

Heritage Statement

May 2022

Heaton Park Farm Centre, Middleton Road, Manchester, M25 2SW

Re-roofing and External Repairs

Ref: AMP44649



Table of Contents

1.0	Introduction	4
2.0	Project Background	4
3.0	Proposals	5
4.0	Heritage Statement Objectives	5-6
5.0	Conservation Philosophy	6
6.0	Planning Statement	7
6.1	Regulation	7
6.2	Policy	7-8
7.0	Historic Appraisal and Statement of Significance	9
7.1	Setting and Local History	9
7.2	History of Heaton Park Farm Centre	9
7.3	Historic Appraisal and Statement of Significance	9-11
8.0	Project Brief	11
8.1	Summary of Project Brief	11-15
9.0	Proposals & Assessment of Impact	16-23
10.0	Conclusion	23

Appendices

Appendix A - Listed Building Description

Table of Figures

Figure 1: Site Plan Heaton Park Farm Centre.....	4
Figure 2: View of the Front Elevation of Heaton Park Farm Centre (Former Stable Block).....	10
Figure 3: Layout Plan Showing Two Areas of Proposed Re-roofing & Flashing Replacement	11
Figure 4: Layout Plan Showing Proposed Gutter Replacement.....	12
Figure 5: Aerial View of Roof Area 2 – Proposed Re-roofing.....	13
Figure 6: View of Existing Timber Guttering – Completely Rotted Through & Leaking	13
Figure 7: View of Rotted / Missing Boarding to Courtyard Entrance Doors	14
Figure 8: View of Rotted / Missing Boarding to Stable Block in Courtyard Area	14
Figure 9: View of Rotted Timberworks to Cill of Vertically Sliding Sash Window.....	15
Figure 10: View of Rot to Window.....	15
Figure 11: View of Rot to Window Cill & Sash.....	15

1.0 Introduction

This Heritage Statement has been prepared by Manchester City Council Capital Programmes and Procurement to support an application for Listed Building Consent for partial re-roofing and external repair works to Heaton Park Farm Centre.

2.0 Project Background

The park is located approximately 3 miles north of Manchester City Centre, bounded by Sheepfoot Lane to the south, Bury Old Road to the west, St Margaret's Road and the M66 motorway to the north and Middleton Road to the east.

Heaton Park is of national significance as a Grade II registered park and garden. The park forms the setting to several listed buildings and comprises large areas of park, pasture, woodland, lakes and a golf course. Heaton Park has been owned and managed by Manchester City Council as a public park since 1902. Formerly the country house of the Egertons, the Earls of Wilton, the house was rebuilt in the 1770s by James Wyatt. The park was landscaped for Thomas Egerton by well-regarded Georgian designers, Eames and Webb, and is a designated historic park (Grade II). The Stables, built in the late 1770s to designs by Samuel Wyatt also have high significance as a good example of a Georgian stable complex built for a country house (Listed Grade II).

The park was the subject of an extensive restoration project at the end of the 21st century, managed by the City Council and part-funded by the Heritage Lottery Fund. The restoration involved the removals of some of the inappropriate and under used late twentieth century sports facilities as well as the reintroduction of views and vistas that had been lost for decades. The restoration works included the reinstatement of a ha-ha and selective felling of trees to open up visual links between Heaton Hall and the surrounding parkland.

The Stable's now known as the Farm Centre, currently provides office accommodation for the Heaton Park Estates Team, a Café, public toilets and a learning centre. The Farm Centre has a number of external repair issues and if these are not addressed, they could become so extensive that damage to the structure of the building could occur and wholesale replacement of some elements will be required.



Figure 1: Site Plan Heaton Park Farm Centre

3.0 Proposals

The works will comprise :

- Removing existing slate roof coverings, underlay and battens to Roof Area No.2 and No.12 and set aside for re-use. To re-roof the two roof areas completely, including supplying new Natural Cumbrian slates to accommodate increase in head-lap;
- Fitting new treated battens;
- Laying new vapour permeable underfelt;
- Installing sheep's wool insulation;
- Replacing all lead flashings;
- Install 'Permavent' Easy Slate Strips to improve ventilation;
- Replace lead flashing to ridges of Roof Areas 5, 6, 7 and 8;
- Existing timber / cast iron eaves gutters to multiple roof areas to be replaced;
- Carrying out joinery repairs to the roof structure where required;
- Replacing rotted section of barge boarding and decoration;
- Joinery repairs to windows, doors and timber features;
- Re-decoration works
- Erection of all associated access equipment / protection to carry out the works in a safe manner;

4.0 Heritage Statement Objectives

This Heritage Statement aims to illustrate the rationale behind the proposals, so that the reader can understand the design intention and considerations that have been made.

The general aims of this assessment are to:

- To set out the local and national planning policy relating to the identified heritage asset;
- To set out the historical background of Heaton Park;
- To summarise the assessment undertaken of the character and special interest of the site by way of a statement of significance. A separate Statement of Significance Document was prepared by AHP Architectural History Practice in February 2017 for the Heaton Park Stables and Farm. A copy of this document will be attached to this Heritage Statement;
- Identify the conservation philosophy adopted by the design team in designing these external repair works;
- Provide a summary of the design rationale behind these proposals;
- Assess the potential impact (positive or negative) of the proposed scheme on the heritage assets.

Assessment of the significance of the site identifies how particular parts of a place and different periods in its evolution contribute to, or detract from, identified heritage values associated with the site. This approach considers the present character of the site and the changes that have influenced this character, thus informing how the design can best enhance the significance of the heritage asset. Significance (for heritage policy) is defined in NPPF (2019) as:

'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'

Current national guidance for the assessment of the significance of heritage assets is provided by English Heritage in the document 'Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment' (2008) in which significance is weighed by consideration of the potential for the asset to demonstrate the following value criteria:

- Evidential value. Deriving from the potential of a place to yield evidence about past human activity.
- Historical value. Deriving from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.

- Aesthetic value. Deriving from the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value. Deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.

