Buttress

April 2026

Former Wythenshawe Stables

Heritage Impact Assessment

Certified B Corporation

Version history

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1	April 26	Draft	Jack Tomlinson | Assistant Heritage Consultant	Drafting
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1 Introduction



1.0 Introduction

This Assessment has been prepared to support an application for Listed Building Consent for works to the Former Stable Block, Wythenshawe Hall, in acknowledgement of its Grade II Listed Building designation.

The following report provides an understanding of the site's heritage context, and provides a breakdown of heritage significance, and assesses the potential impacts of the proposed scheme on this significance.

1.1 Methodology

1.1.1 Guidance + Policy

As required by paragraph 207 of the National Planning Policy Framework (NPPF, 2024), the following report describes the significance of the heritage asset. The detail of which is required to be 'proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.' This information can be found in 4.0 Assessment of Significance. This will underpin an appropriate assessment of the potential impacts of the proposal on that significance, which is found in 5.0 Heritage Impact Assessment, in accordance with paragraphs 212-221 of the NPPF.

The document follows best practice guidance, such as Historic England's *Statements of Heritage Significance* (2019), *Historic Environment Good Practice Advice in Planning Note 3 - The Setting of Heritage Assets* (2017) and *Conservation Principles, Policies & Management for the Sustainable Management of the Historic Environment* (2008).

1.1.2 Research + Approach

This report has been informed by desktop research, including, where relevant, the consultation of the Historic Environment Record (HER), online research, archaeological databases, historic photographs and mapping, and any previous heritage reports such as Significance and Heritage Impact Assessments.

A site visit was conducted by Freya Needham (Senior Heritage Consultant) and Andrew Harris (Senior Architect) in October 2024.

1.1.3 Scope + Limitations

The physical boundary of the project is outlined in 1.3 Site Location.

Any potential archaeological impacts are beyond the remit of this report.

1.2 Authorship + Acknowledgements

This document has been prepared by Jack Tomlinson BA, MSc, Assistant Heritage Consultant, and Freya Needham BA, MA, Senior Heritage Consultant at Buttress.

1.3 Site Location

Located in Wythenshawe Park, Wythenshawe, Manchester, the Former Stable Block, Wythenshawe Hall is located 50m to the west of Wythenshawe Hall.

Access to the site is provided by a long driveway which runs through the park from Wythenshawe Road

1.4 Ownership, Use + Management

The Former Stable Block is owned by Manchester City Council, as are Wythenshawe Hall and Wythenshawe Park.

Former Wythenshawe Stables

Princess Parkway A5103

Wythenshawe Hall

Wythenshawe Road

Figure 1 Location Map



Manchester City Council

2 Understanding the Heritage

2.0 Understanding the Heritage

This section outlines relevant heritage that may be impacted by the proposed works. This section includes only those elements deemed appropriate and necessary, proportionate to the significance and the scale of change.

2.1 Designation

2.1.1 Listed Buildings and Structures

The Former Stable Block is designated Grade II. The listing description can be found in Appendix 1: Listing Description, with the full list entry available on the Historic England National Heritage List for England: (1255038)

2.1.2 Registered Park and Garden

The building sits in the Grade II registered Historic Park and Garden of Wythenshawe Park (Historic England National Heritage List: 1000857)

2.1.3 Conservation Area

The Former Stable Block is not located within a Conservation Area.



Figure 2 Eastern Range Western Elevation


© Manchester City Council

Figure 3 Eastern Range Eastern Elevation

2.2 Historic Environment Record

A Heritage Gateway search for records within 250m of NGR SJ815898 showed 21 entries on the Greater Manchester HER.

The entry for the stables (HER: 16.2.0) is as follows:

Late C18 or early C19. Original east and north range forming right-angle on plan. Red brick. 2 storeys. East range has round upper windows and semi-circular windows to ground storey, central gable with clock, and bell turret surmounting ridge. Modillion eaves. Slates. North wing of similar character but with altered windows. Group Value.

Park Site Type: A1, C. Formed in remnants of larger estate with C19 and C20 garden features. Walled kitchen garden 250m south-west with flower borders and c.1965 aviary replacing 1908 greenhouses (demolished c.1960). Park on level terrain, rectangular in shape. Traces of ridge & furrow formations in open land to east. Estate map of 1641 shows strip cultivation and enclosed fields. Formal bedding and rock garden.

North and east ranges are shown on the 1830 Northenden estate map, forming 2 sides of a courtyard, with the west range, still standing, and coach house, now demolished. On a plan of the Hall of 1867 with later additions to 1942 the north-east corner of the stables is shown as a large loosebox, formerly a brewhouse.

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.

2.3 Description of the Heritage

The Former Stable Block is comprised of several ranges that form a U-shape around the courtyard. The northern range is a red brick, L-shaped range, and the eastern range is a tall, red brick, rectangular range with three bays, the central bay being taller than those flanking it, surmounted by a clock tower above a gable pediment.

The northern range is of a more utilitarian style and scale than the eastern range, with the latter being both taller and more ornamented, and positioned closer to the hall itself.

The western range appears to be a later addition, completing the overall U-shape around the courtyard.



