

# **Statement of Significance**

## **Heaton Park Stables and Farm, Manchester**



**February 2017**

**Heaton Park Stables and Farm Manchester**

**Statement of Significance**

**Prepared for  
Manchester City Council  
by**

**The Architectural History Practice Limited**

**February 2017**

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## **EXECUTIVE SUMMARY**

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 20<sup>th</sup> century except for the farmhouse (now derelict) and one free-standing outbuilding, known as the dairy, and currently used for donkeys.

The park was the subject of an extensive restoration project in the early 21<sup>st</sup> century, managed by the City Council and part-funded by the Heritage Lottery Fund. 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 HLF project but its exterior has recently been repaired; the long-term future viability and use of the hall is still being explored.

The stables 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.

## **1. INTRODUCTION**

### **1.1. Background**

This Statement of Significance was commissioned in January 2017 by The Heaton Park Development Team of Manchester City Council, to inform discussions about potential alterations to buildings at Heaton Park.

Heaton Park is on the north side of Manchester. It has been a public park since 1902, and has high heritage significance as a historic landscape that was laid out (over an earlier park) in the late 18<sup>th</sup> century for Thomas Egerton, later the 1<sup>st</sup> Earl of Wilton. Heaton Hall is a country house designed by James Wyatt and a Grade I listed building. The stables, Home Farm and many of the estate buildings were designed by Samuel Wyatt who also worked on the hall. The Stables (Grade II listed) are used for a café and other facilities. Home Farm was demolished in the 1970s, but the derelict farmhouse and one outbuilding survive. The backsheds to a former working garden on the site of the Animal Centre also survive, in poor condition. The park was restored in the early 21<sup>st</sup> century, but some buildings now need investment.

### **1.2 Purpose of the Report**

The report is designed to provide:

- 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

### **1.2 Methodology**

The significance assessment was undertaken using a combination of site assessment, documentary research and comparative judgment. The site was visited in January 2017. Research was undertaken in Manchester Archives, at the Greater Manchester Archaeological Advisory Service (Historic Environment Record), using secondary sources and online.

### **1.3 Author and Acknowledgements**

This report was written by Marion Barter BA MA IHBC, a Director of the Architectural History Practice Ltd (AHP) with Johanna Roethe, Senior Associate of AHP. AHP is grateful for assistance with the project from Michael Plane, the staff at Heaton Park stables, and Hannah Williamson at Manchester Galleries, and Manchester Archives and Local Studies Library. We are grateful to Dr Pete Arrowsmith for bringing our attention to the 1777 Specification and Agreement, and to him and Mark Fletcher of Matrix Archaeology for a useful discussion on the stables designed by Wyatt at Tatton Park and at Heaton Park.

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## 2. THE DEVELOPMENT OF HEATON HALL AND HEATON PARK

### 2.1 Early history

The Heaton Estate comprised two medieval manors (Great and Little Heaton), parts of which belonged to the Holland family by the end of the fourteenth century.<sup>1</sup> The hall at Little Heaton (later known as Old Hall) appears to have been the original manor house. In the late sixteenth century, Richard Holland acquired the Reddish family's estate in Great Heaton and thus reunited that manor. He is said to have built himself a new house at Great Heaton (called Heaton House) and this appears to have been the Hollands' principal residence from the late sixteenth century. According to the Hearth Tax returns of 1666, this was a substantial building with thirteen hearths. In 1683, Edward Holland, the last of the male line, died and the estate passed to his sister Elizabeth, who married Sir John Egerton, third baronet of Wrinehill. Historic maps<sup>2</sup> and images show the house and park as it was prior to late 18<sup>th</sup> century remodelling by his descendant, Sir Thomas Egerton (1749-1814). The house occupied the site of the present hall, which incorporates the core of part of the old house as its centre west block. The house was surrounded to the east and north by a formal landscape of terraces and parterres, with various outbuildings to the north-west of the hall grouped informally around the junction of drives just south of an oval pond. The precise location of the earlier stables is not known but they probably occupied one of the outbuildings shown on the plan dated 1777, between the hall and the present stables (which are roughly left of the letter A on Fig.1).



Fig.1: detail from an estate plan of 1777 (Manchester Archives E4/1/8/2)

<sup>1</sup> This early history is indebted to Pete Arrowsmith's account of 2008 (University of Manchester Archaeological Unit).

<sup>2</sup> There are two 18<sup>th</sup> century estate plans in Manchester Archives: 1770 (E4/8/1) and 1777 (E4/1/8/2) and a watercolour of the house in c1760 is reproduced in Lomas, Plate 2, 1983.

## **2.2 Late Eighteenth Century Rebuilding and Landscaping**

When Sir Thomas Egerton inherited the estate in 1756, he was only aged seven. In 1784 he was elevated to Lord Grey de Wilton and in 1801 he became the first Earl of Wilton. As soon as he reached his majority at the age of 21 in 1777, he was able to commence sweeping changes to the park and the buildings. From 1770, the landscape designer William Eames (or Emes) (1729-1803) was employed at Heaton to redesign and extend the park according to the picturesque fashion made popular by Capability Brown. Formal geometric gardens around the hall were replaced by open lawns with a ha-ha to the south, and pleasure gardens and tree plantations to the west, east and north. Historic lanes were diverted; an important part of improvements to the park was the re-routing of the Manchester to Rochdale road (Middleton Road) between 1799 and 1803 which enabled the extension of the park to the south and east. The landscape report by Land Use Consultants (1997) provides a reliable summary of the evolution of the landscape and the changes made for the 1<sup>st</sup> Earl of Wilton.

Once the works to the park were underway, Egerton turned his attention to the house and buildings. From 1772, the fashionable architect James Wyatt (1746-1813) was engaged at Heaton to design a new Heaton House. This was the young Wyatt's first large commission; he demolished the Jacobean west range and remodelled an early or mid-eighteenth-century wing which became the core of a new larger house. The central block and west (kitchen) wing were largely completed by 1778; the east (library) wing in 1789. In 1777, Samuel Wyatt, one of James' older brothers, succeeded him as architect to Egerton.<sup>3</sup> Between 1777 and 1790, he designed several outbuildings (including the stables, the Home Farm and several lodges). Samuel also made alterations to Heaton Hall, including the insertion of windows on the south elevation of the colonnades and the creation of a new Music Room in the east wing. The Music Room frieze is identical to his design at Tatton Park. These alterations to the east wing and the colonnades were undertaken in 1806-24 and completed by Lewis Wyatt, the nephew of Samuel and James.

Clare Hartwell writing in the revised architectural guide for South East Lancashire notes that Pevsner praised the final design of the Wyatts' house as 'the finest house of the period in Lancashire, and one of the finest in the country; Summerson thought it the most important of Wyatt's classical houses'.<sup>4</sup>

A plan dated 1803 shows the changes that had by then been made to the park and buildings, with the new stables shown to the west of the hall. By this date a new service complex west of the stables had been completed, fronted by the stables to the east, facing towards the house. West of this was a large working garden area with glasshouses built against the north wall; the plan shows a wall enclosing the south side of the garden, removed during later landscaping work. West of the glasshouse garden was the model farm, built around a rectangular courtyard with the farmhouse

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<sup>3</sup> Robinson, *Samuel Wyatt, architect*, 1973 PhD, vol. 1, p. 32.

<sup>4</sup> Hartwell, Hyde and Pevsner, 2004, p. 398.

on its north-east side. A service drive runs along the north side of the three yards before turning north towards a poultry yard, and the south-west corner of the farmyard is reached from the south by a curving drive.



Fig.2: detail from a plan of 1803 (Manchester Archives E4/1/8/3/11)

### **2.3 Later History of the Park**

Landscaping works were continued in 1808-9 by William Eames' former pupil, John Webb, who created additional features such as the perimeter walls and the Western Pleasure Grounds. The layout of this garden is shown on the 1<sup>st</sup> edition OS map, with informal paths, ponds and summer houses. By this date, heated glasshouses had been built in the working garden west of the stables ('Ovenhouses' are named on the map', and a range of backsheds built against the north side of the north garden wall. Backsheds were used by the gardeners for seed and tool storage, for potting, fuel stores and to house the furnaces needed to heat the hothouses. The south wall previously separating the glasshouse area from the pleasure gardens was taken down as part of Webb's design. At the farm, an additional north-south range is shown on the map, to the west of the previous outer west range, and a new building is shown outside the north range.

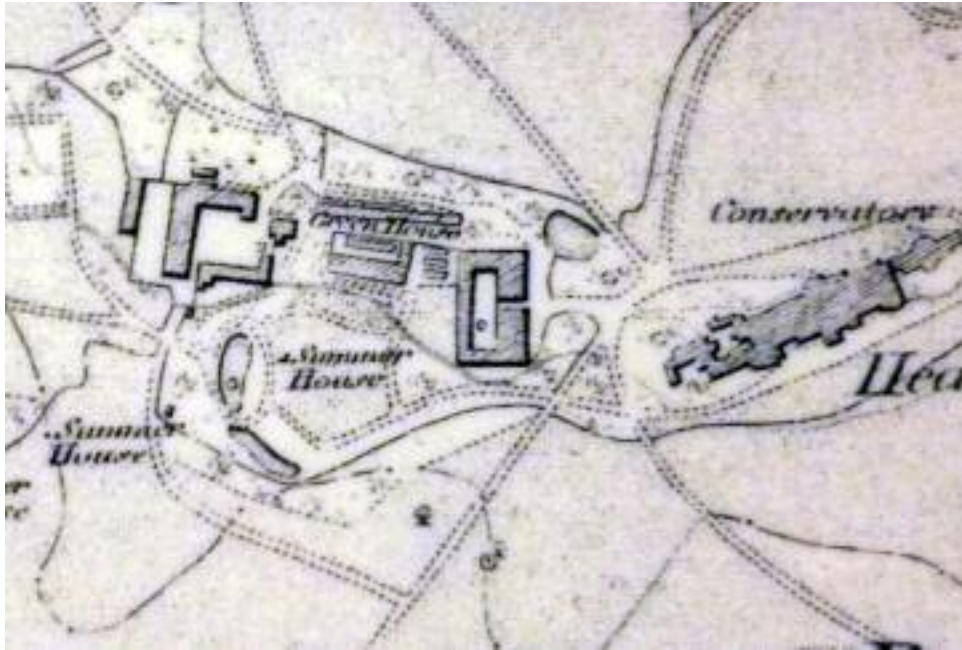


Fig.3: extract from the 1<sup>st</sup> edition OS map, 1844 (Manchester Libraries)

Sir Thomas's daughter and heir, Eleanor, married Richard Grosvenor, later Marquess of Westminster; their second son, Thomas (1799-1882), took the Egerton surname and inherited his grandfather's title and estates. Major alterations to the estate during his time included the laying out of a race course on the south side (opened in 1827 and closed in the 1830s); the 2<sup>nd</sup> Earl was keen on horse racing.