5.0 Conservation Philosophy

- Minimum intervention: If possible leave historic fabric alone and do not interfere unless it is absolutely essential.
- Maximum retention: Where intervention is required there should be the minimum loss of historic fabric, and modern fabric should be targeted wherever possible.
- Research and inspection: Decisions regarding what will be altered and how must be based upon detailed inspection of the buildings and an informed understanding of its history, development and character based on research.
- Materials: Wherever possible sympathetic materials and traditional methods of workmanship should be adopted for carrying out repairs.
- Reversibility: Where possible any alterations should be reversible.
- Workmanship character: the design of repairs should take note of original/historic patterns of workmanship, character and profile where possible.
- Skills and trades: Only contractors, trades and craftsmen with the necessary experience and skills working with historic buildings will be permitted to undertake works.
- Current defects and forward maintenance: The project aims to overcome a backlog of disrepair and defects, by improving the condition of the building fabric to a point where forward maintenance is at a manageable scale. It does not however negate the need for future maintenance.
- Timing: the provision of scaffolding and access may guide decisions regarding the extent of what work is done now and where.

6.0 Planning Statement

6.1 Regulation

The primary legislation relating to historic buildings and conservation areas is the Planning (Listed Buildings and Conservation Areas) Act 1990 which makes provision for the listing of buildings of special architectural or historic interest, designation of conservation areas, and the exercise of planning functions in relation to these. It requires Councils to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses (sections 16 & 66) and to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas (section 72) (HMSO 1990).

6.2 Policy

National Policy

Present government planning policy is contained within the National Planning Policy Framework (NPPF, 2019). Section 16 of the NPPF, entitled Conserving and Enhancing the Historic Environment provides guidance for the conservation and investigation of heritage assets and requires local authorities to take the following into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place.

NPPF Section 16: Conserving and enhancing the historic environment sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process.

The aim of NPPF Section 16 is to ensure that Regional Planning Bodies and Local Planning Authorities, developers and owners of heritage assets adopt a consistent and holistic approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.

To summarise, government guidance provides a framework which:

- requires applicants to provide proportionate information on the significance on heritage assets affected by the proposals and an impact assessment of the proposed development on that significance. This should be in the form of a desk-based assessment and, where necessary, a field evaluation;
- takes into account the desirability of sustaining and enhancing the significance of heritage assets and their setting;
- places weight on the conservation of designated heritage assets (which include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas);
- requires developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and impact, and to make this evidence (and any archive generated) publicly accessible.

Policy guidance concerning listed buildings distinguishes between extent of 'harm', as follows;

- Paragraph 193 – 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. The more important the asset, the greater the weight should be.
- Paragraph 194 – Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building...should be exceptional.
- Paragraph 195 – Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve

substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use.
- Paragraph 196 – Where a development proposal 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, including securing its optimum viable use.

Policy guidance concerning Conservation Areas is as follows:

- Paragraph 200 - Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. 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.
- Paragraph 201 - Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Further guidance on all aspects of the NPPF is provided on the Planning Practice Guidance website which includes a section entitled 'Conserving and enhancing the historic environment'.

The following relevant definitions are made within NPPF 2019:

- **Heritage Asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- **Setting of a Heritage Asset:** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- **Significance (for heritage policy):** The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within

Local Development Plan

The Core Strategy Development Plan (2012-2027) outlines the Council's planning policies for the city. The key policies which relate to this project have been summarised below:

Policy EN3 Heritage states that *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. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.*

7.0 Historic Appraisal and Statement of Significance

7.1 Setting and Local History - Heaton Park has been owned and managed by Manchester City Council as a public park since 1902. Formerly the country house of the Egertons, the Earls of Wilton, the house was rebuilt in the 1770s by James Wyatt. The park was landscaped for Thomas Egerton by well-regarded Georgian designers, Eames and Webb, and is a designated historic park (Grade II). The Stables, built in the late 1770s to designs by Samuel Wyatt also have high significance as a good example of a Georgian stable complex built for a country house (Listed Grade II). West of the stables is the Animal Centre, on the site of former hot houses; against the north side of the wall enclosing this area is a range of lean-to backsheds, currently used for livery stables. Further west again is the site of the former Home Farm, also designed by Samuel Wyatt, demolished in the late 20th century except for the farmhouse (now derelict) and one free-standing outbuilding, known as the dairy, and currently used for donkeys.

7.2 History of Heaton Park Farm Centre - The park was the subject of an extensive restoration project in the early 21st century, managed by the City Council and part-funded by the Heritage Lottery Fund (HLF). This project reinstated the Georgian setting of the hall, rebuilding the ha-ha and perimeter park walls; many of the park's buildings including the stables were repaired. The hall itself was not included in the Heritage Lottery Fund project but its exterior has been repaired; the long-term future viability and use of the hall is still being explored.

The stables (now commonly referred to as the Farm Centre) are partly in use as a café, public toilets and staff offices, but parts of the building are under-used and have not yet been refurbished. The stables have high heritage significance, but the significance of the interiors varies, depending on the level of alteration or remodelling. There is scope to make better use of the spaces within the stables, but it is also important to retain the few surviving internal features that relate to its historic stable function.

The Home Farm farmhouse is a plain example of a Georgian domestic building, now with derelict, but it is significant as a fragment of the model farm and is worth being repaired for a new use. The so-called dairy is a much-altered farm building, but has some significance as a fragment of the Home Farm. More research is recommended to fully understand this structure and to inform repairs and adaptation for a new activity in this part of the park. Some interpretation on the Home Farm would be beneficial as part of future public access to this area.

The area between the stables and the Home Farm was part of a working garden with hothouses and backsheds to the north. The glasshouses were removed by the 1970s but the backsheds were retained and have been used for livery stables since the 1980s. The backsheds and the brick garden wall have medium to high heritage significance as the only remaining structures in this part of the historic garden. They merit being retained and repaired, and like the other park buildings will require ongoing maintenance. There is scope to adapt the backsheds for new uses, informed by building recording, which could also contribute to interpretation.

7.3 Historic Appraisal & Statement of Significance

Heaton Park Farm Centre

The stables (Farm Centre) have high aesthetic and artistic significance as part of an historic park landscaped in the 1770s by William Eames. They were designed by Samuel Wyatt to complement the rebuilt Heaton Hall designed by his brother James Wyatt, and form an important part of the whole ensemble. The red-brick exterior is a good example of Georgian neo-classical design and retains most of the key features. The interior has been considerably altered, and parts now have no more than medium aesthetic significance, particularly where remodelling or rebuilding has taken place.