Figure 4 Former Stable Block

2.4 Eastern Range Exterior

The eastern range is a large rectangular structure, generally articulated in three bays. The range is two storeys high. The roof is hipped, with a central pedimented gable. There is a bell turret in the centre of the roof. Atop the bell turret is a weather vane.

Central Bay

The central bay is the tallest of the three bays, with a pedimented gable and bell tower that rises higher than the northern and southern bays.

On the eastern elevation, the central bay has a pedimented gable with a small black and gold clock in the centre of the pediment. The clock face sits above a large archway occupying the ground and first floors. The arch in the archway is glazed, with mullions and transoms. Beneath this, the archway is bricked up, which is seemingly a later addition due to the difference in brick colour from the rest of the bay. There is a single door in the centre of the archway, which is a plain rectangular doorway with a stone lintel.

The western elevation of the central bay also has a pedimented gable, with a clock. It also has an archway, though this is open, with no glazing or brick. Instead, there is a bar across the archway from the imposts of the arch. This is connected by wire to a protruding flagpole above the arch.

Northern Bay

The central bay is flanked by two uniform bays at a lower height. The flanking bays to the north and south are symmetrical in construction, though the southern bay has an additional single-storey structure at its southern elevation.

There is a semi-circular window on the ground floor, and circular windows at the first floor level of the western elevation of the northern bay. To the left of this semi-circular window is a blind archway, which has a square-headed doorway to its immediate left. The northern range meets the eastern range here, creating the L-plan of the listed asset.

On the second storey of the northern range are two circular windows, set above the blind archway and the semi-circular windows.

On the eastern elevation of the northern bay, there are three circular windows set above three boarded archways.

The northern elevation of the northern bay has a singular rectangular window at ground floor level.

Southern Bay

The southern bay of the eastern range is symmetrical with the northern bay, with the exception of the addition of the single-storey structure on its southern elevation.

The western elevation has a single circular window at the second storey level, with discoloured brick in the shape of a circle to the right of this window, indicating the former presence of an identical window. Beneath the circular window is a blind archway, and beneath the blind circular window is a blind arch that was likely previously part of an archway like the one to its left. There is a black wooden sliding door beneath the blind arch, which has a sloped section of roof tiles above it that protrude from the wall and travel across the arches at the springing line.

To the right of the door is a section of scarring on the walls, with two distinct areas of scarring evident. The taller of the two indicates the presence of a structure with the same dimensions as the northern range, as they meet at the same height on the eastern range. Beneath this scarring is another set of scarring indicating a former single-storey structure that was once connected to the wall here.

The eastern elevation of the southern bay has three circular windows mirroring those on the northern range. Underneath these windows are three arches, with two being glazed, with vertical iron bars attached. The archway on the right is blind.



Figure 5 Eastern Elevation Central Bay



Figure 6 Eastern Elevation Southern Bay



Figure 7 Eastern Elevation Central Bay



Figure 8 Eastern Elevation Northern Bay



Figure 9 Western Elevation Central + Northern Bay



Figure 10 Western Elevation Southern Bay



Figure 11 Western Elevation Central Bay



Figure 12 Western Elevation Clocktower

2.4.1 Eastern Range Interior

The interior of the Eastern range has two sections, on either side of the archway. The northern bay of the range contains the remains of a large stable stall and a storeroom, both accessed from a door in the archway. The stable stall has an iron, wall-mounted hay feeder, and remnants of a swept-top stable partition along one of the walls. The stable also has a cobbled floor. A door at the northern end of the room leads to a storeroom that has modern features, such as fluorescent light strips.

There is an additional door that leads upstairs to the first floor, accessed from the archway, and positioned to the left of the door to the ground floor.

The southern bay has a large room, which has remnants of its former use as a stable. It has a hay feeder and a swept-top stable partition on the walls. There is a room at the southern end of the section, which is the attached single-storey building, containing two derelict toilet stalls.

Above these two rooms are haylofts which are now empty. In the central bay, there is a staircase from the first floor to the bell turret, which contains the internal mechanism of the clock.



Figure 13 First Floor Ceiling



Figure 14 Stairway to First Floor



Figure 15 First Floor Northern Bay

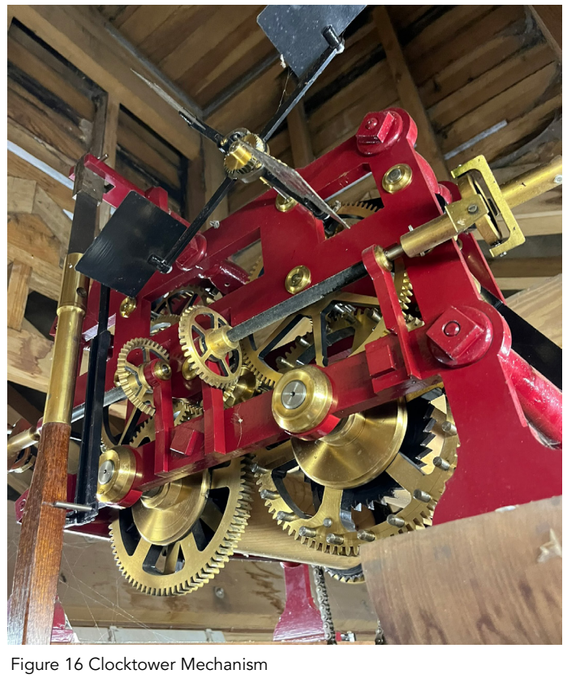


Figure 16 Clocktower Mechanism



Figure 17 Northern Bay Stable



Figure 18 Southern Bay

2.4.2 Northern Range Exterior

The northern range is an L-shaped building which connects to the eastern range at the northern bay of the latter. The return that forms the L-shape of the northern range aligns with the western range. Therefore, despite it being constructed at the same time as the northern range, the return will be considered as part of the western range in this exercise. The range has a pitched roof which meets the pitched roof of the return on the western range.