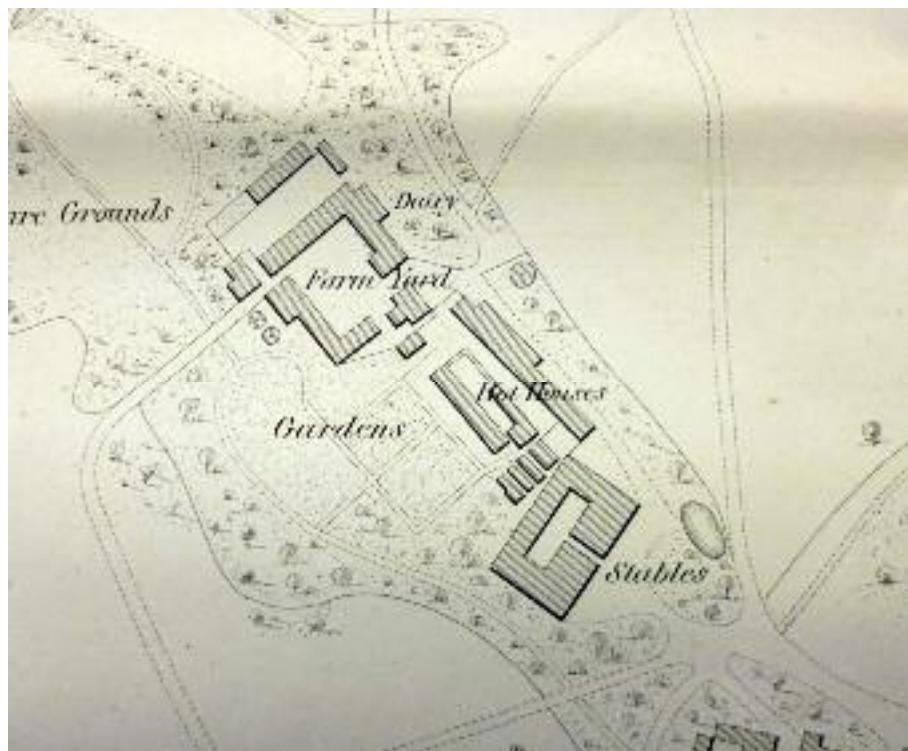


Fig.4: detail from a sale plan of 1866 (Manchester Archives E4/78/316-317)

From around the death of the Earl's wife in 1858, Egertons spent less time at Heaton and there seems to have been little investment in new projects or improvements. During the second half of the 19<sup>th</sup> century the estate made several attempts to sell the park; it was advertised for sale at auction in 1866 and the 1890s, but this was unsuccessful.<sup>5</sup> The sale plan of 1866 shows the estate buildings with some functions marked, such as the dairy in the north side of the Home Farm and hothouses in the glasshouse area.

Objections from the Earl of Wilton to the building of the Manchester to Bury railway line across the park led to a tunnel being cut for it under the southwest corner of the Park; Heaton Park station opened in 1879. The estate buildings shown on the 1891 OS appear more or less the same as on the 1866 plan, but for the first time more detail is provided. In the outer yard on the north side of the stable complex, a pair of narrow north-south ranges have been added, shown with their opposite inner sides open; these could have been open-fronted implement sheds rather than for animals. The narrow range along the west side of the stable yard is shown divided into small compartments and open-fronted.

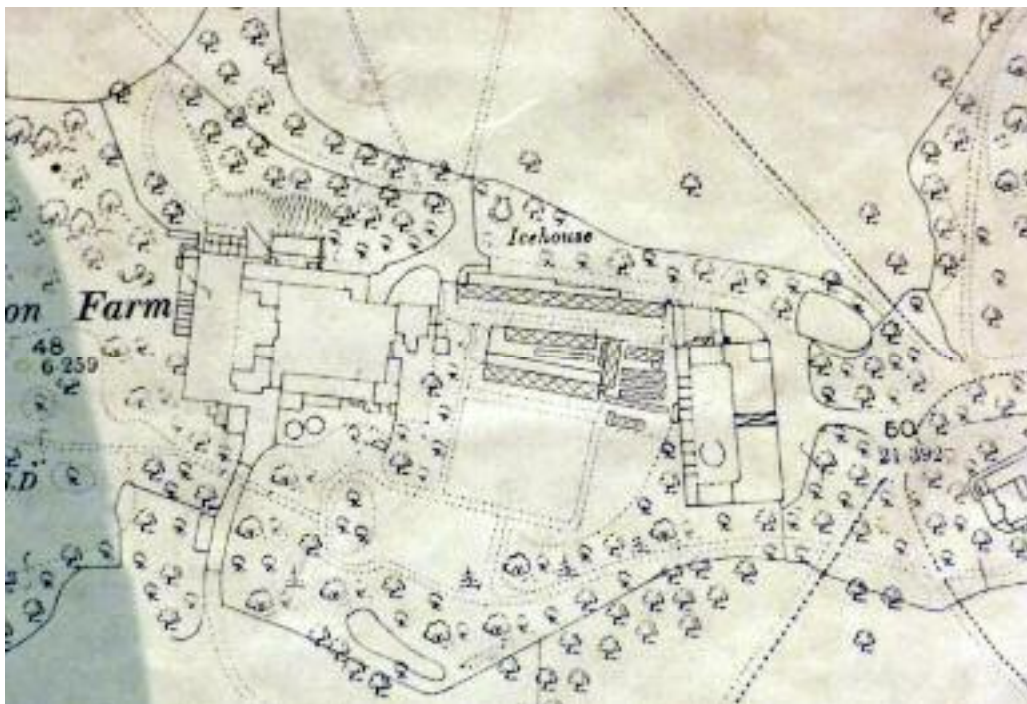


Fig.5: detail from 1891 OS map (Manchester Libraries)

In 1901, the fifth Earl of Wilton sold Heaton Park – by then comprising 650 acres – to Manchester Corporation for £230,000, for use as a public park. Initially, there were discussions about selling land around the perimeter for housing development,

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<sup>5</sup> The 1866 and 1896 sale particulars are in Manchester Archives (E4/78/316)

but the plans were shelved <sup>6</sup>. The park was formally opened to the public on 24 September 1902.

## 2.4 Heaton Park, a Public Park

The City's Parks Department took on the management of the parks, and to deliver the Council's ambitious plans for the park. The hall was acquired stripped of its contents which had been sold by the Egertons; initially it was used for providing refreshments with a tea room in the saloon and later in a large extension built at the west end. The hall opened as a museum to display a furniture collection, managed by Manchester Art Gallery.



Fig.6: detail from 1932 OS map (Manchester Libraries)

It is not known how the stables were initially used by the Corporation, but the spaces would have been useful for the numerous grounds maintenance staff. Working horses continued to be used in the park for maintenance and farming-related activities until at least the First World War, but it is not known when horses were last housed in the stables at Heaton. The 1932 OS map shows no changes to the layout of the stable yard or Home Farm, but additional glasshouses had been built west of the stables, as part of intensive horticulture by under the Parks Department. Well-maintained glasshouses and lavish summer bedding displays can be seen in a photograph from the 1930s in the Manchester GMLives collection.

<sup>6</sup> Plan showing perimeter park land ear-marked for housing were published in local newspapers including Manchester City News 29 June 1902.

The Corporation made numerous changes to the Park in the early 20th century, mainly to provide leisure facilities such as public toilets, a band stand, a golf course and a boating lake which was created on the site of the race course (all by 1912). After First World War use by four battalions of the Manchester Regiment, the inter-war years saw a return to leisure improvements, including another golf course, sports pitches, tennis courts, a light railway and a bathing pool. During the Second World War, Heaton Park was used as an RAF Aircrew Dispatch Centre (known as RAF Station Heaton Park Aircrew Dispatch Centre). A large reservoir was created on the north side of the park (completed in 1926) to hold water piped from Haweswater in the Lake District.

Post-war developments included the construction of temporary prefabricated housing constructed in 1946 (demolished in 1961) and the construction of a concrete telecommunications tower in 1965. Historic buildings were gradually demolished, including the former farmhouse at Heaton Gate, and Dog Kennel Cottages. The Farm was used for storage and workshops (a sign to 'farmyard stores and workshops' is shown on a photograph dated 1968 (M58326)). Most of the farm was demolished in the 1970s, apart from the farmhouse (now derelict) and a much altered single storey north range (known as the dairy). The glasshouses west of the stables were also demolished around the same time, although the lean-to brick backsheds were retained. The backsheds were adapted for livery stables, which also included ranges of timber loose boxes built around the yard on the north side of the stables in the late 1980s (plans were approved in 1986).

A 'Farm Centre' was established in the stable yard in the 1970s. Some changes were made to the stable buildings for public access; it was probably around 1980 that public toilets were installed in the south pavilion and a café opened in the south stables.

In the late 1990s the City Council developed a major programme of restoration for the Park and some of the buildings, costing around £10m, with funding from the Heritage Lottery Fund and English Heritage (now Historic England). The project for building restoration was led by architects Lloyd Evans Prichard and the landscape restoration was designed by Land Use Consultants; this removed some of the municipal changes, reinstated the ha-ha and perimeter boundary walls, cleared overgrown planting to re-open views across the park and from the hall and restored the Western Pleasure Ground. A new brick wall was built along the south side of the former glasshouse area to enclose a re-designed Animal Centre. The hall was not part of the HLF project in the early 2000s and although essential repairs have recently been carried out to the west wing, the future use and long-term viability of the building is uncertain.