Architectural Significance

The architectural significance of the Heaton Park buildings is strongly related to their design by Samuel Wyatt, as part of one development phase in the last quarter of the 18th century. The buildings follow national Georgian trends in stable, estate and model farm design and have similarities with comparable estates where Wyatt worked, such as Doddington Hall and Tatton Park in Cheshire. The stables are a good example of a country house stable complex by Wyatt who developed a national reputation for his estate buildings. Despite some damaging 20th century alterations, the imposing elevations are little altered and the planform is still largely intact. There are few internal features in situ, but the building is still of high architectural significance. The 1980s livery stables detract from the architectural value of the north side of the stables, partly due to their poor condition and modest design quality.



Figure 2: View of the Front Elevation of the Heaton Park Farm Centre (Former Stable Block).

Communal Value

For more than a century, the park has been in public ownership. The stables were part of a popular Pets Corner in the late 20th century and now provide visitor facilities for people visiting the park and offices for Animal Centre staff. The stables and Animal Centre have high communal value.

The Stables (Farm Centre)

The stables block at Heaton Park Hall is a building of high architectural, communal and historical significance but there is scope for some change and enhancement. The stables appear to be in good structural condition following the 2003-4 works, although some elements are in a deteriorated condition such as rainwater goods, specific roof areas, windows, general joinery work and decoration, which now need urgent attention. Some 20th century alterations were reversed with HLF funding and the exterior of the stables now has integrity. The planform of the stables largely survives, with most of the spaces legible, but there has been considerable alteration to suit the current use. Inside the stable building, original internal spaces were changed in the 20th century, when the redundant stables were used for use by the parks department. In the 1980s, a café and toilets were installed and more recently these facilities and the offices were refurbished and the learning centre created. Walls have been removed, historic openings blocked, new openings and partitions made, ceilings removed, finishes changed and modern fittings introduced. In some places these alterations could be reversed, in a way which would enhance the understanding of the stables. More information could be provided to the public about how the stables were originally used.

Statement of Significance - A Statement of Significance report was prepared on behalf of Manchester City Council by The Architectural History Practice Ltd., dated February 2017. This document has been used to inform and guide the decisions in relation to the proposed re-roofing and external repairs to the Heaton Park Farm Centre. A copy of this Statement of Significance report has been attached to this application.

The Statement of Significance provides the following information :

- A summary of the history and development of the site;
- Heritage contexts
- A brief description of the buildings;
- A statement of significance of the buildings and setting;
- Advice on the scope for change.

8.0 Project Brief

8.1 Summary of Project Brief

Manchester City Council commissioned Lloyd Evans Prichard – Chartered Architects in June 2015 to produce a Maintenance Plan for the buildings at Heaton Park. This report also included a number of recommendations in the form of a Building Management Plan. It's intention is to ensure the timely and comprehensive detection and instruction of maintenance works to retain the buildings in a good condition.

The Council wish to carry out maintenance works to the Farm Centre building. It's exterior fabric is in various states of dilapidation and the proposed works aim to address this deterioration. The proposed works will address defects with the following elements:

- **Roofing** - Two of the low level roof areas above the Café and Farm Centre Offices have been subject to numerous leaks. Despite ad-hoc repairs the leaks still persist. These areas require re-roofing, re-using the existing slates where possible and any replacement slates will be to match existing.

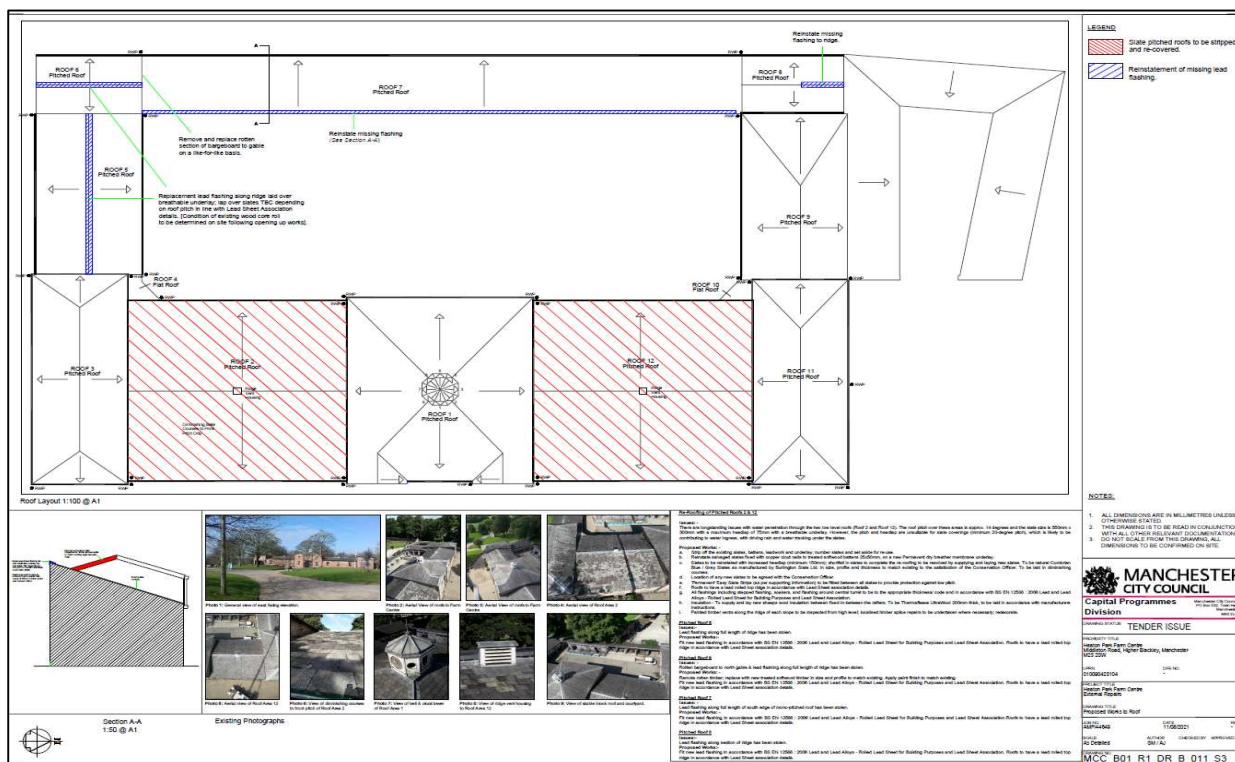


Figure 3: Layout Plan showing Two Areas of Proposed Re-roofing & Flashing Replacement.