Openings in the southern elevation of the northern range show evidence of having been altered. There are two large arched doorways and a smaller arched doorway. The arches for the larger doors show evidence of newer brickwork in the arch, which indicates their later addition to the range. To the right of the southern elevation is a section of different coloured bricks indicating a former door in the position.

Two rectangular windows sit on either side of the eastern large door, and three windows sit at first-floor level, one rectangular to the right and two circular in the middle and to the left.

The northern elevation of the Northern range has an arched double doorway, which appears to be original. There are two circular windows at first floor level, and a rectangular one at ground floor level. The walls have extensive vegetation growth.



Figure 19 Northern Elevation



Figure 20 Southern Elevation



Figure 21 Arched Door



Figure 22 Southern Elevation Window



Figure 23 Southern Elevation Round Window



Figure 24 Southern Elevation Corner

2.4.3 Northern Range Interior

The interior of the northern range contains the café, with modern fixtures and exposed brick. The range is full height. The eastern end of the range has a door into a small storeroom and kitchen with entirely modern fittings, though it retains the brickwork. The western end leads into the Western range, which is part of the L-shaped Northern range. The café continues here.



Figure 25 Storeroom



Figure 26 Northern Wall



Figure 27 Arched Door

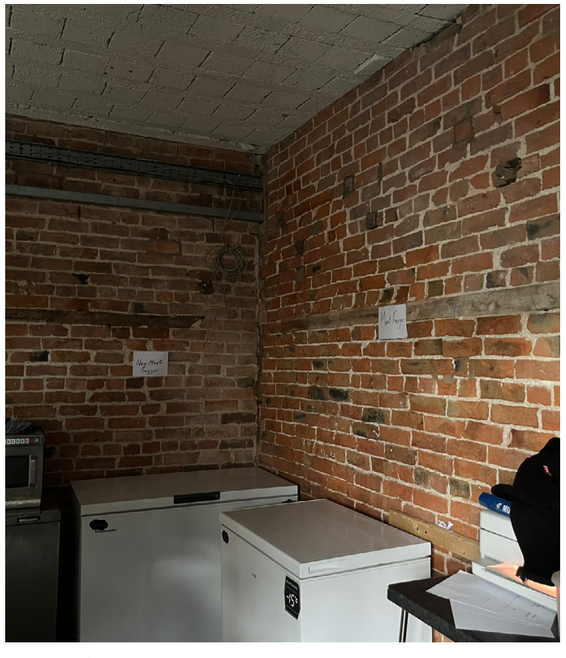


Figure 28 Storeroom

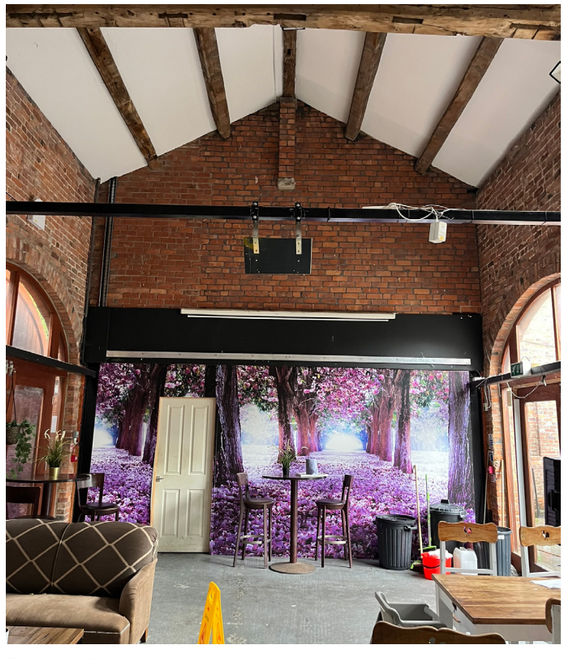


Figure 29 Eastern Wall



Figure 30 Western Wall

2.4.4 Western Range Exterior

The western range consists of the return of the northern range, which is the northern bay, with a pitched roof. A later toilet block, which has a single storey, with a tiled pitched roof, is the southern bay of the range.

The eastern elevation of the southern bay is of brick and has two large sliding wooden doors that access the interior. This could suggest their use as stables or storage at some point. To the right of these doors is a door set in an arched doorway, with a rectangular window to the right. To the left of the sliding doors is a boarded rectangular window. The left side of the elevation has a curved end and is overgrown with vegetation. The gates to the courtyard are attached to the wall between the window and the curved section.

The western elevation of the northern bay has three windows that are evenly spaced. It is largely overgrown with vegetation; as such, it is unclear if the windows are arched or rectangular.

