site of the present building until the C16. Robert Tatton commissioned a survey of the estate's tenanted and demesne lands and a map was prepared by surveyor Richard Martinscroft in 1641. The Hall was surrendered to Parliamentary forces in 1643 but returned to Robert Tatton following the Restoration. The estate remained in the Tatton family until 1926 when the Hall and 250 acres of the estate were purchased by Sir Ernest Simon and his wife Shena who presented them to the City of Manchester.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING

Wythenshawe Park is situated c 8km south of Manchester city centre, between Northern Moor to the north and Baguley to the south. The land is level and the area is urban and residential in character. On the west side of the c 56ha park is an extensive area of playing fields and recreational facilities formed from estate land, which forms part of the setting. The boundaries are formed by Wythenshawe Road to the north, the M56 motorway to the east, and Altrincham Road to the south, following the old course of the road to Wythenshawe Bridge. The western boundary is formed by a drive running south from Wythenshawe Road along the edge of the gardens and kitchen garden area to Baguley Brook where the boundary of the historic park merges with former fields to the west. An estate map of 1830 shows it followed the line of Baguley Brook as far as Wythenshawe Bridge. The north, south and east boundaries conform closely with boundaries suggested by roads, lanes and the Baguley Brook on the estate map of 1641.

ENTRANCES AND APPROACHES

There are three main entrances to the park. On Wythenshawe Road there is a lodge called North Lodge (listed grade II) of c 1870, and iron gates. The northern entrance appears to be on or close to the site of an entrance shown on the 1641 estate map. A drive shown on

the 1830 estate map runs south from the lodge to the Hall. It continues south through the park to the former line of Altrincham Road where there is the remains of an entrance with a stone gate pier c 10m east of Wythenshawe Bridge. A lodge was formerly situated c 20m to the north of this and is shown on the 1st edition OS map published 1882 and a 1927 deed of conveyance (Manchester Local Studies Library). Another entrance is situated on Wythenshawe Road c 200m west of the North Lodge. This was formerly a service entrance leading to the stables and is shown on the 1882 OS map; it is now the principal vehicular entrance. There are a number of informal pedestrian entrances around the perimeter.

PRINCIPAL BUILDING

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

GARDENS AND PLEASURE GROUNDS

On the east side of the Hall a stone wall encloses a forecourt which has a central circular bed with a sundial and rectilinear lawns on each side, approximating to the layout shown on the 1882 OS map. Early C19 views suggest that this replaced a less formal arrangement with shrubberies and specimen trees. There is a gated entrance in the stone wall aligned with the main entrance to the Hall.

On the west side of the Hall a garden is enclosed by the stable-yard walls to the south-west, a brick wall to the west and a hedge around the north and west. An entrance between the Hall and stables leads past a rock garden in the south-east corner of the garden. Formal beds which extend along the west front of the Hall were formerly laid out in the form of heraldic motifs drawn from the family coat of arms. A conservatory probably designed by John Shaw (fl 1845-90) and constructed in 1855 has been demolished, as has a first-floor conservatory in the Hall which overlooked the rock garden. A pond, probably of late C20 date, is situated c 40m west of the Hall in the southern part of the garden. A path runs west from the Hall across lawns with specimen trees and divides after c 70m. One path leads northwards through woodland along the northern perimeter of the garden and another leads south-west to an entrance in a brick wall with a central arched gateway flanked by brick piers. The gardens were laid out during the 1850s and John Shaw of Manchester was probably the designer, in collaboration with Thomas William Tatton (TLCAS 1991). The boundary conforms with that shown on an estate map of 1830 when the garden on the west side of the Hall was wooded, with an open area in front of the Hall. The map suggests that the mid C19 alterations introduced new formality on the eastern and western fronts but retained the existing woodland.