Figure 5: Aerial View of Roof Area 2 – Proposed Re-roofing



Figure 6: View of Existing Timber Guttering. Completely Rotted Through & Leaking.



Figure 7: View of Rotted / Missing Boarding to Courtyard Entrance Doors.



Figure 8: View of Rotted / Missing Boarding to Stable Block in Courtyard Area.



Figure 9: View of Rotted Timberwork to Cill of Vertically Sliding Sash Window.



Figure 10: View of Rot to Window.

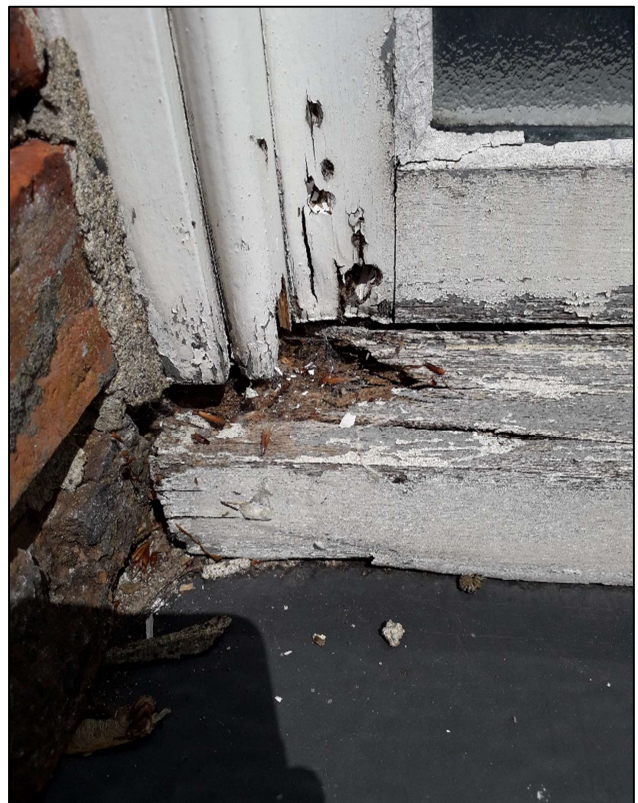


Figure 11: View of Rot to Window Cill & Sash.

9.0 Proposals and Assessment of Impact

The proposals include external repair works which are summarised below: -

Heaton Park Farm Centre			
Building Element	Reason	Assessment of Potential Heritage Impact	Impact Mitigation
Re-Roofing of roof areas No.2 and No.12	To prevent rainwater ingress and further deterioration of the building fabric.	Minimal impact. Low pitch roof design to be improved with installation of Permavent Easy slate to improve weather protection and ventilation.	Re-using existing slates & new ones will match existing. No visible impact of improved design.
Guttering Replacement	The gutters have rotted through in numerous places and are not performing as intended.	Minimal impact. New timber guttering with lead linings will be fitted.	Existing gutter support brackets will be re-used. New guttering will be manufactured in Oak and lead linings will be fitted to match originals.
Cast Iron Guttering	The guttering is defective and in need of replacement.	Minimal impact. New cast iron guttering will be fitted.	The section and profile of the new cast iron guttering will be specified to match the existing.
Exterior Windows / Glazing	The windows are starting to rot to varying degrees. Repairs are required to prevent complete replacement being required in the future. A small number of panes are broken & require replacing.	Minimal Impact. Replacement of timber will be kept to a minimum, with specialist resin repairs used where possible. Glazing will be a sympathetic replacement.	Any new timbers spliced in will be of a species to match existing and all profiles / sections will be matched. Replacement glazing will be hand drawn Hiistoglass.
Exterior Doors	The doors are starting to rot to varying degrees. Repairs are required to prevent complete replacement being required in the future.	Minimal Impact. Replacement of timber will be kept to a minimum.	Any new timbers spliced in / replaced will be of a species to match existing and all profiles / sections will be matched.
Exterior Cladding	The timber cladding is starting to rot to varying degrees. Repairs are required to prevent complete replacement being required in the future.	Minimal Impact. Replacement of timber will be kept to a minimum.	Any new timbers spliced in / replaced will be of a species to match existing and all profiles / sections will be matched.
External Brickwork Pointing	Small areas of brickwork pointing have been eroded due to defective rainwater goods.	Minimal Impact.	New pointing will be in a lime mortar. Samples will be taken to ensure a match with the existing.

External Decoration	The external paint finish is in a deteriorated condition and in need of redecoration.	Minimal impact.	New paint finish will be specified from a Heritage range of paints and colours will be agreed with the Conservation Officer.
---------------------	---	-----------------	--

Full details of the proposed works are contained within drawings accompanying the application for Listed Building Consent but, a detailed description has also been included below for information.

Re-roofing

- **Roof Area No. 2 and No. 12** – Carefully remove existing roof slating, complete with battens, underfelt, lead flashings, soakers and abutments. Also, carefully remove all slate laths, old sarking felt, de-nail rafters, clean down all timbers and remove all loose debris between rafters. The existing slates shall be numbered and set aside for re-use. Sloping ceilings are formed to the underside of the rafters. The existing roof pitches are very shallow at approx. 14 ° which is lower than the recommendations for slate roof coverings. The roof construction in the main appears to be of a 'warm roof' design with sloping ceilings.
- The two roof areas are to be re-roofed in natural slates laid to give a diminishing course effect, with roofing slates of the same width but, in courses of progressively shorter length. The slates previously set-aside shall be re-laid in accordance with BS EN 12326 Part 2 : uniform size, to 150mm head laps on 25mm x 50mm battens and an underlay. To sort and hole slates where required.
- **Shortfall in Existing Slates** – Due to the increase in head laps, there will be shortfall in existing slates to complete the re-roofing. New slates to be supplied to enable the complete re-roofing of Area No. 2 and No.12 to be carried out. To supply and fix 100% new Cumbrian Blue / Grey slates, as manufactured by Burlington Slate Ltd., Cavendish House, Kirkby-in-Furness, Cumbria, LA17 7UN Tel: 01229 889 661 email: roofing@burlingtonstone.co.uk
- Samples of the replacement slates shall be submitted to the Contract Administrator / Conservation Officer, for approval prior to any re-slating works being carried out.
- **Sheep's Wool Insulation** – To supply and fit Sheep's Wool Insulation fixed in-between the rafters to Roof Area No.2 and No.12. The sheep's wool insulation shall be Thermafleece UltraWool 200mm thick, all as manufactured by Eden Renewable Innovations Ltd., Southlands Gate, Dacre, Penrith, Cumbria. CA11 0JF Tel: 01768 486285 www.thermafleece.com. Widths 390 & 590 mm wide and 1200mm slab length. To be fitted all in accordance with manufacturer's instructions.