The eastern elevation of the northern bay has a rectangular doorway, a rectangular window to the left of the doorway, and a circular window on the second storey, positioned just to the left of centre.



Figure 31 Southern Elevation



Figure 32 Eastern Elevation Detail



Figure 33 Eastern Elevation



Figure 34 Eastern Elevation



Figure 35 Western Elevation



Figure 36 Eastern Elevation Doorway

2.4.5 Western Range Interior

The interior contains male, female, and disabled toilets, all of which have modern elements and are painted white.

The disabled toilets are formed from modern white painted wooden partitions internally. The toilet is accessed via the left sliding door, with paving stones and painted brickwork; the ceiling is the internal side of the roof above. The interior of the partitions is completely modern.

The ladies' and gentlemen's toilets are less modern, but all fixtures are late 20th century. The painted brickwork continues here.

The northern bay's interior is a continuation of the café in the northern range. The two are separated by a glazed double door, with the northern bay of the eastern range containing a food service kitchen and a seating area. The section has paved slab flooring, modern light fittings and white painted brickwork. On the eastern wall, there is a black, metal cooking range that is no longer in use, though it likely dates to the 19th century or the early 20th century. The range is positioned within a protruding section of brickwork, likely containing a chimney within. A square-headed door provides access to a kitchen on the southern wall, which contains entirely modern fittings, though there are exposed beams in the ceiling.



Figure 37 Toilet Interior



Figure 38 Disabled Toilet Interior



Figure 39 Cafe Interior



Figure 40 Kitchen Interior



Figure 41 Cafe Cooking Range



Figure 42 Cafe Entrance to Kitchen

3 History + Development

3

3.0 History + Development

3.4.1 Wythenshawe Hall Estate

The Former Stable Block's history and development is inextricably linked with that of Wythenshawe Hall and Wythenshawe Park. Wythenshawe Hall was constructed in 1540 by Robert Tatton of Chester, as a family home, on the site of a former deer park . Evidence suggests that the Tatton family had owned the land since the 13th century . Wythenshawe Park was originally part of the deer park, though by 1830 it had been converted into a designed landscaped garden, with later 19th-century alterations .

The house followed down the Tatton line, with Robert Tatton (1606-1669) playing a part in the English Civil War, with the siege of the hall by Parliamentarian forces in 1643-1644 . The hall was altered in the 17th century and partially rebuilt around 1797 . The Hall passed down to Robert Henry Grenville Tatton (1883-1962), who sold the hall and 250 acres of land to the Manchester Corporation in 1926 . Wythenshawe Park was formed from the parkland of Wythenshawe Hall.

In 2016, an arson attack severely damaged Wythenshawe Hall, necessitating extensive restoration works .



Figure 43 Wythenshawe Hall 1740 M47617 Image courtesy of Manchester Libraries

3.4.2 The Former Stable Block

The Former Stable Block under the Tatton Family

There is no clear date for the construction of the stable block, though stables were already in existence on the estate during the time of William Tatton (1774-99), evidenced by a listing of staff from 1799, which included two coachmen, two racing servants, and a rider. Inventories between 1785 and 1792 also show that there were stables with sleeping accommodation for five people, which were situated above the stables.

In 1827, Thomas William Tatton (1783-1827) died. He had inherited Wythenshawe Hall after the deaths of his brother William Tatton (1774-1799) and his father William Tatton Egerton (1749-1806). William Tatton Egerton had held both Wythenshawe Hall and Tatton Park, and had granted William Tatton, his eldest son, Wythenshawe Hall. When William Tatton died in 1799, the hall reverted to his father, and when he died 7 years later, his second son, Thomas William Tatton, inherited the hall .

A sale of his livestock, after his death, shows the possession of "four draught horses, one mare, one bay carriage horse, and two one-year-old draught colts".This would indicate that the Former Stable Block was in use as a stable at this point, due to the size of stabling needed for so many animals, though no evidence explicitly states that they were housed there.

The 1839 tithe map of Northenden, the parish in which Wythenshawe Hall was then situated, shows the northern, eastern, and part of the western ranges present.

It is possible that in 1841, the upper storey of the stables was still being used as accommodation, evidenced by the census records that show that two people were listed as living in the stables .

There was previously a collection of farm buildings, also known as the dairy yard, to the immediate west of the stable block. Photographic evidence shows that the style of these buildings was consistent with the stables. However, these outbuildings were demolished c.1965, leaving only one small remaining structure, which is now in a state of serious disrepair.

The 1898 Ordnance Survey illustrates that the stables were connected to Wythenshawe Hall by a path leading through the central arch in the eastern range . The interconnected nature tied the stables into the broader hall, with access for both staff and residents.



Figure 44 Northenden Tithe Map 1839- Greaves, T. Map of the Township of Northenden in the County of Chester. Cheshire Tithe Maps. 1839. 3 chains per inch.