### 3. THE STABLES

#### 3.1 Design and construction, 1777

There is a lack of documentary sources referring to the design of the stables. The original architect's plans and elevations have, unfortunately, not survived,<sup>7</sup> and there are few later plans showing subsequent phases of alteration. However, there is one useful source available in the Manchester Archives: an agreement and specification dated 5 May 1777 (Appendix 4); Thomas Egerton signed an agreement with Thomas Townley, a Manchester bricklayer and Lawrence Robinson, a joiner from Middleton, to build 'new Stables, Coachhouses and other Conveniences according to a plan and Elevation drawn out by Mr Samuel Wyatt' for the sum of £2,225.<sup>8</sup> The building work was to be completed by 5 July 1778. The materials were specified as: a stone base of 18 inches high and 12 inches deep, brick walls, 'Memel<sup>9</sup>' deal for most joinery, roof covered in Westmorland blue slate, crown glass windows, a stone cornice and English oak stairs. For the interior, the specification described the stalls for the horses with deal partitions with curving top rails in cast iron, lath and plaster ceilings and deal wainscoting. The details of the stables as built slightly vary, for example Wyatt's slate wall linings were used instead of timber wainscoting along the window walls in the stables. The account books of Sir Thomas Egerton, 1<sup>st</sup> Earl of Wilton also provide a few details of the original building, including the supply of a bell for the stable; in 1782 a payment of £16 12s was made to Pack and Chapman (of Whitechapel Road, London) for 'my stable bell'.<sup>10</sup> The bell may have been the last element of the stables to have been installed, in the cupola over the entrance passage.

Some of the original details of the stables can be gleaned from comparison with Samuel Wyatt's plans for other, very similar stables, particularly Tatton Park, Cheshire (c.1785). Wyatt also designed stables to a similar format at Doddington Hall in Cheshire and Penrhyn Castle, Caernarvonshire (c.1780s – later altered) but plans for all these have not been seen.

#### Ground floor

Like the Samuel Wyatt stable block at Tatton Park, the principal stable building was designed on a symmetrical plan. The principal elevation faces east towards the mansion. The east range was built with a central 2-storey block with a through passage beneath the bell tower, flanked by narrow harness and saddle rooms. Lobbies from the through passage led into the single-storey stables and at either end were pavilions each containing a carriage house and a stables.

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<sup>7</sup> Robinson, *Samuel Wyatt, architect*, 1973, p. 73, footnote 44.

<sup>8</sup> Manchester Archives, E4/1/10/2.

<sup>9</sup> Memel is a place now in Lithuania, and the name used for a high quality pine imported from the Baltic

<sup>10</sup> Manchester Archives, Account Book of Thomas Egerton, 1778-1786, E4/99/5





Fig.8: north side of through passage with original central doors and sash windows to harness room

Access into the stables was from doorways via lobbies (named as vestibules in the 1777 Specification) off both ends of the central passage and from vaulted corner lobbies within the yard. The doorways were aligned with access ways that ran alongside the outer walls next to the windows. Only one of the corner lobbies (off the north-east corner of the yard) still retains a groin-vaulted plaster ceiling and stone floor, but it is likely that all of the stable lobbies had these details, which still survive in some of the similar central block lobbies at Tatton Park stables. The end lobbies in the central block are missing, and the doorways into them mostly blocked or altered.

Large stables occupied the 3-bay single-storey ranges between the central block and the end pavilions; the west side of the north stable was subdivided into two 4-stall stables, but it is not known whether the other stables were also subdivided. The planform and surviving hay rack niches suggest that stalls for eight horses were arranged either side of and facing a longitudinal spine wall. One circular niche per stall held a cast-iron hay rack, and there would also have been a timber and cast iron manger at the head of each stall, as referred to in the Specification. The stalls were defined by timber partitions with curved cast-iron top rails terminating in cylindrical timber or cast iron heel posts. The form of these partitions can be seen in the fragment of stall lining with a heel post remaining on the south wall in the mess room in the north pavilion and on the south walls of the north and south stables, but no stall partitions have survived.



Fig.9: stall post and timber wall lining on south wall in north coach house



Fig.10: hay rack niches in the north stable

Good drainage was an integral of the stables' design. Stone floors in the stables were laid to a fall, from the stalls to the access way where drains ran below the floor (floors are now all concrete, but some of the drains were recorded during the archaeological watching brief in 2003-04).

The main stables had lath and plaster ceilings with moulded plaster cornices (a fragment survives in the main north-west stable) and there would have been ventilation grilles set into the ceiling, connected to louvred ridge vents. The stable walls were lime-plastered above the lower level timber and slate wall linings.



Fig.11: fragment of plaster cornice in the north stable (south wall)

In each of the pavilion blocks there was space for one carriage on the east side and stables with three stalls, probably for carriage horses, to the west side. Equipment for the carriage horses would have been stored in the harness rooms. Entries in Thomas Egerton's account books record payments to a Mr Hackett for a coach (part payment of £125 was made in April 1777 and of £80 - 'more on account for my coach' - in October 1777) and to William Vernon for a coach horse (payment of £55.13s in May 1779). In April 1780, Egerton paid a bill of £70 8s for corn, straw and hay, presumably for the stable horses.

The stables were built with space for a total of 38 horses (16 in stalls in each of the main stables and 6 in both pavilions); this number can be deduced from the spacing of the surviving hay rack niches and corresponds to the number of stalls at Tatton Park in comparable spaces.<sup>11</sup> The Specification gives some information on the types of horses kept in the Heaton stables: 'The Coachhouse Stable, Hunters Stable, Hack horse Stable & the Strangers three Stall'd Stable to be lined with Inch & ¼ Deal flush wainscoting'. The 'Strangers' were horses belonging to guests and visiting tradesmen that were temporarily housed in the stables. Hack horses were used for day to day local transport, and Hunters were horses kept specifically for hunting (high quality animals prized for their ability to move fast across the estate and jump hedges and ditches).

## **First Floor**

The upper floor of each end pavilion was divided into two rooms for servants, accessed by a timber staircase from the vaulted lobby in the corner between the pavilion and the adjoining ranges. The first floor rooms were heated by open fires and had sash windows (blind windows indicate the chimney breast positions from the exterior). Originally, these rooms had plastered ceilings below the tie-beam roof structure.

The long narrow spaces over the harness rooms of the central block were probably reached by narrow staircases off the ground floor stable lobbies (the staircases are missing). These central first floor rooms would have been used for lower status servants such as grooms, stables boys and postillions, with the better rooms in the pavilions reserved for the head groom and the coachmen. The central space over the through passage does not seem to have been heated, so would not have been used for accommodation, but may have been used for storage (it is very well lit by the large Diocletian windows). The partitions in this central area are partly timber-framed with chamfered pine posts and beams integrated into a structural frame supporting the roof. At Tatton there are mezzanine spaces between the upper floors in the central bay over the through passage, which were probably used to store corn which was delivered into the stables by shutes set in the walls (no evidence of these features has been seen at Heaton although the 1777 Specification refers to corn bins in the stables).

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<sup>11</sup> Matrix Archaeology, Tatton Stable Yard: Archaeological Building Survey, for the National Trust, 2016

There is no evidence that there were hay lofts over the main stables in the single-storey ranges at Heaton Park; there is no access into the roof space and the form of the trusses does not allow for storage (the ceilings were set just below the tie-beams of the roof trusses). The roof space at Heaton is much more restricted than at Tatton Park where the higher ridge-line and central flat roof enabled grooms' accommodation to be provided above the stables. Hay would have been stored in the hay barns at each end of the stable yard at Heaton Park stables.

### **External Elevations**

The principal stable elevations were symmetrical and simply treated in the classical tradition with a pedimented central entrance block, full-height arched openings to this and the end pavilions, stone plinths, sill bands and moulded cornices to eaves, small-paned sash or pivot-hung windows with Welsh slate sills. The tall 12-pane windows to the stables had pivot-hung top lights, instead of sashes. The red bricks would have been locally sourced. Archive photographs and traces of surviving lime-wash show that the brickwork was finished with layers of lime-wash. The roofs were laid with Cumbria slate in diminishing courses with lead rolls to the ridges. The octagonal timber cupola housed a bell and was topped by a weathervane (this was described in the Specification as gilded).



Fig.12: the stables in 1902, the year the Council acquired the park (Manchester Archives Ref. M58176).

## The Courtyard

Behind the main block the rectangular yard to the west was enclosed to the north and south short sides by 3-bay open-fronted hay and fodder barns; the northern barn was 2-storey and may have had an upper loft floor similar to one of the hay barns in the Home Farm (see section 4 below). The 3-bay south barn was single-storey. A range of open-fronted sheds ran along the west side, backing onto a retaining wall which enclosed the east side of the glass-house yard (now the Animal Centre). The purpose of the west sheds is not clear; historic maps show this linear range divided into small compartments. These could have been used for storage or workshop use, but were probably not for stables. A smithy may have been part of the stable complex and could perhaps have been located in one of the smaller buildings on the west side. In the south-west and north-west corner are small single storey pavilions that form the junction between the long west range and the end barns. The south of these pavilions (facing the gardens) has some architectural embellishment in the form of a recessed arch to the gable end. The courtyard was laid with cobbles, as was the yard to the east side of the stables.



Fig.13: south-west corner of the stable complex

### 3.2 Later history of the stables

During the 19<sup>th</sup> century it is likely that the original Georgian arrangement of horse stalls was modified to provide loose boxes, which were frequently introduced in the Victorian period to improve horse welfare and management. As the estate was acquired by the Corporation in 1902, changes relating to the shift from horse transport to the motor car were not made at Heaton Park stables as they were at other country house stables such as Dunham Massey where inspection pits, a wash

house and garages were provided in the carriage houses and stables. During the 20<sup>th</sup> century, some alterations were made to the stables, probably for workshop use; stalls were removed, part of the internal spine walls were taken down and two large doorways were inserted into the inner west elevations of the stables.