- **Lead Flashings** – To supply and fit all new lead flashings as part of the re-roofing works to provide a watertight roof covering. All new flashings shall be in accordance with **BS EN 12588 : 2006** Lead and Lead Alloys – Rolled Lead Sheet for Building Purposes. Also, to replace lead flashings to other roof areas of the Farm Centre which have been previously stolen.

Rainwater Guttering & Lead Pipework

- **Existing Timber Guttering** – To disconnect the sections of connecting lead downspouts discharging into the hopper heads. To remove the existing timber guttering to the following roof areas and dispose of, as detailed on drawing No. **MCC B01 R1 DR B 010 S3**. Existing gutter brackets are to remain insitu for re-use. Include for:

Roof Area 1, Roof Area 2, Roof Area 3, Roof Area 5, Roof Area 9, Roof Area 11, Roof Area 12, approximate total length of **282m**
- **New Timber Guttering** – To supply and fit new lead lined timber guttering as detailed on drawing No. **MCC B01 R1 DR B 010 S3**. The new timber guttering shall be manufactured from planed Oak approx. size 150mm (W) x 120mm high, with a bespoke profile to match the existing, to be fixed to the existing metal support brackets. Include for formation of all outlets, stop ends etc. To ensure that the new gutters are laid to correct falls to ensure rainwater drains to the outlets.
- **Lead Lining to New Timber Guttering** – To supply and fit new **Code 7** lead lining to the new timber guttering. The lead lining shall extend up onto the roof slope a minimum of 300mm beneath the eaves slates. Allow for fitting a perimeter stainless steel clip to the leading edge. Also, allow for all jointing, laps and formation of movement joints if required. All lead work shall be carried out in accordance with the relevant British Standard and Lead Sheet Association Guidelines.
- **Connecting Lead Rainwater Pipes** – Include for the manufacturing and fitting of **24 No.** new lead rainwater pipes to connect the outlets of the new timber gutters into the existing hopper heads. To be round constructed from milled lead and to be 100 mm diameter.

Cast Iron Guttering / Rainwater Pipe–

- To remove the existing cast iron guttering to the following roof areas and dispose of, as detailed on drawing No. **MCC B01 R1 DR B 010 S3**. Existing gutter brackets are to remain insitu for re-use. Include for:

Roof Area 6, Roof Area 7, and Roof Area 8. approximate total length of **53.75m**
- **New section of Cast Iron Guttering** – Include for supply and fitting a section of new cast iron guttering approx. length 53.75m x 125mm internal width and an overall depth of 100mm, to be moulded Ogee section to match previous. Include for all stop ends, outlets and connecting section of rainwater pipes to hopper heads. To be prefinished in black paint and manufactured to **BS 460:2002 + A2:2007**

- **Replacement Cast Iron Rainwater Pipe and Hopper Head** – To remove existing hopper head and rainwater pipe serving Roof Area 2, located to the left of the courtyard toilet entrance door and dispose of, as indicated on drawing no. **MCC B01 R1 DR B 010 S3**.
- To supply and fit new Cast Iron Downspout and hopper head. Allow for new 100mm diameter cast iron rainwater pipe and shoe, also new cast iron hopper head, pattern to match existing. To fix with new stainless steel large headed spout / pipe nails and wooden bobbins / plugs. To be prefinished in black paint. Approximate length of new downspout **3.65m**
- **New RWP to Improve Drainage to roof Area 12 in the Courtyard Area** - To supply and fit new Cast Iron Downspout and hopper head. Allow for new 100mm diameter cast iron rainwater pipe and shoe, also new cast iron hopper head, pattern to match existing. To fix with new stainless steel large headed spout / pipe nails and wooden bobbins / plugs. To be prefinished in black paint. Approximate length of new downspout **3.65m**

Joinery Repairs to Windows –

- To cut out varying degrees of rot to the existing windows around the building as detailed on drawing No. **MCC B01 R1 DR B 012 S3 and MCC B01 R1 DR B 013 S3**. Works to include the following –
- **New Cills to Windows** – Allow for cutting out the existing rotted cills back to sound timber. New Cills to be replaced in Oak, profile to match existing and incorporating a drip where appropriate. To be glued and screwed into position.
- **Small Areas of Rot to Windows** - Allow for cutting away small isolated areas of rot to the windows. The worst decay shall be cut away and weakened areas to be strengthened with a resin consolidant. Removed material shall then be replaced with a two-part epoxy resin (non-shrinkable). To be moulded to match the existing profiles and surfaces of the window rails.
- **Larger Areas of Rot which Require Splicing Works to Windows** – Allow for cutting out the rotten wood and splicing / scarfing in new timber inserts. To be shaped to obtain the maximum strength and to match existing profiles, to be glued and screwed into position. A good quality softwood, similar in species and moisture content shall be used. To be fitted with the grain and orientated to match existing. Timber with defects such as shakes, resin pockets, knots or sapwood will not be allowed. All new softwood used for repairs to be double vacuum treated.
- **Replacement Beadings / Mouldings to Windows** - To remove rotten sections of beading / moulding and dispose of. To supply and fit replacement timber beadings / mouldings to windows, timber size and profile to match existing. All new softwood beadings and mouldings to be primed prior to fixing and double vacuum treated.