Figure 45 Wythenshawe Hall, Wythenshawe stabling -1949-M47678 Image courtesy of Manchester Libraries

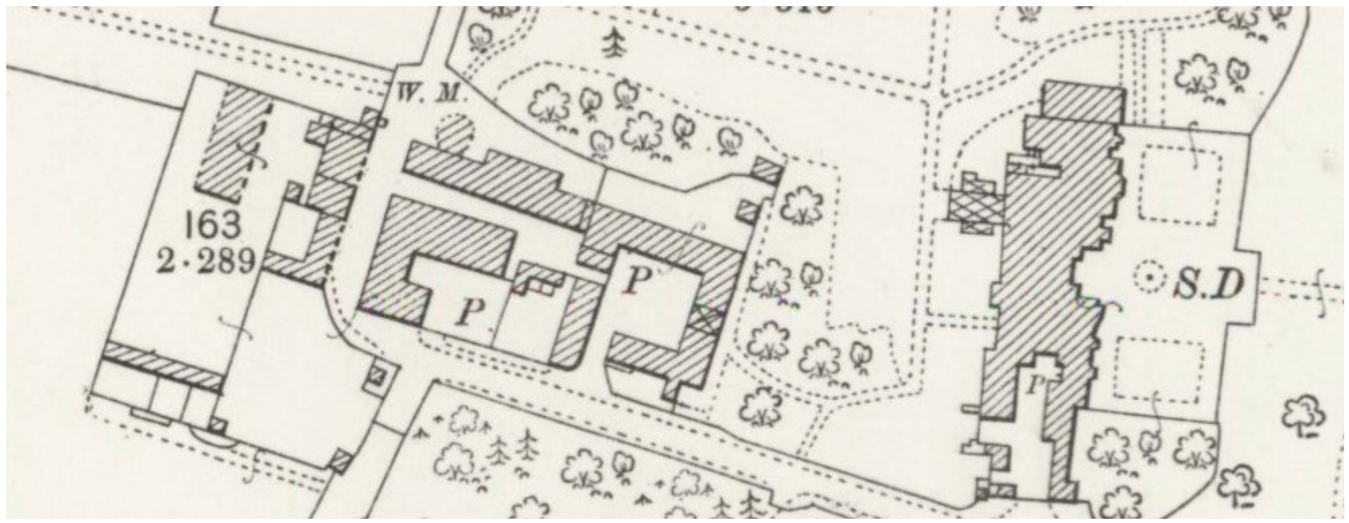


Figure 46 Ordnance Survey Map 1898 - Ordnance Survey. Cheshire IX.16. Ordnance Survey 25 Inch England and Wales, 1841-1952. Ordnance Survey, 1898. 1:2500.

The Former Stable Block in Public Ownership

In 1927, the Tatton's Wythenshawe estate was sold to Ernest and Shena Simon. Ernest Simon was a wealthy industrialist who firmly believed in the importance of providing affordable working-class housing. As former Lord Mayor of the Manchester Corporation, when Wythenshawe Hall was put up for sale, he and his wife purchased the Hall and 250 acres of land. The latter was then used to establish Wythenshawe Municipal Garden City in 1931, after the Simons granted the land, Hall, and the Former Stable Block to the Manchester Corporation .

Historic images and mapping show a southern range, which previously connected to the eastern range.This range was seemingly demolished in the late-20th century, some time after 1959.

The courtyard was initially used as a café from Good Friday in April 1987, with a "smart £80,000 courtyard café at Wythenshawe Hall" mentioned in local newspapers .

At some point, this café was replaced by Park Warden Offices, a Visitor Centre, and Toilets, operated by Manchester City Council.

It has reverted back to use as a café in the 21st century, currently operating as such.



Figure 47 Wythenshawe Hall, Wythenshawe stabling- 1949-M47677 Image courtesy of Manchester Libraries

