Manchester City Council
Heaton Hall

Middleton Road
Higher Blackley
Manchester
M25 2SW

Heritage Statement
Project Ref. DH 43906

Phase 4 Fabric Repairs.



Capital Programmes and Procurement
Level 8, Town Hall Extension
Lloyd Street
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1. Introduction

Heaton Hall is currently essentially unused, and by virtue of its state of disrepair is on the Historic England “At Risk Register”

In 2015 Manchester City Council commissioned Lloyd Evans Prichard to carry out a condition survey of Heaton Hall.
The findings of this report informed a repair strategy with the aim of removing Heaton Hall from the At Risk Register and bring the Hall back into a condition that will allow it to be used for public, cultural and commercial events. The first three phases of this strategy have been successful completed. The works proposed on this Heritage statement are the 4th phase of the strategy.

These works are funded by Manchester City Council and Historic England and satisfy the requirements of Historic England in respect of restoring Heaton Hall to its former condition.

2. The Site and Historic Overview

Heaton Park is a municipal park in Manchester, England, covering an area of over 600 acres (242.8 ha). The park was formerly the grounds of a Grade I listed, neoclassical 18th century country house, Heaton Hall. The hall, built to the designs of James Wyatt in 1772 and remodelled by Lewis Wyatt in the 1820s, replaced an earlier house on the site, and is now only open to the public on an occasional basis as a museum and events venue.

Heaton Park was sold to Manchester City Council in 1902 by the Earl of Wilton. It has one of the United Kingdom's few concrete towers, the Heaton Park BT Tower.

The park was renovated as part of a millennium project partnership between the Heritage Lottery Fund and Manchester City Council at a cost of over £10 million. It contains an 18-hole golf course, tennis courts, a boating lake, an animal farm, a pitch and putt course, a golf driving range, woodlands, ornamental gardens, an observatory, an adventure playground, a Papal Monument and a volunteer-run tram system and museum, and is listed Grade II by Historic England. It has the only flat green bowling greens in Manchester, built for the 2002 Commonwealth Games.

Heaton Hall had been owned by the Holland family since the Middle Ages. In 1684, when Sir John Egerton, 3rd Baronet of Wilton, married Elizabeth Holland,

the hall came to the Egerton family. In 1772, Sir Thomas Egerton, 7th Baronet (later the 1st Earl of Wilton), commissioned the fashionable architect James Wyatt to design a new home for his young family. Although Wyatt had already established a reputation for himself as an innovative architect, he was only 26 years old and Heaton Hall was his first country house commission. Wyatt's neo-classical masterpiece was built in phases and was mostly completed by 1789.

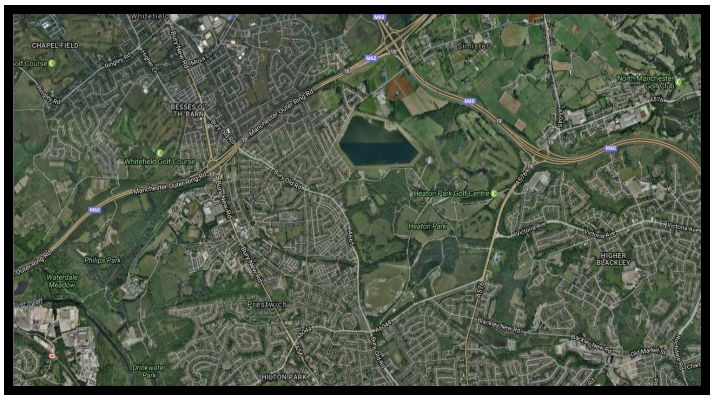
The park was originally laid out by William Emes in the style of Capability Brown. It has long been used for public events such as Heaton Park races, which were established by the second Earl in 1827. The races were run on a course on the site of the present day boating lake until 1839 when they moved to Aintree near Liverpool, now the venue for the Grand National. During the 19th century when the railway to Bury was being laid, it stopped short of Heaton Park, as Lord Wilton was not prepared to see his estate disfigured by a railway. As a compromise the line was run under the estate in a tunnel and a railway station opened adjacent to the Whittaker Lane/Bury Old Road entrance in 1879 (now Heaton Park Metrolink station). Consequently, the decision by Lord Wilton to put the hall and park up for sale was greeted with dismay, especially when it became known that the site was being eyed by a property developer. A pressure group was formed to persuade Manchester City Council to purchase it as a museum and municipal park. Alderman Fletcher Moss, a prominent antiquarian was a notable influence in this movement. The park was purchased and opened to the public in 1902. Unfortunately, the council was not prepared to purchase the contents of the hall, so the furniture and paintings were sold by auction. The hall was considered by the council to be of little architectural or historical significance and the saloon was initially used as a tea-room.

