



**MANCHESTER
CITY COUNCIL**

Design and Accessibility Statement

For

Re-roofing and External Repairs

at

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



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INTRODUCTION

The purpose of this statement is to support a Listed Building Application for re-roofing and external repair works at Heaton Park Farm Centre.

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.

The Council wish to carry at 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.
- **Wooden Guttering** – The Farm Centre has wooden lead lined guttering which discharge into cast iron downspouts. The guttering has severe rot in numerous places and the lead linings have been stolen. The guttering is also not able to cope in heavy rainfall and overflows in many positions. New lead lined wooden guttering will be installed with an improved design.
- **Cast Iron Guttering to Stables** – The existing cast iron guttering is in a deteriorated condition and this will be replaced with new to match existing.
- **Exterior Doors to the Farm Centre and Stables** – The existing exterior timber doors have varying degrees of rot and the defective members will be replaced / repaired.
- **Exterior Windows to the Farm Centre** - The existing exterior timber windows have varying degrees of rot and the defective members will be replaced / repaired.
- **Exterior Cladding** – The existing sections of cladding around the building have varying degrees of rot and the defective members will be replaced / repaired.
- **Exterior Decoration** – The existing paint finish is in a poor and deteriorated condition and all the exterior timber elements will be prepared and redecorated.

These maintenance works are required to maintain the Farm Centre building in a good condition and prevent any further deterioration of the building fabric.

BRIEF DEVELOPMENT – DECISION MAKING

General Planning

The following conservation philosophy has been adopted at the brief development stage of this project:

- 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.

DESIGN AND ACCESSIBILITY STRATEGY

Design Brief

Full details of proposals are contained within drawings accompanying the application for Listed Building Consent.

The proposals include the following maintenance works : -

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) 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 trial 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.

Accessibility Strategy

Vehicular and Transport Links – Access to the Heaton park Farm Centre and Park is good, with several entrances available along the park boundary to both vehicles and pedestrians.

Public Transport –

Metrolink offers park and ride car parks right across the tram network which are free to use for Metrolink customers. The Park and Rides at Bury Interchange, Radcliffe and Whitefield offer a quick and easy way to get to Heaton Park and Bowker Vale stops, both of which are within just a few minutes walking distance of the park

Heaton Park is served by the x35, 59, 90, 135, 149, 156, 164 and 484 buses. Visit www.tfgm.com/buses for more information.

Arriving by Car –

For car park access use either Sheepfoot Lane, Smithy Lodge or St Margaret's Road entrances. Disabled parking is available within all the car aprks.

Pedestrian –

Access is available at several designated access points for pedestrians along the park boundary.

Inclusive Access – As the works will be carried out in accordance with all current legislation and in accordance with Manchester Council's Design for Access 2 Manual where possible.