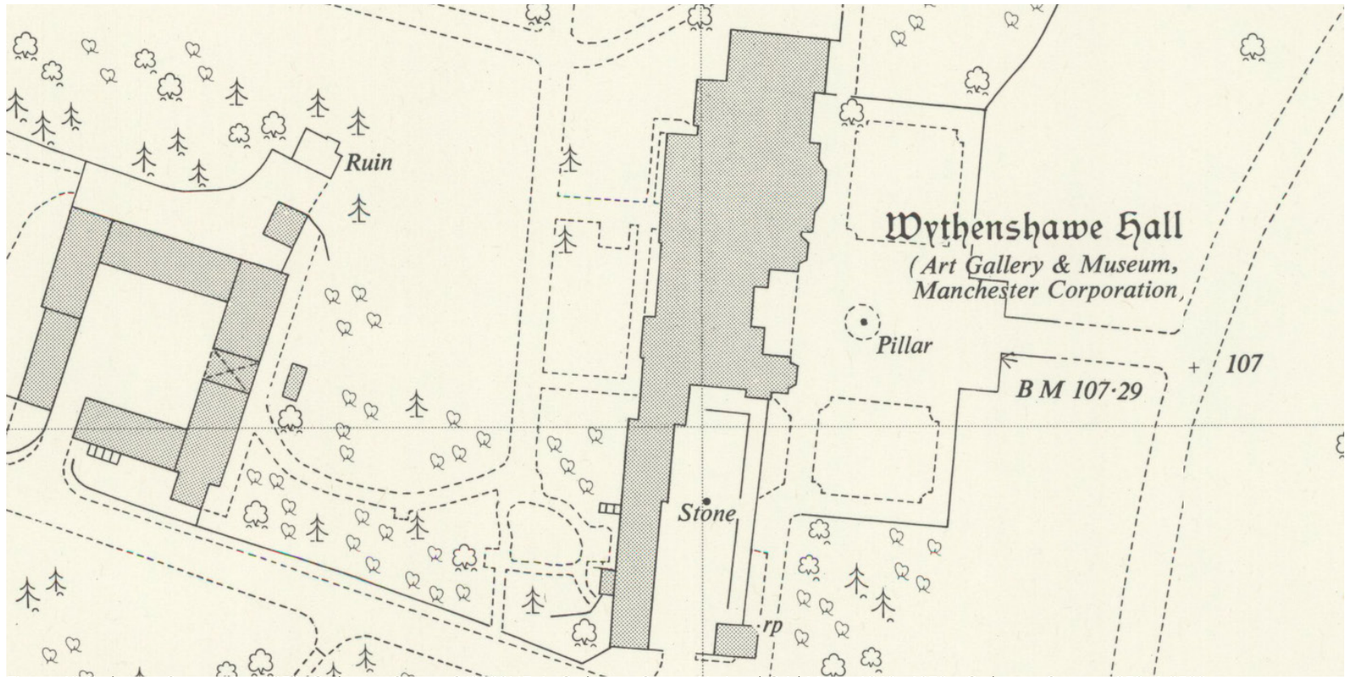


Figure 48 Ordnance Survey Map 1959- Ordnance Survey. SJ8189NE-A. Ordnance Survey National Grid Maps, 1940s-1970s. Ordnance Survey, 1959. 1:2500.

4 Assessment of Significance

4.0 Assessment of Significance

Following guidance outlined in Historic England's Conservation Principles, Policies and Guidance (2008), along with the more recent Historic England Advice Note 12 Statements of Heritage Significance: Analysing Significance in Heritage Assets.

The level of significance will be assessed based on the scale below:

Levels of significance

Exceptional	Heritage interests having national or international importance, usually found where assets are designated at Grade II*, Grade I, Scheduled Monuments.
High	Heritage interests having national importance, usually found where assets are designated at Grade II*.
Medium	Heritage interests having regional importance, usually found where assets are designated Grade II. Also, generally applies to Conservation Areas.
Low	Heritage interests that make a positive contribution to their area, group or setting. Usually, Non-Designated Heritage Assets and historic townscapes.
Neutral	Historically unimportant.

Understanding of significance is broken down into the following categories:

Archaeological Interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural & 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.

Historic Interest

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. 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.

4.1 Significance of the Former Stable Block

4.1.1 Archaeological Interest

An Archaeological Data Service search of Wythenshawe Park shows that an axe hammer from the Bronze Age was found in the northeast of the Park. This may indicate some prehistoric activity in the area, though no such evidence has been found at the Former Stable Block, and further investigation is outside of the remit of this report.

Though the former 'dairy-yard' was demolished in c.1965, there is the potential for remnants of the foundations of the former yard to be uncovered and examined. The demolished 'dairy yard' to the west of the Former Stable Block could show evidence of the use of the yard in the 19th century, illustrating farming practices in the local vicinity.

The overall archaeological interest of The Former Stable Block is **Low**.

4.1.2 Architectural + Artistic Interest

Georgian and Victorian Courtyard Stables

The courtyard layout of the Former Stable Block is typical of the time period in which it is presumed to have been built (late 18th or early 19th century). Whilst a typical orientation of its time, such courtyard stable blocks are becoming increasingly rare, and as such, the Former Stable Block is notable for the retention of its original features and form.

The Eastern range's central archway is typical of the form. "A tall archway, frequently topped by a clock tower, provided ingress and egress, as well as acting as a statement of the owner's rank and worth". As such, the presence of the arch and clock at the Former Stable Block is indicative of the wealth and status of the Tatton family, and the position of the eastern range, facing towards Wythenshawe Hall, is a further indicator that this section was a status-conscious display.

Interior of Georgian and Victorian Stables

The eastern range contains a former horse stable, complete with a wall-mounted hay feeder, made of iron. The stable is located in the northern part of the range, accessed by a door set in the left-hand side of the archway from the courtyard. This is illustrative of the prior purpose of this section of the Former Stable Block as a stable. The flooring is cobbled and represents part of the surviving original elements of the block.

The southern section of the Eastern range is used as a store; within the room is a wall-mounted feeder, like the one in the northern section. This indicates that this area was once used as such; however, there are no partitions to support this claim, though scarring on the southern wall illustrates where a stable once was. This is due to the shape of a swept-top bar on the wall, a popular stable partition used in the Georgian and Victorian periods, and present on the wall inside the noticeable former stable stall in the northern section of the eastern range.

Association with Tatton Dale Farm

The Former Stable Block's eastern range has a central archway, two storeys, and is similar in appearance to a similar stable yard at Tatton Dale Farm to the northeast of Manchester. Tatton Hall and Wythenshawe Hall were both part of the Tatton family estates and are close in presumed construction date. The comparison between the two is primarily in their use of small circular windows at a high level. The other features are typical for stable blocks of the time, though rare in the extant form of Tatton Dale Farm and Wythenshawe Hall's stables.

