



**MANCHESTER
CITY COUNCIL**

Design and Accessibility Statement

For

Partial Boundary Wall Re-building

at

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



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INTRODUCTION

The purpose of this statement is to support a Listed Building Application for the re-building of sections of boundary wall to the Heaton Park Horticultural Centre.

BACKGROUND

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

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

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

The Horticultural Centre is located in Heaton Park close to the St.Margaret's Road entrance. It was established within the 18th Century walled garden that once supplied fruit and vegetables for the whole estate. The brick boundary walls surrounding the Horticultural Centre create a micro-climate for the cultivation of crops and were used for supporting fruit and climbing plants. The site area is approx.. 1.92 acres.

Heaton Park Garden Centre and Café now occupy the site which concentrates on selling home grown plants from their own nurseries. The Garden Centre is open to the public seven days a week. Within the main brick enclosing boundary walls, there are a number of various buildings of different construction and age. Including aluminium / glass greenhouses, steel frame garages, concrete panel garages and other facilities.

Sections of the boundary walls to the Horticultural Centre have become unstable or have collapsed. Following structural engineers inspections a section of the walling was found to be leaning and temporary timber raking shores were erected along this section along the West boundary. A section of the South boundary wall has collapsed completely and the affected areas have been cordoned off with temporary fencing. Works are required to address the defects with the boundary walling.

The Council wish to carry out works to rebuild the two sections of defective boundary walls on the West and South Elevations. The original brickwork and copings will be salvaged and re-used. The walls will be built to match previous on new concrete foundations to ensure their long term stability.

The scope of the works will comprise :

- Erect temporary Hera's type fencing to maintain a secure boundary to the Horticultural Centre whilst the works are carried out.
- Careful dismantling of approx. 47m of boundary wall to the West Elevation and approx. 26.75m of boundary wall to the South Elevation;
- All existing brickwork and copings shall be cleaned off, ready for re-use;
- Careful dismantling of raking shores.
- Carry out excavations / temporary works for new foundations;
- Cast new concrete foundations in accordance with structural engineers details;
- To rebuild the two sections of boundary wall.
- Erection of all associated access equipment / protection to carry out the works in a safe manner;

These works are required to repair the defective sections of boundary wall to the Horticultural Centre and prevent any further deterioration of adjacent sections.

BRIEF DEVELOPMENT – DECISION MAKING

General Planning

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

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

DESIGN AND ACCESSIBILITY STRATEGY

Design Brief

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

The proposals include the following maintenance works : -

Re-building of Boundary Walls

West Elevation – Allow for careful dismantling of 47m long section of approx. 378mm thick wall. The copings are to be numbered in sequence before removal and set aside for re-use. Wall ranges in height above ground level between 2.68m – 2.93m (excluding coping). Include for dismantling the whole of the wall, including all the courses below ground level. Approx. 14No. courses were identified below ground level, when trial holes were excavated.

N.B. The existing wall has no footing / foundation and is built directly off a layer of sand. To carefully clean off all existing mortar from the bricks and copings and stack ready for re-use.

South Elevation – Allow for careful dismantling of 27.75m long section of approx. 378mm thick wall. The copings are to be numbered in sequence before removal and set aside for re-use. Wall ranges in height above ground level between 3.03m – 3.10m (excluding coping). Include for dismantling the whole of the wall, including all the courses below ground level. Approx. 7No. courses were identified below ground level, when trial holes were excavated.

N.B. The existing wall has no footing / foundation and is built directly off a layer of sand. To carefully clean off all existing mortar from the bricks and copings and stack ready for re-use.

Trench Mass Fill Foundation – Allow for forming new mass fill foundation, in plain insitu concrete, Grade Gen 1, in accordance with Structural Engineers Dwg. No. 001. To be poured against face of excavations, tamp surface of concrete to required levels. Allow for a new foundation 74m (Long) x 0.75m (wide) x 1.05m (deep). Allow for additional concrete where foundations for 4No. piers will be formed in the same positions to match previous, each size 0.78m (L) x 0.39m (W) x 1.25m (D).

Boundary Wall – To rebuild a 73m long section of the 378mm (wide) boundary wall. To re-use the original bricks previously set aside and to be built in English Garden Wall Bond (1 row of headers then 5 rows of stretchers) to match previous. Include for rebuilding 4no. piers in same positions and to same dimensions to match previous. Also, to finish the top of the boundary wall with the coping stones previously set-aside. Bricks and copings to be laid in a Hydraulic Lime mortar. Allow for EcoRight Hydraulic Lime Mortar M5 as follows :

Mortar Class - Eminent mix.

Lime : Sand (vol / vol) – 1 : 2

Hydraulic Lime Mix Designation - HLM 5.0
Typical Compressive Strength (N/mm² @ 91 days) – 5.0
Mortar Durability Class – 7 -8
BS 5628 Mortar Mix Durability Designation – (iv at 28 days and (iii at 91 days).

Movement Joints – Allow for forming 2No. movement joints in the rebuilt section of South Elevation boundary wall and 2No. movement joints in the rebuilt section of the West Elevation boundary wall. The movement joints shall be constructed in accordance with Ancon Wall Tie drawing No. 002.

Works to be carried out in accordance with **BS 5628–1:1992 Code of Practice for Use of Masonry.**

Accessibility Strategy

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

Public Transport –

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

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

Arriving by Car –

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

Pedestrian –

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

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