A 'Farm Centre' was established in the stable yard in the late 1970s, and building plans were approved in 1979 (ref 17077) for an 'interpretive farm unit'. Some changes were made to the stable buildings for public access and public toilets were installed in the south pavilion. Major structural works were probably carried out around this time to the south pavilion when a concrete first floor and concrete staircase were constructed to serve a first floor store. A café was set up in the south stables as part of the same project, in c1980. For the Pets Corner, timber and concrete animal pens were installed in the open-fronted sheds along the east side of the yard and in the hay barns in the late 1980s (drawings approved in 1986, ref? 44282). A new doorway was cut into the west wall of the west range to create access between the stable yard and the Pets Corner outside.



Fig.14: undated photograph from the 1980s showing newly built animal boxes in the west range (Heaton Park Animal Centre archive)

A few photographs record the appearance of the yard in the 1960s<sup>12</sup> and 1980s. The planform and elevations of the stables prior to the HLF funded project is recorded on plans by Lloyd Evans Prichard showing proposals for restoration.<sup>13</sup>

The exterior of the stables was repaired and restored in 2003-4 as part of the HLF-funded parks restoration. The brickwork, windows, doors and roof were repaired or renewed (Lloyd Evans Prichard architects); the works included the removal of a

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<sup>12</sup> Photographs of the stables dated 1968 are on the GMLives website.

<sup>13</sup> Lloyd Evans Prichard, Heaton Park Phase 2, Drawing No. 05, August 2000

metal fire escape and inserted double doorways to the west elevation of the stable block, where pivot-hung windows and matching brickwork were reinstated. The cupola for the bell was restored. At the same time, the south hay barn was refurbished as a learning centre. The arrangement of windows to the upper floor of the south pavilion was altered, with some previously blind windows opened up with new windows. As part of the HLF funded works, the Animal Centre reception and staff offices were refurbished in the former harness room next to the through passage and in the adjoining part of the north stables.

During the 2003-4 works, a watching brief by The University of Manchester Archaeological Unit discovered a substantial brick culvert under the southern end of the main range, as well as smaller brick drains with stone cappings along the east and west sides of the main range and below the through-passage. Traces of wall foundations were found in the floor below the room to the south of the passage, probably related to original internal partitions.<sup>14</sup>

In the north pavilion, the upper floor was refurbished for staff offices and a meeting room; the ceiling was removed to expose the roof structure and the walls dry-lined. The staircase appears to have been replaced to serve the offices but no records or plans of the extent of the work have been found.

In 2015, the public toilets in the south pavilion and the café in the south stables were refurbished with new fittings. In the café a new floor was laid, but the roof structure and some historic features such as slate wall linings, the circular hay rack niches in a retained section of spine wall and part of a wall lining to a stall (at the south-east side) were retained. It is not known when the ceilings were removed.

### **3.3. Current Description and Use**

The former stables provide facilities for visitors to the park, with a café in the south stables, toilets in the south pavilion and a learning space available for school groups or to hire in the former hay barn south of the yard. The reception area for the Animal Centre is within the former harness room on the north side of the through passage, with adjoining ground floor offices in the harness room and part of the north stables. There are also offices in the first floor of the north pavilion. The first floor of the south pavilion is used for storage. These areas have all been refurbished fairly recently and have modern services.

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<sup>14</sup> Arrowsmith (2008), p. 33.



Fig.15: café in the south stables, refurbished 2015

Other areas of the stable block are underused and have not been refurbished for new uses, including part of the north stable range and the ground floor of the north pavilion, and the upper floor above the central block (above the through passage). The lack of modern refurbishment has preserved some historic features that are missing from recently modernised areas.

The former carriage house and stable on the ground floor of the north pavilion are used for informal storage and as a staff mess room respectively; some historic features are in situ in these areas, such as hay rack niches, timber wall lining and a curved rail from part of a stall on the south wall of the stable area.



Fig.16: ghost curved profile of wall lining to a removed stall in the north stable



Fig.17: Former 3-stall stable in north pavilion, probably for coach horses (arched doorway is later)

Part of the principal north stable area is used for informal storage; this also retains some historic features such as a fragment of moulded plaster cornice in the west stable area, slate wall linings to the east side and the ghost line of former stalls on the north and south walls. The roof is not visible, as there is a ceiling although little lath and plaster is in situ.



Fig.18: vaulted corner lobby (doors in historic openings are modern)

The first floor spaces in the central block (above the through passage and the flanking spaces) are only accessible by a metal ladder from within the office area on north side of the through passage. These spaces retain evidence of historic functions; the first floor areas either side of the central bay (above the passage) have fireplaces (blocked) indicating that they were originally used for domestic accommodation for servants such as grooms or stable boys. These areas were originally accessed by narrow staircases off the harness rooms, probably in the position of the modern metal ladder (based on comparative evidence from plans for Tatton Hall stables). Maintenance access to the clock mechanism is from the first floor space over the through passage, via a timber ladder.



Fig.19: blocked fireplace in first floor servants' room, over central entrance block

On the west side of the stable yard is a lean-to range of open-fronted sheds; these have a mono-pitched roof that slopes down to the west wall. The timber-fronted sheds to the south end of the west range were built in the late 1980s for animal pens; the whole roof appears to have been rebuilt at the same time. In the north-west corner of the complex is a single-storey structure with pitched slate roof, in the angle between the west range and the north bay barn, now used for storage.



Fig.20: the west and north sides of stable yard, from first floor over through passage

At the north end of the yard is a 2-storey 3-bay former hay barn, with a hipped roof carried on brick piers. This now has a first floor used for storage, but was probably built as a single volume barn for storing hay for the horses. At the south end of the yard is a single-storey 3-bay structure, probably also built for storing fodder. Like the north barn the hipped roof is carried on brick piers. The south wall facing the gardens shows that this side was also originally open, between brick piers and has been infilled (date unknown). The south shed was refurbished as a learning centre in 2003-04, as part of the HLF project, to a design by Lloyd Evans Prichard .



Fig.21: south range to yard, refurbished in 2003-04 for a learning centre

## 4. THE HOME FARM

### 4.1 History and design

The Heaton Home Farm was built for Thomas Egerton as part of estate improvements in the park in the late 18<sup>th</sup> century. It is attributed to Samuel Wyatt on who provided designs for the estate buildings and is similar to other estate buildings and model farm by him. The layout of the farm is first shown on the 1803 estate plan (Fig.2). No detailed building plans have been found, and only two photographs dating from 1902. The layout is shown on historic mapping, although there is little record of the detail and form of the buildings and how they were used. The farm was arranged around a large rectangular cobbled yard, aligned roughly east-west with the farm house to the north-east corner, large barns to the west and north-west and single-storey ranges to the south.

The most important historic sources are two photographs taken in 1902, the year the Corporation bought the park. These show the farm buildings in two views, from the north close to the farm house (fig. 22, Ref M58262) and from within the yard from the south-east (fig. 23, Ref M58177). The view of the farm house shows that the south range around the yard was single-storey with regular doors and windows suggesting stables or cow housing. In the far right of this photo a tall chimney is shown which may have been related to a steam engine used to run machinery for chopping roots or threshing grain (steam-powered machines were fairly usual on late Georgian model farms).



Fig.22: Farmhouse in 1902 (Manchester Archives Ref M58262)

The Farmhouse was built as a simple 3-bay brick house with double pile plan. The main entrance front faced north onto a small garden; the symmetrical elevation had a central 6-panelled door with transom light and 16-pane sash windows, shown on the 1902 photograph. The slated roof had a lead roll to the ridges and box gutters to the eaves. The photograph shows gable end chimney stacks with pairs of square clay pots and shows that the brickwork was lime-washed. The photograph suggests that the interior was arranged with the principal rooms facing north away from the farm yard (flanking the entrance) and service rooms such as scullery and kitchen to the south, overlooking the yard. The photograph also shows an outhouse between the east gable of the house and the high garden wall to its east. The garden is shown with iron railings and gate to a front path.

The 1902 photograph taken from within the farmyard (fig. 23) appears to be facing north-west, and shows open-fronted hay barns along the west and north ranges; the roofs are carried on columns and the internal spaces are divided horizontally by floors. The elevation of the 4-bay north barn has pairs of doorways and small windows to the lower floor below the open hay barn, indicating that the ground floor was used for cows (as at a similar building at Tatton Home Farm). The ground floor of the 2-bay west hay barn is open-fronted, suggesting it was used to store implements not animals.

The pedimented porch to the left of the photograph appears to be part of a large barn, with full-height timber doors into the yard. Maps suggest this was a central feature on the west range. To the right (north) of the pedimented porch, a tall

doorway and small window to the ground floor suggest this was ground floor area used for a stable with the floor above for hay or fodder (the diamond shape on the wall above is a vent). To the right of the 4-bay cow house and barn is a 2-storey structure with hipped roof. This has a taking-in door to the upper floor above a blocked ground floor doorway and small window. This may also have been a cow house with a fodder store above. All the buildings were built of brick, shown with a lime-wash finish on the 1902 photographs.



Fig.23: Home Farm in 1902 (Manchester Archives M58177)

On the north side of the farmyard, a free-standing building, known as the dairy is shown on historic mapping. It is not marked on the 1803 estate map, but is shown on the 1848 and 1891 OS maps. The 1866 sale plan notes this as a 'dairy'. The building is not shown on the 1902 photographs, probably because it is hidden behind the courtyard ranges; it appears to have been built outside the main farm courtyard. Its location and design suggests that it may have been added later; it has a different architectural style with hoodmoulds over the windows; this feature was not used elsewhere by Samuel Wyatt at Heaton and is more typical of gothic revival buildings from the early 19<sup>th</sup> century. The function of the large chimney stack with multiple flues on the west elevation is not known; this feature seems more consistent with a workshop or boiler house than a dairy.

During the 1890s the Home Farm was probably vacant as the estate was in correspondence with a potential new tenant for this and also for the stables; papers in Manchester Archives (E/4/78/316-317) refer to negotiations between the W.E.Walker at the Heaton estate office and J.L.Kerr who ran a Manchester carting business. The 1902 photographs appear to show the farm buildings disused with no animals, equipment or fodder visible.