PARK

The park is situated on the north, south and east sides of the Hall and consists of open grassland with clumps and belts of trees substantially as shown on the 1830 estate map. There are three large clumps in the parkland to the east and north of the Hall and belts of trees along the north and east boundaries, around the kitchen garden and to the south of the Hall and stables. An additional clump c 400m to the south-east of the Hall, not on the 1830 map, is shown on the 1882 OS map. A tree belt along Gib Lane, on the south-eastern boundary, conforms with planting shown on the 1641 estate map. The largest clump is known as the Big Round and is situated c 200m south-east of the Hall; this seems to be defined partly by the rounded edges of two fields known as Swine Parkes in 1641. Some 100m to the north of the Big Round is another clump, and between the two are the remains of a ha-ha wall. This feature survives as a depression elsewhere and can be traced across the park from the northern to the southern boundary; it is shown on the 1830 estate map and it appears to follow the western boundaries of fields called Great Saxfield and Lesser Saxfield on the 1641 estate map. Ridge and furrow is visible in the area once covered by these fields. The Tatton family papers list substantial sales of timber in 1810 and the felling of trees at this time suggests a possible date for the formation of the park as shown on the 1830 estate map.

An avenue of chestnuts which was planted c 1934 is aligned with the east front of the Hall and runs east to the park boundary from a point immediately east of the ha-ha. A statue of Oliver Cromwell of 1857 (listed grade II) by Matthew Noble was moved from Manchester city centre in 1967 and positioned c 100m east of the Hall, in line with the avenue. Mature planting between the ha-ha and the Hall is suggestive of a vestigial avenue and conforms with the lines of field boundaries shown on the 1641 estate map. The 1830 estate map shows some planting in the area and the appearance of an avenue was reinforced by the 1930s? planting.

A late C20 children's playground is situated between the woodland belt around the kitchen garden and woodland to the south of the Hall and stables.

KITCHEN GARDEN

A walled kitchen garden is situated in a patch of woodland c 250m south-west of the Hall. The walls of the garden are of red brick and there is a range of bothies and other buildings on the outer face of the north wall. Inside there is fencing relating to its late C20 use as an aviary and for keeping small animals. Greenhouses in the garden shown on the 1882 OS map and on the 1927 deed of conveyance plan have been demolished. The garden and surrounding woodland are shown on the 1830 estate map and conform approximately with the shape and position of a field called Laton Eye on the 1641 estate map.

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W Nevil, Plan of Estates Belonging to Thomas William Tatton Esq., 1830 (M/10/21/6), (Manchester Central Reference Library Archive Department)
Plan which formed part of a deed of conveyance by which Lord Simon gave Wythenshawe Hall and Park to Manchester Corporation, 1927 (Manchester Local Studies Library, non OS map collection)

OS 6" to 1 mile: 1st edition published 1882
3rd edition revised 1904-5 and 1907-8, published 1911
OS 25" to 1 mile: 2nd edition revised 1872-6, published 1898
3rd edition published 1910

Archival items

Aerial photograph of Wythenshawe Hall and Park, 1951 (Wythenshawe Park Manager's Office)

Heritage Category: Listed Building

Grade: II

List Entry Number: 1255036

Date first listed: 03-Oct-1974

List Entry Name: North Lodge of Wythenshawe Hall

Statutory Address 1: NORTH LODGE OF WYTHENSHAW HALL, WYTHENSHAW ROAD

Statutory Address:

NORTH LODGE OF WYTHENSHAW HALL, WYTHENSHAW ROAD

District: Manchester (Metropolitan Authority)

National Grid Reference: SJ 81809 90056

Gate lodge. Mid to later C19. Stock brick in header bond with red brick dressings and applied "half-timbering", slate roof with fishscale bands. T-plan. Tudor style. One low storey with steeply-pitched roof; long wing projecting towards gateway, small canted bay window in gable end, ornamental half-timbering to the gable, and projected verges with wavy bargeboards and apex finial; doorway in left return side (to road) with red brick surround, and a small 2-light window left of this. Shorter wing towards road in similar style, with similar canted bay window in gable wall and small single-light window in side wall. Ogee-headed leaded lights to all windows. Tall coupled chimneys on both ridges. Low service wing to rear.

Listing NGR: SJ8180990056

Heritage Category: Listed Building

Grade: II*

List Entry Number: 1255034

Date first listed: 25-Feb-1952

List Entry Name: Wythenshawe Hall

Statutory Address 1: WYTHENSHAWE HALL, WYTHENSHAWE PARK

Statutory Address: WYTHENSHAWE HALL, WYTHENSHAWE PARK

District: Manchester (Metropolitan Authority)