During World War I, the park was used as a training camp for the Pals battalions of the Manchester Regiment, whilst Heaton Hall became a military hospital.

In World War II, the park was a camp for the Royal Air Force, where 133,516 aircrew were trained. The park was home to a barrage balloon anchorage and an ackack emplacement. Two "prefab" housing estates and an infants school were built in the south of the park, the houses providing much-needed homes until they were demolished in the 1960s. The school building was used by Manchester City Council until 2012, when it was demolished.

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.



3. Listing Details

1. This garden or other land is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by English Heritage for its special historic interest.
2. List entry Number: 1000854.
3. Coordinates : 53.5347°N 2.2561°W
4. The garden or other land may lie within the boundary of more than one authority.
5. County: Lancashire
6. District: Bury
7. District Type: Metropolitan Authority
8. District: Manchester
9. District Type: Metropolitan Authority
10. Grade: I & II.
11. Date first registered: 20-Feb-1986.

4. Impact Assessment

The overriding principle in carrying out the repair works, as detailed in the supporting documents, is to conserve Heaton Hall in a manner appropriate to its significance so that it can be enjoyed for its contribution to the quality of life of this and future generations. As required in the National Planning Policy Framework (NPPF)

In accordance with achieving the NPPF desire for good design. These works have been specified, and will be overseen on site by Lloyd Evans Prichard (LEP), Chartered Architects. LEP have extensive experience of conservation projects, including many years of previous conservation work on Heaton Hall. LEP employ the services of Liz Hirst Conservation to assist with the specifications in relation to the external paint and render.

Every effort will be made to ensure the materials used to rebuild and repair the relevant elements of the fabric of Heaton Hall will match the existing in both colour, appearance and texture to minimise the visual impact the repairs might cause.

Heaton Hall is a grade 1 listed building that is on the “At Risk Register” of Historic England. These works satisfy the NPPF principle of sustaining and enhancing the significance of heritage assets and putting these to viable uses consistent with their conservation. The proposed works when successfully completed should remove Heaton Hall from the “At Risk Register” and will (subject to a future planning application) enable Heaton Hall to be used in a manner viable with its listed conservation status.

Scope of Works

1. Redecoration of the external rendered areas of the Hall:

The paint to the rendered surfaces of the Hall is in extremely poor condition. With significant areas exhibiting delamination, cracking and crazing. The underlying render also shows evidence of cracking de-bonding from the masonry wall. The reason for these defects include water ingress and the application of unsuitable materials including none breathable paints and cement based render.

The aim of redecorating the external rendered surfaces is to restore the Hall to its former state as an imposing homogeneous mass of uniform colour, implying power and wealth.

Paint and render sampling, including analysis, has been undertaken by Hirst Conservation Ltd, informing previously issued reports which recommend appropriate specifications for patch render repairs and re-painting of the render.

It is proposed to remove the C20th paint from the render, to inform necessary and appropriate repairs to render before applying 2Nr coats of appropriately coloured and durable breathable paint.

This will be undertaken as a 2 no. stage process. The initial phase will include the removal of paint from two sample areas, this will assist in gaining an understanding of the condition of the underlying render and provide a greater understanding of necessary repairs, When the repairs to the render have been carried out sample test areas will painted to determine which specific paint and methods of application should be used. All of the external redecoration and render works, specification and methods will be carried out under the direction of LEP following advice received from Hirst Conservation.

Areas of paint that are deemed to be historically significant will be recorded and where appropriate samples will be taken for archiving. The determination of whether

paint is historically significant will be made as the work progresses and will involve MCC, LEP and Hirst Conservation. Any areas that are found to be historically significant on surfaces that do not detract from the overall impression of the building may be considered for preservation.