#### **4.3. Current Description and Use**

The farm house has not been occupied or used for many years and is now in a derelict condition. The slate roof has been replaced with sheet metal roofing which has helped weather-proof the building. The elevations are fairly intact although it is not known whether doors or windows are in situ (the openings are boarded over). Chimney stacks are still extant although most of the pots are missing. The west gable end has been rendered with a cementitious render and to the south elevation, a later brick lean-to extension has been added. It is likely that the interior is in poor condition with few original features in situ (it was not accessible at the time of the survey).



Fig.24: the farmhouse from the north



Fig.25: farmhouse from the south-west

West of the farmhouse is a freestanding structure now partly used as a stable for donkeys. The building has fairly symmetrical elevations to north and south, each with a central doorway flanked by windows, and all with hoodmoulds (except for the south doorway which has been altered) (Figs 27 and 28). The south elevation has been painted and a doorway inserted into a former window opening to the right of the central doorway. Scars in the brickwork suggest that another structure was added onto the south side of the building. It has some unusual features for a farm building, including the large west chimney stack with 5 pots (the chimney breast inside has been truncated to accommodate an inserted window). Like other estate buildings it has a hipped slate roof with lead rolls to the hips and is built of brick, laid in English garden wall bond.



Fig.26: the 'dairy' from the west, with large chimney

Internally, the building has queen post trusses to the roof, and a cross wall dividing the interior into east and west spaces. The roof has rooflights, which provide natural light as all the openings are boarded externally. The chimneybreast and fireplace/hearths at the west end are missing (Fig.29). The building has recently been used as a shelter for donkeys, part of the Animal Centre, but it is not open to the public.



Fig.27: the 'dairy' from the north-east



Fig.28: the 'dairy' from the south-east



Fig.29: interior of 'dairy' from the east, in the west room

## 5. THE BACKSHEDS

### 5.1 History and design

The backsheds were built as part of the 'frame yard' that occupied the working garden between the stables and the Home Farm. This area was not used as the main kitchen garden that supplied the household with fresh vegetables; this was further to the west in the park. The frameyard was a partly walled area, unenclosed to the south, that was used to grow dessert grapes (in a vinery), tender stone fruit such as peaches and exotic fruit and flowers for the household under glass. It probably contained sunken hotbeds and houses for melons and pineapples, where fresh horse manure was used to line pits; the manure provided heat for growing tropical produce in glasshouses. The location of the stable's dung yard is not known.

Historic maps show a varying number of glasshouses and other structures in the frameyard; the key feature of the area was a large lean-to hothouse against the south side of the north wall, which may have been built in the late 18<sup>th</sup> century; other glasshouses and frames were added in the 19<sup>th</sup> century. By the early 1900s, there were four or five other glasshouses to the south, including a second large lean-to glasshouse with its own backshed (shown in a photograph of 1902 (fig. 29) and on the 1907 OS map).



Fig.30: glasshouses in the frame yard in 1902. The large lean-to glasshouse against the north wall is just visible to the rear of the group (photograph by A E Bradburn, Ref M58264)

The glasshouses were heated; the 1848 OS map marks ‘ovenhouses’ along the south side of the north brick wall. The backsheds at Heaton Park were built in one linear range; historic mapping shows that the west part of the range was deeper in plan than the range to the east end. No plans have survived to show how the spaces were subdivided or used; further recording and analysis may be required. An arched doorway led from the north side of the wall into the garden, towards the east end of the wall, probably via steps as the level within the glasshouse is higher than on the north side of the wall. There may also have been one or more doorways from the backsheds directly into the lean-to glasshouse, but none of these survive.

The glasshouses continued to be maintained by the Corporation until after the Second World War, when they produced grapes and peaches. They were demolished in the 1970s, at the same time as the Home Farm.

## 5.2. Current Description and Use

The backsheds at Heaton are currently used for livery stables, a use that was established in the 1980s, at the same time that the stables were built in the yard at the north end of the stable block.



Fig.31: the backsheds from the east



Fig.32: north elevation from the north-west

The backsheds are built of brick, as a lean-to structure that abuts the north side of the north garden wall. This tall wall has flat stone copings. The lean-to roof is laid with slate, with some rooflights. Rainwater goods are generally modern plastic. The north elevation is arranged with a series of segmental-headed doorways, although some of the doorways have been altered. They have a mixture of modern boarded

doors. The south side of the wall is now blind although historically there may have been doorways into the hothouse from the backsheds.



Fig.33: view west across Animal Centre with north wall, from the stable block

Most of the livery stables were not accessible at the time of the site visit, but in the eastern stable a few historic features are in situ, including the timber roof structure and a 'Jacob's ladder' to a former loft, fixed to the north wall. Holes for missing floor joists are present in the north and south walls. This floor could have served a loft for a gardeners' store or even a bothy.



Fig.34: internal view of east backshed, from the east



Fig.35: ladder to former loft in east backshed

## 6. CONTEXTS

### 6.1 Architect Samuel Wyatt

Samuel Wyatt (1737-1807) was the third son of Benjamin Wyatt and the brother of William, Joseph, Benjamin and James Wyatt, all (like their father) active as builders and architects.<sup>15</sup> He trained initially as a carpenter (earning the nickname ‘Chip’) and worked for the family firm. In 1759, he was engaged by Robert Adam first as master carpenter and then as clerk of works at Kedleston Hall, Derbyshire where he was responsible for the fine stable block. Kedleston was to be a turning point of his career. In 1769 he gained his first architectural commission, a new drawing room at Blithfield Hall, Staffordshire, for Sir William Bagot, but he also continued to work closely with his brothers, for example on the Pantheon in Oxford Street. The family firm broke up when Wyatt Senior died in 1772, and in 1774 Samuel settled permanently in London, setting up in independent practice. He specialised in the design of medium-sized country houses, but also had a strong interest in model farm buildings and the structural and practical aspects of building. His largest architectural commission consisted of over fifty estate buildings on the Holkham Estate, Norfolk, built between 1780 and 1807 for T.W. Coke, first Earl of Leicester. Coke was at the forefront of 18<sup>th</sup> century agricultural improvements and his model farm and estate buildings were nationally influential.

John Martin Robinson writes that ‘Samuel worked in a consistent neo-classical manner which was a development of the early Wyatt style but was more austere’.<sup>16</sup> He used symmetry and classical motifs such as pedimented gables and semi-circular arched entrances to create attractive estate buildings that complemented the elegant country houses he designed for his clients.

Samuel Wyatt’s other country house projects involving stables included Kedleston (stables 1767-9), Doddington Hall (house and stables 1776-1800), Tatton Hall (stables 1790s and work to house), Holkham (numerous estate buildings including alterations to stables, 1806-7), Penrhyn Castle (stables and other estate buildings 1782 onwards) and Sundridge Park, Kent (stables 1790s).

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<sup>15</sup> This account draws on Howard Colvin, *A Biographical Dictionary of British Architects, 1600-1840*, 1995, third edition, pp. 1124-8; G. H. L. Le May, ‘Wyatt, Samuel (1737–1807)’, rev. John Martin Robinson, *Oxford Dictionary of National Biography*, Oxford University Press, 2004 [<http://www.oxforddnb.com/view/article/38159>], accessed 30 January 2017] and John Martin Robinson, *The Wyatts, An Architectural Dynasty*, 1979

<sup>16</sup> Robinson, 1979, p28.



Fig.36: the stables at Tatton Park, by Samuel Wyatt c1794

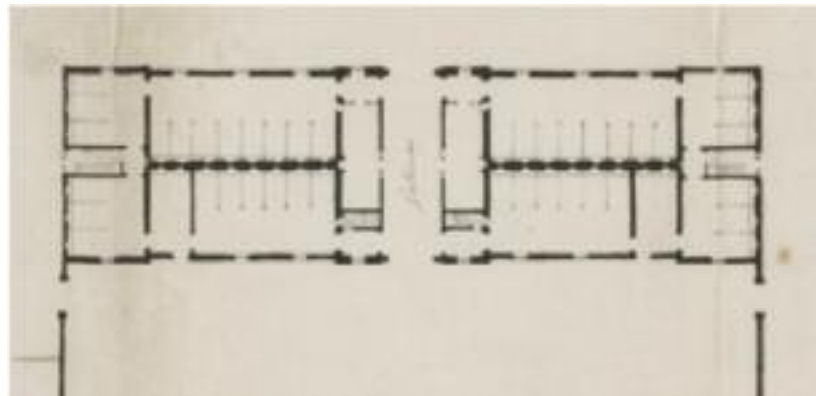


Fig.37: plan of stables at Tatton Park, Samuel Wyatt c.1794 (Tatton Park Archive TAT [17])

Samuel Wyatt was innovative in the use of construction materials and techniques, such as cast-iron beams, brick vaulting and calcareous cement which drew on his experience in industrial design and engineering. He also promoted the use of Welsh slate and unusually used panels of slate for wall linings, as at Heaton; his brother Benjamin was involved with the quarries at Penrhyn in North Wales where he was agent to the estate. In the 1780s Samuel was involved in Albion Mill in London, the first steam-powered flour mill, a project in which he collaborated with the great engineers Boulton and Watt, with whom he was friends. Like the other Wyatts he was appointed to public offices; in the 1790s Samuel was Surveyor to Trinity House, a post that demanded robust engineering for lighthouse construction.

## 6.2 Historic Stables

For an authoritative account of country house stables, the volume on *The British Stable* by Giles Worsley published by Yale in 2004 provides a chronology illustrated with key examples. The stables at Heaton belong to a type of stables developed in the 18<sup>th</sup> century when it was fashionable for a separate quadrangular stable block to be built away from the main approach to the mansion, often as part of a wider landscaping project.

The existing stable yard at Heaton was built to replace an earlier stable block. Although no images or plans of this have survived, it probably conformed to trends prevalent in the 17<sup>th</sup> and early 18<sup>th</sup> century. This earlier type of stable was generally built close to the house, and often formed part of a formal forecourt. The trend for stables to be built as high status buildings in linear ranges flanking the front of country houses was established by the mid-17<sup>th</sup> century, with many examples built as part of large-scale geometric landscaping at as Lowther Castle (Cumbria) and Dunham Massey built between c1670 and 1730s (a fairly late example of this type). Stables of this period used classical pediments, moulded entablatures and cornices, mullioned-and-transomed windows, bull's eye or *oeil-de-boeuf* windows - features also used on 17<sup>th</sup> century country houses. Cupolas with a clock face and a bell were also popular features on stable blocks from an early date, often positioned over an arched entrance, as part of the desire to express the high status of the stable on the estate.