National Grid Reference: SJ 81604 89825

This list entry was subject to a Minor Amendment on 21/10/2016

Manor house (seat of the Tatton family of Wythenshawe); now museum and art gallery. Earlier C16, altered in C17, partly re-built c.1797, enlarged in earlier C19 and further altered in later C19. Timber frame and brick, with green slate roofs. U-plan formed by hall-range flanked by projecting wings, with porch in right-hand angle and oriel in left-hand angle; plus later additions to ends and rear. The C16 portion is all 2-storeyed, the 3-bay hall range and its gabled porch and oriel higher than the wings; all of post-and-stud construction with herringbone bracing, the upper floors and gables jettied to the front, and all the gables with projected wall plates which have pendants (those of the porch and oriel elaborately carved), bressummers and bargeboards with rich running-vine carving, and apex finials. The porch has a Tudor-arched doorway with carved lintel, a band of quatrefoils over the jetty, and a 6-light mullion-and-transom window at 1st floor; the hall has a large 12-light transomed window on each floor; and the oriel has transomed windows of 6 lights at ground floor and 8 lights above. Both wings have canted mullion-and-transom bay windows at ground floor (probably C19), transomed 6-light windows above, the re-entrant of the north wing has a 4-light mullioned window at 1st floor and the return side of the south wing has an external chimney stack. All these windows have leaded glazing, some in original diamond pane form and some with larger honeycomb-pattern panes (probably C19). Early C19 addition attached to the right-hand side of the north wing, 3 bays, with gabled centre which has a very large mullion-and-transom window at ground floor, and cross-windows elsewhere. Further addition to north of this. Rear: brick, with sashed windows. INTERIOR: hall with remodelled Jacobean-style decoration (dated 1871-72 on beam of oriel window); early C19 library; fine open-well staircase with alternately twisted balusters. The principal feature of interest is the drawing-room over the hall, which has a C17 internal porch; remains of C16 painted "panelling" now exposed on the north end wall, with an elaborate painted frieze including shields and Bacchanalian figures, fronds, roses, etc; and very elaborate early C17 panelling to the other walls, including a dado with fluted Ionic pilasters, a moulded cornice to this, a band of carved round-headed arches with fluted pilasters, recessed panels over these with fluted Ionic pilasters, and a strap-work frieze; and coffered panelled overmantel; all this panelling with geometric fret inlay.

Listing NGR: SJ8160489825

Heritage Category: Listed Building

Grade: II

List Entry Number: 1255038

Date first listed: 03-Oct-1974

List Entry Name: Former Stable Block to West of Wythenshawe Hall

Statutory Address 1: FORMER STABLE BLOCK TO WEST OF WYTHENSHAWE HALL,
WYTHENSHAWE PARK

Statutory Address: FORMER STABLE BLOCK TO WEST OF WYTHENSHAWE HALL,
WYTHENSHAWE PARK

Manchester (Metropolitan Authority)

National Grid Reference: SJ 81533 89821

Details: Stable block, now stores, etc. Late C18 or early C19. Red brick, slate roofs. L-plan, with north and east ranges enclosing a courtyard. Two storeys. The east range has a central gable with clock and bell-turret, semi-circular windows at ground floor and circular windows at 1st floor; the north range is similar but has altered openings. Forms group with Wythenshawe Hall (q.v.).

Listing NGR: SJ8153389821

Heritage Category: Listed Building

Grade: II

List Entry Number: 1255035

Date first listed: 06-Jun-1994

List Entry Name: Park Statue of Oliver Cromwell Approximately 100 Metres East of
Wythenshawe Hall

Statutory Address 1: PARK STATUE OF OLIVER CROMWELL APPROXIMATELY 100 METRES EAST
OF WYTHENSHAWE HALL, WYTHENSHAWE PARK

Statutory Address: PARK STATUE OF OLIVER CROMWELL APPROXIMATELY 100 METRES EAST
OF WYTHENSHAWE HALL, WYTHENSHAWE PARK

District: Manchester (Metropolitan Authority)

National Grid Reference: SJ 81693 89808

Details

MANCHESTER

Statue of Oliver Cromwell. Dated 1875. Bronze statue on grey granite plinth and pedestal. Square plinth of 4 steps; pedestal in the form of a tall roughly-hewn rock with 2 lettered panels, the upper inscribed: "OLIVER / CROMWELL / BORN 1599 / DIED 1658", and the lower: "ELIZABETH HEYWOOD TO THE CITIZENS OF MANCHESTER". Large figure of Cromwell stepping forward, in gartered uniform and with his hat beside his feet.

Listing NGR: SJ8169389808