The stable block at Tatton Dale Farm is richer in material and detailing, some of which was installed during a late 19th-century phase of development. The stables at Wythenshawe are much smaller in scale and more modest in design. Whilst less decorative, the group value of the association between the Tatton Dale Farm and the Former Stable Block at Wythenshawe Hall is important as their stylistic similarities and familial connection mean that they may share the same unnamed architect.

Spatial Relationship and Group Value with Wythenshawe Hall

The spatial relationship between Wythenshawe Hall and the Former Stable Block is important in establishing group value with the assets. The access through the archway on the eastern range is illustrative of the connection between the two. The presumed later addition of the bricks in the arch facing the hall obscures the original purpose of the arch, as a route from the Hall to the Stables. This is indicated by historic mapping, which shows a path to and from the house at this point. Despite these later additions, it is evident from the mapping and the brickwork that the archway once served to connect the two, exemplifying the group value of the two assets.

The overall architectural + artistic interest of the Former Stable Block is **Medium/High.**

4.1.3 Historic Interest

Associative Value

The Former Stable Block derives its historic interest from its association with Wythenshawe Hall, the hall for which the stables were built, as well as the Tatton family, who owned the hall.

The Tattons were prominent figures in the area for generations. Notably, the Tattons and Wythenshawe Hall played a prominent role in the English Civil War, with Wythenshawe Hall coming under siege. However, the Former Stable Block's later construction date means that its historical association is only with the 19th and early 20th-century Tattons. This focus on the later Tatton's illustrates the wealth and desire to portray this wealth, with a well-established stable block, fit to house horses and carriages. These would have been in use by the Tattons for hunting, travel, and to send messages upon horseback or by carriage. The Former Stable Block is notable then for its connection to the nobility of the 19th and 20th centuries, and the ways in which this class portrayed their wealth.

The eventual sale of the property came with the sale to Ernest and Shena Simon, who subsequently granted the property and land to the Manchester Corporation in 1926.

The sale of the property to the Manchester Corporation is important due to the connections between Ernest and Shena Simon, the couple who purchased the property and subsequently granted it to the Corporation .

Ernest Simon's involvement with local government, as former member and Lord Mayor of the Corporation, was important in his beliefs that local government should provide working-class housing. This ultimately contributed to the construction of Wythenshawe Garden City on part of the Tatton estate.

Communal Value

The Former Stable Block has communal value, due to its current iteration as a café. The communal nature of the café, in the historic setting of the Former Stable Block, highlights the role of Wythenshawe Park and Hall in the community. The café acts as a meeting place within this context.

The overall historic interest of the Former Stable Block is **Medium**.

4.1.4 Summary of Significance

The significance is primarily due to the historic associations with the Tatton family of Wythenshawe Hall, as well as the Former Stable Block's importance to the local community as part of the Wythenshawe Park and Wythenshawe Hall complex. The group value within Wythenshawe Park means that the Former Stable Block enhances the Park, and the Hall's historic character enhances the Former Stable Block.

The external appearance is significant for its similarity with the typical layout of stable blocks and farmyards of its time, especially given its extant nature. It also shares similarities with Tatton Dale Farm stables, which also has associative value with the Tatton family.

Overall, the Former Stable Block, Wythenshawe Hall is of **Medium** heritage significance, evidenced by its Grade II designation, and its group value with the Grade II* listed Wythenshawe Hall, and Grade II Historic Park and Garden of Wythenshawe Park.

5 Heritage Impact Assessment

5.0 Heritage Impact Assessment

The following section will present an assessment of how the proposed works have the potential to impact on the heritage significance of the designated asset(s).

Impacts will be assessed and scaled per British Standards BS7913 guidance for the scale of impacts, which correlates with the ICOMOS Guidance on Heritage Impact Assessments.

Impacts are also translated into NPPF terms to establish the potential for Harm, as defined within the guidance, and therefore the requirement or lack thereof for public benefit.

VALUE OF HERITAGE ASSET	SCALE & SEVERITY OF CHANGE/IMPACT (EITHER ADVERSE OR BENEFICIAL)				
	No Change	**Negligible Change**	**Minor Change**	**Moderate Change**	**Major Change**
Exceptional	Neutral	Slight	Moderate/ Large	Large/Very Large	Very Large
High	Neutral	Slight	Moderate/ Slight	Moderate/ Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/ Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/ Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

Figure 49 Significance/Scale of Impacts Table

Scale of Change

The scale of change exercise is undertaken for key elements of a proposal, depending on its complexity, but an overall conclusion is reached regarding the holistic overall level of change.

No Change	No material change to the heritage asset or its setting.
Negligible Change	A small change or alteration, but unimportant. Having no visual or indirect impacts on the asset or its setting. Slight changes to use or access.
Minor Change	A small change to an element of fabric or setting that results in a noticeable difference. Limited indirect impacts or changes to character.
Moderate Change	Changes to an element, including replacement, or insertion of a new element, where the asset or its setting has clearly been modified. Noticeable indirect impacts.
Major Change	A change of great extent, including the complete removal of an element. Changes to most or all of the asset or its setting. Total alteration of the asset. Extreme indirect impacts.