Repointing to Surrounds of Window Frames

- **Joint Between Window Frame and Brickwork Reveal** - To rake out the defective joints by hand to the surrounds of the window frames and remove all debris. A disc cutter shall **not** be used or chisels that could wedge in the joint. Remove all dirt, root growth and loose mortar. To thoroughly wash the joints and ensure they are well wetted before pointing works are carried out. Joints shall be filled thoroughly with **Natural Hydraulic Lime Mortar NHL 3.5 grade** mixed in accordance with manufacturers recommendations e.g. 1 part NHL 3.5 : 2 or 3 parts aggregate. To be finished slightly behind the surface and consolidated by pressing in with appropriate tools. Include for protecting new pointing from inclement weather / rapid drying out, until it has set. Allow for the following window frames:

Joinery Repairs to Doors

- **Doors to Front Elevation of Farm Centre Pair of Doors D1, D2 and D3** – To cut out rotted timbers to the bottom rails of doors and the bottom of the vertical boarding, all as detailed on drawing No. **MCC B01 R1 DR B 012 S3**. To supply and fit new Vac-Vac treated softwood rails and boarding, profile and section to match existing. To be primed prior to fixing into position.
- **Head to Doors D2** – To manufacture a replacement hatch to infill the opening above doors D2. The hatch shall be manufactured from Vac-Vac treated softwood, pattern and section to match the existing one above D1. Hatch size approx. 3610mm (W) x 980mm (H). To be constructed from approx. 162mm (W) x 32mm (D) framing and 100mm (W) x 32mm (D) boards and supported on a 50 x 50mm galvanised steel box section framework. Include for forming rebates.
- **New Stable Doors** – To manufacture and fit new 5No. softwood stable doors, size to suit opening (approx. size 2080mm High x 1220 Wide) and pattern to match existing. New stable doors to be manufactured from Vac-Vac treated softwood, comprising 47x100mm framing and 120 x 12mm softwood shiplap cladding to match existing. All as detailed on drawing No. **MCC B01 R1 DR B 014 S3**.
- **Repairs to Framework of Stables** – To cut out the rotted cills adjacent Doors D4, D5, D6 and D7 and dispose of, all as detailed on drawing No. **MCC B01 R1 DR B 014 S3**. To supply and fit new Oak cills, section and profile to match existing.
- **Rotten Sections of Shiplap Cladding to the Stables** – To remove rotten bottom sections of shiplap cladding and to supply and fit new pressure treated timber shiplap planed tongue and groove boards, profile and section to match existing.
- **Bottom Hung Sash to Stable Block Bay No.4** – To remove the sash and deglaze if required. To carefully remove the rotted bottom rail and dispose of. To manufacture and fit a new treated softwood bottom rail, section and profile to match existing. To reglaze the sash with new putty pointing and fixings as required. All new timbers to be primed prior to fixing.

General Joinery Repairs –

- **Fascia Board Beneath Arched Window (Above Doors D2)** – To supply and fit new timber fascia board in Vac-Vac treated softwood. To be approx. 3610mm (L) x 225mm (W) x 19mm thick.
-

Octagonal Timber Cupola (Housing the Clock Face & Bell) to Roof Area 1

- **Vertical Cladding to Cupola Housing the Clock** – To remove rotted sections of vertical cladding to the faces of the clock tower and dispose of. To supply and fit new sections of T & G Vertical Cladding, section and profile to match existing. Allow for all necessary cutting and shaping to suit the circular openings / square opening / clock face. All new cladding to be double vacuum treated and primed prior to fixing in place. Also, to refix loose cill section to Face No. 7 of the Clock, to be glued and screwed back into position.
- **Rotten Section of Barge Boarding** – To remove rotted section of barge boarding as detailed on drawing No. **MCC B01 R1 DR B 011 S3** and dispose of. To supply and fit new section of barge board in vac vac treated softwood approx. size 1.25m long x 230mm wide x 25mm thick to replace the section that has been removed. Include for trimming the new fascia board at one end to suit the roof profile, also to be primed prior to fixing.

Brickwork Repointing

- **Repointing of Brickwork** – To rake out defective isolated patches of pointing to facing brickwork to the Farm Centre, which have been eroded due to faulty rainwater goods or where flashings have been replaced in the past. To rake out the defective joints by hand to a minimum depth of 25mm or twice the thickness of the joint (whichever is greater). A disc cutter shall **not** be used or chisels that could wedge in the joint and spall the copings. Remove all dirt, root growth and loose mortar. To thoroughly wash the joints by means of a hose and ensure the copings / brickwork joints are well wetted before pointing works are carried out.
- Joints shall be filled thoroughly with **Natural Hydraulic Lime Mortar NHL 3.5 grade** mixed in accordance with manufacturers recommendations e.g. 1 part NHL3.5 : 2 or 3 parts aggregate. To be finished slightly behind the surface of the copings / brickwork and consolidated by pressing in with appropriate tools. Include for protecting new pointing from inclement weather / rapid drying out, until it has set. Allow for **5.00m²** of isolated patch re-pointing adjacent rainwater downspouts.
- Allow for carrying out a trail patch of repointing size 300 x 300mm for inspection / approval by the Conservation Officer.

General Glazing

- **Window Frame No.1** – To remove 1No. broken pane of glass to the top horizontally pivoted sash and dispose of. To clean the rebate and remove all dust and apply a thin coat of primer. Apply new linseed-oil bedding putty and to re-glaze the window with 1No. pane of Mono RT+ single glazing 4mm thick clear Hand-drawn and toughened as manufactured by Histoglass. Approx. size of the pane 360mm (W) x 505mm (H), including all necessary fixings and beading / putty to seal the joint between the frame and glass. Exact measurements to be taken by contractor before ordering.
- **Elevation No.1 First Floor Window Frame No.007** – To remove 1No. arched shape broken pane of glass to the arched window and dispose of. To clean the rebate and remove all dust and apply a thin coat of primer. Apply new linseed-oil bedding putty and to re-glaze the window with 1No. pane of Mono RT+ single glazing 4mm thick clear Hand-drawn and toughened as manufactured by Histoglass. Approx. size of the pane 250mm (L) x 230mm (H), (arched shape), including all necessary fixings and beading / putty to seal the joint between the frame and glass. Exact measurements to be taken by contractor before ordering.
- **Elevation No.1 First Floor Window Frame No.003** – Bottom pane of glass has dropped in the right-hand corner. Allow for deglazing, clean the rebate and remove all dust and apply a thin coat of primer. Apply new linseed-oil bedding putty and to re-glaze the window with the pane of glass previously set-aside. Include for all necessary fixings and beading / putty to seal the joint between the frame and glass
- **Putty Pointing** – To carefully remove defective sections of glazing putty. If required allow for softening putties to enable removal of hard sections, acceptable methods include prolonged contact with solvent (non-caustic) paint strippers or infrared heat treatment. This requires great care and should only be carried out using a proprietary 'putty lamp'. To clean the exposed rebates to remove dust and give a thin coat of primer. To apply new linseed-oil putty to replace the sections previously removed.