Fig.38: the stables at Dunham Massey, 1730s

The shift to courtyard stables detached from the house began to be popular in England from the mid-18<sup>th</sup> century, for both aesthetic and practical reasons. A detached stable complex allowed the house to be seen as an architectural set-piece in

the landscape, without the clutter of ancillary buildings. It had also become desirable to remove smells, dirt and noise further away from the pleasure gardens and house. One of the earliest examples of the stable courtyard was built at Houghton Hall in the 1720s for Robert Walpole, rebuilt in the 1730s further away from the house. The finest example of this type is the splendid courtyard stable block at Chatsworth, built in the 1750s and designed by James Paine. Later in the 18<sup>th</sup> century, more restrained classical stable designs were popular, as at Kedleston in Derbyshire where Samuel Wyatt designed a courtyard stable block for Lord Scarsdale in 1767. Wyatt also designed courtyard stables at Tatton Park and at Doddington Hall, Cheshire in the late 18<sup>th</sup> century.



Fig.39: part of the stables at Kedleston, by Samuel Wyatt, 1767 (Clare Hartwell)

The internal layouts and architectural design of stalls for horses was established by the 17<sup>th</sup> century. The basic layout provided rows of stall along one side of a linear building with window and doors on the opposite wall. The form of stall partitions with curved top rails, and the outer end terminating in a heel post, often treated as a moulded column remained in use for over 150 years, until stalls were partly superseded by loose boxes in the 19<sup>th</sup> century. A good example of a late 17<sup>th</sup> century stable interior is at Dunster Castle in Somerset, with shaped partitions and heel posts with carved finials. The cobbled stone floor with open drain is also typical of early historic stables.



Fig.40: Stalls with curved partitions and moulded heel posts, Dunster Castle, late 17<sup>th</sup> century

Heel posts in the form of columns, with arcading and other classical motifs such as dentil cornices, were intended to provide an imposing setting for the display of valuable animals. Variations of this architectural approach continued into the second half of the 18<sup>th</sup> century; at Kedleston Samuel Wyatt used arcading on Tuscan columns to contain each pair of stalls, below a vaulted plastered ceiling. Arched Diocletian windows are also a feature of Kedleston, along with circular recessed hay racks, motifs that were widely adopted in Georgian stables including at Heaton Park.

Innovation in the care and welfare of horses developed in the 19<sup>th</sup> century; loose boxes were introduced to provide a separate, enclosed space for a horse, initially used for sick animals or a mare and foal, but soon adopted universally. These also took advantage of mass manufacturing using cast-iron and factory-produced components that could be bought via catalogues from specialist companies, rather than made on the estate. Cast-iron stable fittings such as mangers and harness and saddle brackets were also used to modernise older stables. Floors were improved with mass-produced finishes such as non-slip textured brick and glazed tiles were used to line walls and improve ease of cleaning. It is not known whether the stables at Heaton Park were modernised during the 19<sup>th</sup> century, but there is no evidence of this trend.

The development of the motor car in the 1890s and the rapid growth in manufacturing in the early 20<sup>th</sup> century brought major changes to the way people travelled. In 2010 Pete Smith wrote that

‘In 1895 there can have been few country houses which had been visited by a motor car, but by 1914 there can have been few country house families that did not own at least one motor. In these twenty short years motoring developed from an exciting

pastime to a reasonably reliable means of regular transport' (Pete Smith, *The Motor Car and the Country House*, 2010 - English Heritage report series No.94, 2010).

At many country house stables, the shift from horses to the motor car brought changes such as a maintenance workshop, inspection pits and car washing areas. Purpose-built garages for early motor cars are fairly rare, as it was usually fairly easy to adapt the existing stables and carriage house. Horses continued to be used for hunting and for recreational riding, so it was usual for stable blocks to house both horses and motor cars in the first half of the 20<sup>th</sup> century.

### 6.3 Model Farms

The concept of the model farm is associated with the revolution in British agriculture in the second half of the 18<sup>th</sup> century. They reflect the trend for landowners to adopt new farming practices to improve the yields of their estates, at the same time that parks around country houses were being landscaped for aesthetic reasons. The model farm was intended to provide both an efficient farm that could demonstrate improved methods to an estate's tenants and also form an attractive feature in the park. The Home Farm was the farm that was managed 'in hand' by the estate rather than rented to a tenant; not all home farms were model farms, but where a model farm was designed and built, this was usually for the home farm.



Fig.41: the Home Farm at Tatton Park, late 18<sup>th</sup> century with later alterations

There are several intact examples of Georgian model farms on large estates. These were the first examples of farms to be architect-designed; Samuel Wyatt designed several and his best example is at Holkham in Norfolk where the owner Thomas Coke, Earl of Leicester was a pioneer in 18<sup>th</sup> century estate improvement. Wyatt also worked at Tatton Park where the design of the Home Farm at Tattondale is

attributed to him, developed from the 1780s. The main range facing the drive at Tattondale has a pedimented entrance with stables for working horses either side; barns and open-fronted cow shippens enclosing a yard behind. The buildings were altered in phases, and the yard extended with a steam-powered corn mill and other estate functions in the 19<sup>th</sup> century.

In common with other estate farms in Cheshire and the better parts of Lancashire, Heaton Home Farm was probably mainly managed as a dairy farm, with the buildings intended for the raising of cows and calves, for the storage and processing of animal feed and bedding materials. Some of the Heaton estate was used for arable crops and the Home Farm would have had a grain barn used for storing and threshing barley and other crops. But unlike the large arable farms of East Anglia, the barn was not the key feature.

Georgian model farms were built with shippens or cowhouses arranged round a large yard with the midden in the middle. This plan meant that manure could be easily collected for returning to the fields and the volume of feed for each animal was controlled, increasing efficiency and animal welfare. Ventilation was important for cows, which were often kept in open-sided shippens. Model farms also housed working horses in stables that formed part of the complex. Pigcotes were usually also provided as pigs were fed whey, a by-product of cheese and cream-making. Rooms for boiling kitchen waste were usually provided close to the pigs, with a boiler served by a flue. A slaughterhouse was also part of the farm complex, sometimes in a separate structure as at Tatton; these structures had to be well-ventilated and incorporated a boiler with a flue. It is possible that the remaining farm building at Tatton was used as a slaughterhouse or boilerhouse for at least some of its history, as the building is supplied with wall vents, plenty of windows and a large set of flues which may have served for boilers.

#### **6.4 Backsheds and Glasshouses**

Backsheds are a characteristic and essential part of country house working gardens, usually modest, economically-built structures that were not designed to be seen by the owner's family or their guests. Their name derives from their position, built against the outer 'back' wall (usually the north side) of a walled garden. They were working buildings, intended to be hidden from areas that might be visited by the family or their guests.

Published research by Susan Campbell into kitchen gardens provides a good summary of their function.<sup>17</sup> The wall against which the backsheds were built also formed the back wall for heated glasshouses built against the south side. These hothouses were used to grow tender and tropical fruit and flowers; where they were used exclusively for grapes they were known as vineries which were fashionable at

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<sup>17</sup> Campbell, *A History of Kitchen Gardening*, 2005, pp199-202

country houses from the 18<sup>th</sup> century. Model designs for heated glasshouses, vineries and peacheries were published in the late 18<sup>th</sup> century and early 19<sup>th</sup> century, promoting advances in construction and technology using cast-iron, new heating systems, lower cost glass and a growing interest in exotic plants and produce. One of these designers was George Tod, who published his designs for hothouse built at country houses such as Nutwell Court in Devon (fig. 41).

To heat the glasshouses, furnaces or boilers to heat steam or a hot water heating system were provided, and the apparatus was located in one of the backsheds, often partly below ground. A coal store was provided in one of the backsheds. Chimneys (or evidence for them) were features of backsheds with furnaces, but often do not survive.

Other backsheds were built to store tools and equipment, for potting, for storing seeds, and to provide a mess room or bothy for the gardeners. Where hothouses had to be maintained at all times, one of the garden servants was expected to keep the boiler or furnace going through the night particularly in winter, so sleeping accommodation was often provided in the loft of one of the backsheds.

The archaeological recording and excavation of backsheds to the vinery at Quarry Bank Mill, prior to restoration by the National Trust, revealed details of historic heating systems at the late 18<sup>th</sup> century kitchen garden built for the Greg family. At Heligan in Cornwall, restored glasshouses, a melon pit and backsheds can be seen in the frameyard. The close proximity of the frameyard to the stables or Home Farm was often planned as part of the design to enable a convenient supply of manure for use in the hotbeds and melon houses. Fermenting manure was used to fill pits around a partly sunken glasshouse, to generate heat to grow tropical produce such as melons and pineapples.