Nature of Impact

Based on a layered understanding of the proposal, an analysis is undertaken and a judgment is made on whether the impact identified is beneficial or adverse. The position on the scale is not always directly influenced by the output of the matrix, as nuance and understanding of the proposal is required to establish the appropriate position on the scale.

Major beneficial	The proposal will have an exceptionally positive impact on the significance of the heritage.
Moderate beneficial	The proposal will have a substantial positive impact on the significance of the heritage.
Minor beneficial	The proposal will have some limited positive impact on the significance of heritage.
Neutral	The proposal does not affect the significance of the heritage.
Minor adverse	The proposal will have some limited negative impact on the significance of the heritage.
Moderate adverse	The proposal will have a substantial negative impact on the significance of the heritage.
Major adverse	The proposal will have a serious and irreversible impact on the significance of the heritage.

5.1 Former Wythenshawe Stables

5.1.1 Summary of Proposed Works

The proposed scheme comprises mechanical and electrical works to the Former Stable Block. The scheme comprises of the following elements, the details of which are shown on the supporting drawings.

The works can be summarised as follows:

- Upgrade of the power supply to the kitchen and cafe area to ensure compliance with current health and safety standards. This will include the introduction of a number of new sockets and steel conduits to the internal walls using fixings into mortar joints and the use of screws and plugs.
- In the storage area located at the northeast corner of the building, existing suspended fluorescent lighting will be replaced with energy-efficient LED fittings.
- A new extractor fan is to be fitted into the window in the small kitchen, replacing existing.
- Installation of new fire alarms throughout the building using a combination of wired and wireless units.

5.2 Assessment of Heritage Impacts

5.2.1 Step 1: Determine the Asset's Significance

The significance of the asset is **Medium**

5.2.2 Step 2: Assess the Scale of Change

The scale of change to the asset is **Negligible**

5.2.4 Step 3: Evaluate the Impact Using the Matrix

The impact upon the asset will be **Neutral/Slight**

5.2.3 Step 4: Discussion

To safeguard sensitive architectural areas, particularly the vaulted café seating space, a hybrid fire alarm system is proposed. Wireless detectors utilised wherever feasible, significantly reducing the need for surface-mounted cabling and associated visual intrusion. Where limited wired elements are required, these will be carefully routed to follow existing lines and minimise visibility.

The proposed installation of new and replacement electrical sockets has been designed to minimise intervention within the historic fabric. Existing fixing points will be reused wherever practicable. Where new fixings are unavoidable, these will be discreetly located within mortar joints to avoid direct impact on masonry units and to ensure reversibility. The works are primarily limited to the replacement and rationalisation of existing fittings, resulting in a modest reduction in the number and prominence of visible electrical elements, and therefore a slight enhancement to the visual character of the space.

The proposed ventilation system will replace an existing fan unit currently inserted within a single windowpane. The existing window frame will be fully retained, with a new pane introduced to accommodate the updated system. This approach minimises disturbance to the historic fabric and avoids alteration to the wider window assembly.

Alterations to the fluorescent lighting within the northeast storeroom will not result in the loss of historic fabric. Replacement LED fittings will utilise existing cable runs and fixture locations, avoiding additional intervention or harm to surrounding materials.

A new distribution board is proposed within the storeroom adjacent to the café in the northern range, occupying an existing wall-mounted cupboard. This ensures no visual impact on the surrounding space. When in use, associated cabling will be routed at ceiling level before discreetly exiting through the external wall opening.

The proposals do not involve the removal or loss of historic fabric. Overall, the introduction of the upgraded electrical infrastructure and ventilation system is considered to result in a neutral/slight beneficial impact on the significance of the asset, primarily through the rationalisation of existing fixtures and the reduction of visual clutter.

Benefits

The proposed upgrades to the electrical system will ensure compliance with current health and safety standards, improving the safe and reliable operation of the building. The introduction of LED fittings will enhance energy efficiency within the storeroom, contributing to reduced operational demand. The provision of a new distribution board will support the functionality of the upgraded power supply, enabling effective use of electrical equipment within the courtyard.

Mitigation

The design development process has prioritised a sensitive approach. Works have been designed to be reversible wherever possible, with a clear preference for utilising existing fixing points, service routes and locations to limit disturbance to historic fabric. Where new interventions are required, these are carefully located to avoid sensitive features and to reduce visual prominence.

5.3 Overall Conclusion

Overall Impact: Neutral/Slight

The proposed works will result in a **negligible** change to the asset, resulting in a **neutral/slight** impact to the asset, which will be **slight beneficial** in nature. The interventions have been carefully designed to avoid the loss of historic fabric and to minimise both physical and visual impact, prioritising reversibility, discreet installation, and compatibility with the existing building fabric. They deliver a number of functional and operational benefits, including compliance with current health and safety standards, improved energy efficiency, and enhanced usability of the asset.

The works will result in **no harm** to the significance of the Grade II listed asset, in line with the requirements of the NPPF (2024).

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6.0 Bibliography + Sources

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7 Appendices

7.0 Appendices

7.1 Appendix 1: Listing Description

MANCHESTER

SJ88NW WYTHENSHAWE PARK, Brooklands 698-1/11/552 Former stable block to west of 03/10/74 Wythenshawe Hall

GV II

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

Thank you

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