External Decoration Works

- To carry out complete re-decoration of the exterior to the Farm Centre & Stables. To redecorate the following:
 - All exterior windows;
 - All exterior doors & associated framework;
 - All exterior doors & associated framework, cladding and fascia boarding to the stables; **N.B. Include for painting both faces and frames of Doors D1, D2 & D3.**
 - Barge Boards;
 - Fascia Boards;
 - Soffit boards,
 - Timber ridge vents to roof area 2 and 12;
 - Timber Cupola to roof area 1 - housing the clock / bell;
 - Clock face – including background, Roman Numerals, minutes and hands;

- New timber guttering;
 - Cast Iron Guttering;
 - Existing metal gutter support brackets;
 - Rainwater pipes, including hopper heads, shoes etc.;
-
- Apply 2No. coats of Tom's Oil Eggshell as manufactured by Little Greene Paint & Paper company. To be applied in strict accordance with manufacturer's instructions. Colours to be confirmed by Client / subject to Conservation Officer approval.

All aspects of Conservation Philosophy for the Heaton Park Farm Centre have the ultimate aim of preventing it being included on Historic England's At Risk register. The primary guiding principles used to approach the conservation of the Farm Centre buildings are -

1. All interventions should seek to make the Farm Centre and Park more legible to visitors.
2. All interventions should be informed by all available information, including archaeological assessment and research, materials analysis, and photographic records.
3. Historic features should be reinstated in appropriate materials.
4. Imagined faux-historic features should be removed to ensure more accurate understanding.

A detailed specification for the proposed works and accompanying drawings have been prepared to detail the requirements for conservation or alteration all individual components/materials. This will ensure full integration and co-ordination of the repair work with associated new work as previously detailed. The works will be monitored to ensure full co-ordination of the details and adherence to specification, methods of working and quality of finish.

It is deemed that the proposed works are in the public interest and that the works will have no detrimental impact on the character of Heaton Park Farm Centre.

10.0 Conclusion

The external repair works have been designed in a way which is sympathetic to the historic fabric. It is deemed that the proposals will not materially affect the special architectural and historic interest of the Heaton Park Farm Centre, or the character and appearance of Heaton Park.

The Heaton Park Farm Centre is at significant risk of harm or loss, due to the deteriorated condition of some elements of the external fabric of the building.

APPENDIX A

Listed Building Description

Heaton Park & Garden

List entry number: 1000854

Location: Heaton Park.

County: Greater Manchester

District Manchester

Grade II

Date Listed 20th February 1986

Location

The building or site itself may lie within the boundary of more than one authority.

District:

Bury (Metropolitan Authority)

Parish:

Non Civil Parish

District:

Manchester (Metropolitan Authority)

Parish:

Non Civil Parish

National Grid Reference:

SD8274504249

Details:

A park and pleasure grounds retaining elements of schemes probably designed by William Emes and John Webb.

CHRONOLOGY OF HISTORIC DEVELOPMENT

The Heaton Estate had been consolidated by the early C17. It was acquired through marriage by the Egertons, later Earls of Wilton, in 1684. Sir Thomas Egerton, first Lord Wilton, made several payments to William Emes (1729-1803) during the period 1770-2 when the park was being redesigned. Further works were undertaken during the period 1808-9 by John Webb (1754-1828), a pupil of Emes, at the same time that Lewis Wyatt (1777-1853) was working on the Hall. Sir Thomas Egerton's interest in contemporary ideas about landscape is witnessed by his Grand Tour journal of 1784-5 and the fact that he bought two Claude glasses for his trip. The site was acquired by Manchester Corporation in 1902 and subsequently used as a public park.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Heaton Park is situated c 5km north of Manchester city centre. The site is defined by Sheepfoot Lane to the south, Bury Old Road to the west, St Margaret's Road and the M66 motorway to the north and Middleton Road to the east. Motorway widening has encroached slightly into the historic parkland at its northernmost point and in the north-west corner a C20 reservoir cuts into the park, but otherwise the boundary is marked by a mixture of brick walls, railings and walls surmounted by railings. These generally represent the replacement or rebuilding of a 3m high wall which was built to enclose the site during the period 1807-14, probably under the supervision of John Webb and Lewis Wyatt. Some parts of the wall survive to the original height on Middleton Road and adjacent to the former main entrance flanking the Grand Lodge, on the corner of Sheepfoot Lane and Bury Old Road. The c 240ha park is situated on land which rises from the south and west, and there is a valley running through the northern and north-eastern part of the site. The setting is urban in character but there are views over partially open country to the east and south-east and to the Pennines to the north and north-west.

ENTRANCES AND APPROACHES There are six main entrances, four with lodges. At the principal entrance is the Grand Lodge (early C19, listed grade II*) designed by Lewis Wyatt which is situated at the junction of Sheepfoot Lane and Bury Old Road. A drive leading to the Hall appears to follow the line of an avenue shown on an estate map of c 1750. An entrance called Heaton Gates, with lodge, gates and gate piers of early C20 date, is situated on Middleton Road. Another entrance north of this has a neo-classical octagonal stone lodge, known as Smithy Lodge (late C18, grade II*). This entrance, with a driveway leading to the Hall, has a late C20 golf driving range c 30m south-west of the lodge building and a late C20 golf club house c 70m west of this. An entrance on St Margaret's Road has a small lodge of simple design. The drives leading from these lodges to the Hall were widened following acquisition by Manchester Corporation and these, as well as later routes through the park, are almost all fenced with railings of various C20 dates.