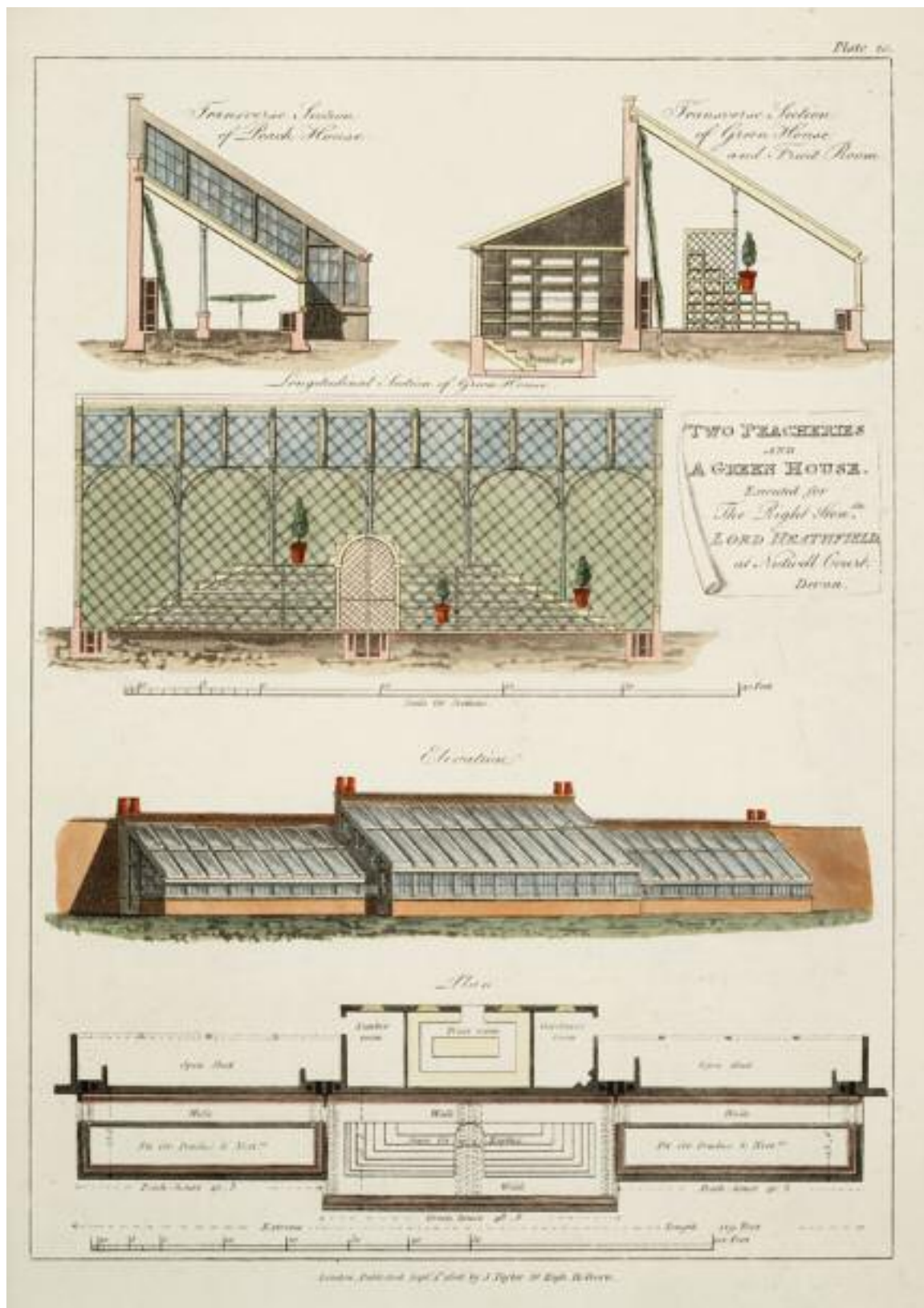


Fig.42: George Tod drawing of peacheries with backsheds and furnaces for Lord Heathfield at Nutwell Court, Devon, 1807

## 7. ASSESSMENT OF SIGNIFICANCE

### 7.1 Introduction

The assessment of the significance of historic buildings and their settings is not an exact science. An assessment of significance is on detailed knowledge of the building or site, a comparison with what exists elsewhere, the extent to which it may have been altered and also its value to different groups of people.

Statutory designations provide some guide to the importance of historic buildings. The stables at Heaton Park are listed Grade II and set within a Grade II historic landscape. This means that the stable building and its setting are nationally important. The list description and registered landscape entry are in Appendices 1 and 2. The remaining Home Farm buildings and backsheds are not listed, but they form part of the designed park and could be considered as listed curtilage structures.

In 2008 English Heritage (now Historic England) published *Conservation Principles*, which identified four principal heritage values which might be taken into account when assessing significance and which can be used to amplify the assessments in the statutory lists. These values are *Evidential*, deriving from the potential of a place to yield evidence about past human activity (including through archaeology); *Historical*, deriving from the ways in which past people, events and aspects of life can be connected through a place to the present; *Aesthetic*, deriving from the ways in which people draw sensory and intellectual stimulation from a place; *Communal*, deriving from the meaning of a place for the people who relate to it, or for whom it figures in their collective experience and memory.

In 2012 the Department of Communities and Local Government issued the National Planning Policy Framework (NPPF) which suggests that for planning purposes, the significance of historic buildings should be assessed under the headings of *archaeological*, *architectural*, *artistic or historic* (which in many respects are essentially the same as the Historic England values) and points out that significance derives not only from a heritage asset's physical presence but also from its setting.

What follows is an overall assessment of value and significance under the Historic England and NPPF headings. The significance level of individual spaces is shown on the floor plans in Appendix 3.

### 7.2 The Significance of Heaton Park Stables, Home Farm and Backsheds

#### Evidential Value/ Archaeological Significance

The development of the Heaton Park is relatively well-documented, although there are no original plans showing the stable, garden backsheds or the Home Farm in any detail. The fabric of the buildings and below-ground archaeology are potentially important evidence for the way the buildings were built and used. None of the

buildings are earlier than the 1770s, and all were altered in the 20<sup>th</sup> century. Archaeological investigation has shown that interesting information can be recovered from even small scale excavations within or outside the buildings. The stable complex has high evidential value. The remaining Home Farm buildings and backsheds have medium evidential value, but the cleared site of the Home Farm has some archaeological potential to reveal the layout of the missing farm buildings. The location of the earlier stable is not known but this and other early ancillary buildings were probably nearby. The setting has some archaeological potential to shed light on Heaton's lost buildings depending on the level of subsequent ground disturbance. The area now occupied by the Animal Centre has been altered and the ground likely to have been disturbed for the current layout, but the area may have archaeological potential in relation to lost glasshouses and their heating systems, particularly in the earliest glasshouse to the north.

#### Historical Value/ Historic Significance

Heaton Park has at least two significant 'histories'. Firstly as the country house of a prominent Lancashire family, the Egertons, and secondly as a public park after 1902. The history of Heaton Park and its builders, designers, owners and occupants is well-known. The Egertons were important local landowners and Thomas Egerton, the 1<sup>st</sup> Earl of Wilton followed a national trend in remodelling his park and house in the late 18<sup>th</sup> century. The modern history of the 650 acre park is equally important; since 1902 the park has been a popular public open space serving the north of Manchester. It also had a role in two world wars. The stables, remaining farm and garden buildings and the sites of lost structures in the Home Farm and Animal Centre have high historical value. The 1980s livery stables in the yard north of the stables have no historical value.

#### Aesthetic Value/ Artistic Significance

The stables 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.

The backsheds were not intended to be seen from the pleasure gardens or the frameyard to their south and they have a functional appearance and form; the structure has medium aesthetic value in their current condition. The brick garden walls around the Animal Centre have high aesthetic value.

The farmhouse and outbuilding at Home Farm were part of a model farm designed by Samuel Wyatt but have lost their courtyard setting and are in poor condition; they have medium aesthetic value. The Animal Centre in its present form has medium

aesthetic value as a remodelled walled garden area within the historic park. The 1980s livery stables in the yard north of the stables have low aesthetic value.

### 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 18<sup>th</sup> 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.

The backsheds are typical of functional garden structures on estates and have medium significance. The remaining brick garden walls with blocked arched doorway relate to the former frameyard and have high architectural significance as part of the original design.

The derelict farm house and remaining farm outbuilding have medium significance for architectural value, in their present condition. This value could be enhanced by appropriate repairs and re-use.

### 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 20<sup>th</sup> 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 backsheds have been used for livery stables by local people since the 1980s and have medium communal value.

The Home Farm buildings have low communal value as they largely not accessible to the public, but this value could be enhanced by providing access as part of a new scheme.

### The setting

The late 18<sup>th</sup> century setting of Heaton Hall and the stables has recently been restored, removing intrusive modern features and reinstating the landscape laid out by Eames for Thomas Egerton. Some hard landscape surfaces and layouts have been

altered, as in the Animal Centre, but overall the setting contributes very positively to the significance of the stables and remaining structures.

In contrast, the setting of the Home Farm buildings was badly damaged by the loss of most of the Home Farm in the 1970s, although some of the historic landscape setting such as the causeway, brick garden wall and service track remains.

The backsheds retain their setting on the north side of a brick garden wall, although the glasshouses that they related to have gone. The 1980s livery stable buildings in the yard north of the stables are now in poor condition and detract from the historic setting, but the presence of horses does contribute to the setting of the stables.

## **8. SCOPE FOR CHANGE**

### **8.1 The Stables**

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; considerations affecting potential change are outlined below.

The stables appear to be in good structural condition following the 2003-4 works, and appear fairly well maintained although some elements such as rainwater goods now need attention. Some 20<sup>th</sup> 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 20<sup>th</sup> 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.

The most important spaces were the main stables in the single-storey link blocks and the vaulted lobbies that served the stables and connected them to the courtyard (all but one of the latter has been lost or altered). Reinstating blocked doorways to lobbies off the through passage and reinstating missing stable walls as part of new work would greatly enhance the building's significance and help people understand how it was first used. The carriage house to the north and the stable on its west side are still largely intact but under-used; these could be refurbished for a new use, whilst retaining the plan-form and the few stable features that remain. Where original features are missing, surviving details could be used to replicate details such as wall linings or hay rack niches. Plaster ceilings should be retained, rather than being removed to expose floor or roof structure.

There is at present no good access to the first floor over the central entrance block, and this would need improving if these spaces are to be used. However, options for fitting in a new staircase are restricted by current uses in the former harness rooms (office to the north and kitchen to the south). Bringing the upper floor into use may have to wait until there is an opportunity to remodel one of the areas adjoining the through passage. The first floor over the south pavilion was refurbished for storage in the late 20<sup>th</sup> century but this could be altered again to provide a new use, without causing loss of historic fabric; the first floor structure and staircase are modern concrete and all historic features appear to have been removed apart from the walls and roof. The first floor over the north pavilion was recently refurbished and there is plenty of scope to alter or remodel this area with a new internal layout and finishes, but retaining the historic roof structure and other original structural features.

## **8.2 Home Farm**

The farm house is in very poor condition; this building is at risk and a programme for its repair and re-use should be developed as soon as possible. The sheet metal roof has helped protect the structure and the outer walls appear to be reasonably sound. An up to date survey should be undertaken to inform a programme of repairs that should aim to retain the envelope of the house, with a new roof and reinstating the door and sash windows to the north side, at least. A new interior could be provided and a setting laid out that related to the north front.

The former 'dairy' is not fully understood and it is recommended that a more detailed analysis of this building is undertaken before further works are planned.

## **8.3 Backsheds and Animal Centre walls**

The backsheds are currently used for livery stables. The building and part of the attached wall to the north side of the Animal Centre is in poor condition and a programme of repair is needed. There are signs of movement in the high brick wall caused by plant growth; a survey is needed to inform a schedule of urgent repairs. The slate roof of the backsheds is leaking and affecting the condition of the brick and timber structure internally; a temporary roof solution may be needed if there is likely to be a delay before a full repair scheme can be funded and implemented. There is plenty of scope for the backsheds to be refurbished for a different use; the building provides many separate spaces that could be let or used for visitor facilities. This could provide a location for interpretation about the working gardens and the relationship between the backsheds and the missing glasshouses in the Animal Centre, particularly if a connection is made through the wall between the Animal Centre and the backsheds, although the change in levels will need to be taken into account.

A detailed measured survey of the backsheds is recommended to record the historic form and features of the building and identify blocked openings that could potentially be re-opened. This work should be undertaken by an archaeologist with historic buildings expertise.

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Farmhouse, 1902, M58262

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South pavilion, 1968, M58329

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## **Appendix 1: List Description**

### **The Stables**

Name: FORMER STABLES TO NORTH WEST OF HEATON HALL

List entry Number: 1282993

Location: FORMER STABLES TO NORTH WEST OF HEATON HALL, HEATON PARK

District: Manchester

District Type: Metropolitan Authority

Grade: II

Date first listed: 03-Oct-1974

MANCHESTER

SD80SW HEATON PARK, Crumpsall 698-1/2/627 Former Stables to north-west of 03/10/74 Heaton Hall

GV II

Stable block. 1777, by Samuel Wyatt. Red brick in Flemish bond with sandstone dressings and hipped slate roofs. Extended U-shaped plan formed by long main range with receding wings. One and 2 storeys, 1:3:3:3:1 windows, symmetrical. Central 2-storey entrance block with giant round-headed entrance arch (upper portion filled by Diocletian window) flanked by pedimented bays which break forwards slightly and have 1st-floor bands, 12-pane windows at ground floor and low 6-pane windows above (tilting casements except that to right at ground floor which is fixed), all with flat-arched heads; octagonal clock turret on roof. Single-storey side ranges with similar 12-pane tilting casements. Two storey wings (coach-houses) with giant round-headed arches containing C20 double doors and Diocletian windows above. Through-passage with segmental-headed doorway in each side, both with fielded panel double doors, and flanked by round-headed 12-pane sashed windows. Rear similar to front except south range altered by insertion of doorway and addition of fire escape; wings continued as open-fronted cart sheds.

Listing NGR: SD8317504428

#### **Selected Sources**

Register of Parks and Gardens of Special Historic Interest in England, Part 18  
Greater Manchester

National Grid Reference: SD 83175 04428

## **Appendix 2: Registered Historic Park**

List entry Number: 1000854

District: Bury

District Type: Metropolitan Authority

District: Manchester

District Type: Metropolitan Authority

Grade: II

Date first registered: 20-Feb-1986

Date of most recent amendment: Not applicable to this List entry.

### **List entry Description**

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.

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Description written: February 1997 Amended: June 1998 Register Inspector: CEH  
Edited: March 1999

### **Appendix 3: Significance Levels – Stables**

Plan based on a plan supplied by Manchester City Council, 2017

# Heaton Park Stables

## Significance levels



**Appendix 4: Agreement and Specification for the Stable at Heaton Park,**  
1777 (Manchester Archives E4/1/10/2)

‘Articles of Agreement Indented made Concluded and Agreed upon the fifth day of May in the year of our Lord One Thousand and Seven hundred and Seventy Seven Between Sir Thomas Egerton of Heaton house in the County of Lancaster Baronet of the One part and Thomas Townley of Manchester in the same County Bricklayer and Lawrence Robinson of Middleton in the County aforesaid Joiner of the other part as follows

Whereas the said Sir Thomas Egerton proposes to Build and Erect new Stables Coachhouses and other Conveniences According to a plan and Elevation drawn out by Mr Samuel Wyatt and upon the Ground at the West end of Heaton house aforesaid as the same is now staked out And Whereas the above named Thomas Townley and Lawrence Robinson have agreed to Erect build and finish such Stables Coachhouses and other Conveniences pursuant to the said plan and Elevation upon the Terms and Conditions hereinafter and in the said plan mentioned Now it is hereby agreed by and between the said parties to these presents and the said Thomas Townley and Lawrence Robinson do hereby for themselves and for their joint and several Heirs Executors and Administrators covenant promise and Agree to and with said Sir Thomas Egerton his Executors Administrators and Assigns that they the said Thomas Townley and Lawrence Robinson their Heirs Executors and or Adminstrators (for and in consideration of the Sum of Two Thousand Two hundred and Twenty five pounds of Lawful Money of Great Britain to be to them paid by the said Sir Thomas Egerton as hereinafter mentioned) shall and will at their some or one of their own Expence on or before the fifth Day of July which will be in the year of our Lord One Thousand Seven hundred and Seventy eight well and sufficiently Erect build and finish or cause or procure to be well and sufficiently Erected built and finished such good sufficient and substantial Building or Buildings as and for the Stables Coachhouses and other Conveniences as are particularly described and delineated in the plan or plans sign'd by the before mentioned parties & the particulars hereunto annexed on the back of this article upon the Ground set out for that purpose such Building to be of such dimensions and to be Erected and built with such materials as in the said plan are mentioned and hereinafter in part set forth to wit That there shall be laid as many soughs or drains for the purpose of taking away all the water that may come or be from of or within the Building as the said Sir Thomas Egerton or any person or persons whom he shall appoint may think proper and that the Ground shall be properly levelled and the foundation shall be as low as shall be necessary the Ground base round the outside to be of Stone Eighteen Inches in height and Twelve Inches thick that the out walls from the foundation to the top shall be built with good Bricks according to the said plan the Beams and other heavy Timber of the roof to be Ten Inches by Six and the spars Three Inches square of the best Memel Deal that can be procured and to be covered with Westmoreland blue slate the Beams or floor trees to be Deal Ten Inches by Six and Joice of such floor four Inches by Three the window frames to be of Deal of such dimensions as the said Sir Thomas Egerton shall fix upon and the windows of the best Crown glass the Cornice

to be of stone according to the said plan and the steps of the Stair cases to be of English Oak one Inch & Quartr thick the walls and celings to be plastered with Coats

of the best Lime and hair Mortar and Ceiling of the lower floor to be ten Inches distant from the Chamber floors which chamber floor shall be latted upon the joice and laid with plaister two ¼ Inches thick to stop the sound and the Doors to be of good Deal Two Inches thick with locks hinges bolts and barrs proper for such a Building and shall and will paint the said Doors and window frames and all other wood & Iron work with three coats of paint the out Door cases to be of Stone properly hewn the partition walls shall be built of good Bricks in thickness according to the said plan and the division of the stalls in the stables to be of good Deal plank Two Inches and a half thick the hind stumps and the sills on bottom rails to be of good English Oak and sufficiently strong and the top rails to be cast Iron the Mangers to be of good oak and [damaged] of Cast Iron according to the said plan the walls of the stables to be lined with Inch & ¼ yellow Deal to the height of the top of the Racks & to the sweep of the stalls & the height of windows and when the said building shall be covered to pave the stalls with good stones and lay the Coachhouses and other the premises with clean strong flags and to erect upon the top of the said Building a Cupalo with a fane upon the top and Gild the same in a proper manner according to the plan and Elevation drawing by the said Mr Wyatt and hereunto Annexed and the whole of such Building to be subject to the aforesaid plan And that all and every the workmen to be employed in and about such Building shall not be employed or work at any other part of the said House called Heaton house during the Time the said Stable Coachhouses and other the premises hereby Contracted for shall be in Building. And that all and every the Bricks which shall be used in and about such Building shall be found by the said Sir Thomas Egerton his Heirs or Assigns and the same to be Carted and lead by the said Sir Thomas Egerton they the said Thomas Townley and Lawrence Robinson paying and allowing after the rate of Twelve shillings by the Thousand to the said Sir Thomas Egerton his Heirs or Assigns the said Bricks are to be Counted as the same are put into the Cart by two men One to be chosen by the said Sir Thomas Egerton and the other by the said Thomas Townley and Lawrence Robinson And also that the said Thomas Townley and Lawrence Robinson their Executors Administrators or Assigns shall and will at their own Expençe find and provide Stone Brick Timber Lime Mortar Lead iron Glass Flaggs Slate hinges paint and all other materials whatsoever with mortis locks in the stable door with separate Keys One of which said keys shall be a master key and make and put up all saddle and harness presses and Corn bins that shall be necessary and pay for all such Team work (Except leading or Carting the said Bricks) as shall be wanted or done in bringing Materials Sand Gravel or other Things incident to the intended Building or for carrying away or removing any Rubbish that may be in the way of the said intended Building...

[Signed]

Thomas Egerton      Thos Townley                      Lawr Robinson

Sealed and delivered (being first duly stamped) in the presence of                      Sam:  
Wyatt

Particulars refer'd to in the within articles of agreement

The Coachhouse Stable, Hunters Stable, Hack horse Stable & the Strangers three Stall'd Stable to be lined with Inch & ¼ Deal flush wainscoting [?] from the back board of the Mangers to the top of Cast Iron Racks the ends of the Stables to be upon a slope to answer the shape of the Stalls & the Window Side

to the height of the Window boards which should answer to the height of the Stall posts the Window to be lined with Inch & ¼ Deal beaded on the edge the Doorways to have Inch & half rebated linings & framed round beaded & moulded on the back edge

The Harness Room & Saddle Room to be fitted up with presses at each end for hanging up of Harness & on each side the Chimney presses for the Coachmens Cloaths with drawers at the bottom

All the other Stables that are not mention'd above are to be finish'd with a Square plinth nine Inches high with window boards & linings as in the other Stables

The Vestibules & Staircases leading from the Gateway to the Stables to be wainscoted to the height of the windows

A Corn Byn in each Stable to be made with small Cupboards at each end and according to a sketch made for that purpose'

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