PRINCIPAL BUILDING Heaton Hall (listed grade I) was designed by James Wyatt 1772-89 for Sir Thomas Egerton, seventh baronet. There is evidence that part of an earlier house, shown on an engraving of c 1750, was incorporated into the design. The Hall is considered to be the finest of its type in the region and one of the finest in the country (Pevsner 1969). It is situated almost at the centre of the park and faces south-east, with views to the south and east now obscured by C20 planting. In 1830 an orangery was added to the east wing of the Hall, probably by Lewis Wyatt.

The stable block and site of a home farm are situated c 60m north-west of the Hall. The stable block, attributed to Samuel Wyatt (late C18, listed grade II), is used partly for offices and partly as stables. The home farm was situated c 100m west of the stables; the early C19 bailiff's house and part of another building of similar date survive but the rest was demolished in the 1970s. The remains of an icehouse c 20m to the north-east of the farm were excavated by the Greater Manchester Archaeological Unit in 1989.

GARDENS AND PLEASURE GROUNDS The pleasure grounds consist of a terrace on the south-east front of the Hall and an area to the north and west, including the stables and home farm, enclosed by a ha-ha shown on a sale map of 1866. The ha-ha is partially extant and it is well-preserved in the area north of the Hall where it exhibits signs of later C20 repair. A path is shown on the 1st edition OS map surveyed 1844 leading along its inside edge, following the contours of the slope, from a point c 50m north of the Hall around to the south front of the building where the ha-ha disappears. A modern path which leads between the terrace in front of the Hall and the bowling greens beyond appears to follow its line.

The C20 terrace in front of the Hall is laid out as a formal garden with geometric beds. C20 bowling greens lie below the terrace to the south-east and the area is screened with C20 planting. The land rises steeply behind the Hall on the north and north-east sides and on the highest point of this eminence is a circular neo-classical temple, probably by Samuel Wyatt (c 1795-1802, listed grade II*). This commands panoramic views of the surrounding area and the Pennines to the north, east and south.

West of the Hall, in the area between the stables and the home farm, is a garden enclosed by a brick wall on the north side running between the stables and farm, the fenced site of the farm and a causeway on the west side, a tree belt to the south, and the stables on the east. The garden is reached by a path which runs west from drives on the south side of the Hall. The north end of the garden has lawns and geometric beds on the site of hothouses shown on the 1844 and 1933 OS maps. The land slopes down to the south where there are lawns and specimen trees fringed with a belt of trees. A stone grotto consisting of an arched recess flanked with rockwork is set into a slope c 10m south of the home farm site. On the west side of the garden a tunnel in the form of a rustic stonework bridge leads beneath a causeway. The causeway leads from the park to the home farm and was probably provided so that cattle could be driven there without entering the gardens. Beyond the bridge is a clearing and a path leading into the Dell, an irregularly shaped wooded area with curving paths leading through it, and to a small lake c 300m south-west of the stables. This is overlooked by a C20 bandstand. The walks are connected by a path leading west through a belt of woodland to the kitchen garden. This path, the causeway, the Dell and the lake are all shown on the 1844 OS map. At that time the lake was of serpentine shape.

PARK There are tree belts around the parts of the northern, north-western and north-eastern park boundaries which are the survivors of the extensive perimeter plantings shown on the 1844 OS map. The northern and north-eastern part of the park is described as a deer park on the 1844 OS map. In this area there are three small lakes and a stream which runs in a steep wooded valley. The northernmost lake is called New Pond on the 1844 OS map. These parts of the park are otherwise mainly open grassland which has been turned into a golf course.

An ornamental temple called the Dower House (late C18, listed grade II) is situated c 300m north-west of the Hall on the edge of woodland which screens the south-east end of a reservoir. This was constructed in the 1930s, taking an area of c 15ha from the north-west corner of the park; a water treatment plant was added during the 1950s at the south-east end of the reservoir. A telecommunications tower was erected c 320m north-west of the Hall in the 1960s. Playing fields are situated south of the reservoir in the north-west corner of the park.

The southern part of the park is also open grassland with some tree cover, including C20 avenues along parts of the drives from the Grand Lodge and Heaton Gates. This part of the park is illustrated in a watercolour of 1802 (Manchester City Art Galleries 1972) which indicates that there was fairly extensive tree cover with planting north and west of the Hall, together with clumps and belts of trees in grassland. This view shows the park after it was redesigned in the 1770s. The redesign included the removal of a formal garden with radiating avenues and terraces on the south front of the Hall which is shown on an estate plan of c 1750. Two other views of this area by John Ferneley (ibid), painted in 1829 after John Webb had been involved with the landscape, show a racecourse in the south-eastern part of the park which had been created in 1827 and was situated c 600m south of the Hall. A comparison with the 1802 watercolour suggests that the tree cover had been thinned out to give better views to and from the Hall.

This part of the park is now dominated by a large boating lake which was made on the site of the racecourse in 1912-13. At the same time, part of the facade of Manchester's former Town Hall designed by Frances Goodwin in 1822-4 (listed grade II*) was erected c 20m south of the south end of the lake. There is a boathouse on the western shore and a tram line runs east from the north end of the lake to a large tram shed of early to mid C20 date c 280m west of Heaton Gate.

The south-west part of the park is mainly open grassland with some fenced areas where cattle are grazed. A section of railway shown on the 2nd edition OS map published 1889 emerges from a tunnel c 1km south-west of the Hall and runs for a short distance through the park and thence into a tunnel beneath Bury Old Road.

KITCHEN GARDEN

A brick-walled kitchen garden is situated c 400m west of the Hall. It is shown on the 1844 OS map when, as now, it was linked to the pleasure grounds by a path leading through a belt of woodland. The north-east wall has been reduced in height, while other walls are intact. Inside are a number of late C20 glasshouses. A gardener's house (listed grade II) lies immediately to the south-east within a garden bounded by hedges.

LEGAL

This garden or other land is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by Historic England for its special historic interest.



Manchester City Council
Capital Programmes and Procurement
Corporate Core Directorate
PO Box 532
Town Hall
Manchester
M60 2LA