See drawing
EE 01 Extent of Repair Works to Render and Stone
EE02 Extent of Repair Works to Render and Stone

2. Renewal and redesign of roof drainage system:

The roof drainage system is through its inefficiency introducing significant amounts of moisture into the external fabric of the building. This moisture is on the external surfaces of the Hall contributing to the failure of both the paint and render, and on the internal wall surfaces. The current lack of breathability of the wall increases the risk of dry rot occurring in the cavity of the internal lath and plaster wall linings, which may spread unnoticed in the cavity putting large areas of the fabric at risk.
These problems generally apply to the North Front of the Hall, where, with the exception of the West Wing, outlets from the parapet gutters discharge into plastic hoppers and downpipes without failsafe chute overflows. It is proposed to rationalise outlet details to incorporate lead chute overflows, and all downpipes are to be renewed in cast iron.
See drawing
RW01 Rainwater Goods Repairs

3. Renewal of roof covering to Orangery:
The Orangery roof is in a poor state of repair. There is evidence to suggest probable leakage through the surface of the roof. Specific repairs required include the replacement of asphalt kerbs, replacement of lead flashings, replacement of and re-laying stone copings. Iron fixings cramping the copings together need to be replaced with stainless steel alternatives.

The intention is to refurbish the roof carrying out the above repairs, renew the roof finishes to the Orangery, stripping the existing asphalt and any insulation down to the concrete deck, and building up new finishes incorporating insulation and a suitable proprietary bituminous membrane to give a substantial guarantee (20-25 years).
See drawing.
R01 Roof Plan as Existing.
R02 Roof plan as Proposed
R03 Abutment to low cills

4. Joinery repairs to windows and doors on south and east Orangery elevations:

The windows to the Orangery are in poor decorative condition, there is also failure of timber cills and cracked panes of glass.

It is proposed that all windows to the south front of the Orangery are to be overhauled, (renewal may be necessary in most cases given the condition of the majority of the sash casements and box frames)

Consideration is to be given to the introduction of patio doors to directly connect the function space to the garden.

The high level casement windows in the north wall of the Orangery are to be overhauled and painted. Safety glass will be fitted to all lower panes in accordance with Part N of the Building Regulations

See drawing
WR01 Window Location Plan and Overview of Proposed Works
WR02 Proposed Patio Door Details
WR03 Window Repair Details
WR0 New Sash Window Detail

5. Creation of level access between the proposed event space in the Orangery and gardens:

Consideration is being given to installing a ramp down in the centre bay of each of the Orangery loggias, which will afford disabled access from the function area to the garden via the east and west Loggia doors, and also facilitate escape from the East Wing of the Hall to a refuge in the Orangery garden.
The ramp will be constructed in compliance of Part M of the Building Regulations and with materials to match existing including stone flags to match existing stone flags
See drawing
OE 01 Work to Paving and Proposed New Ramp

6. Relaying of stone steps and paths within the curtilage of the Orangery south garden:

The sandstone flags are in a variety of conditions including, sound, exhibiting significant delamination of surfaces, exhibited movement to the extent that they represent a trip hazard and those flags that will need adapting should the proposed ramps be installed.
It is proposed to replace delaminating flags, re set dislodged flags to remove trip hazards and resize and re-lay flags adjacent to new ramps
See drawing
OE 01Orangery: Work to Paving and Proposed New Ramp to Loggias

7. Repairs to the Orangery boundary walls:

The render surface to the Orangery North boundary wall is in extremely poor condition, being largely detached and exposing significant areas of the underlying

brickwork. It should be noted that the majority of this wall is relatively new, contemporary with the structure being converted for function use in the later decades of the C20th.
It is proposed to remove all the render from both faces of the wall make any necessary repairs to the structure of the wall before applying Keim Universal Render followed by 2Nr coats of Keim Royalan Mineral Paint system
See drawing
EE01 Extent of Repair Works to Render and Stone

The stone wall to the Orangery South boundary wall shows evidence of significant movement and subsidence. It is proposed to take the affected length of wall down and rebuild, including consolidating the foundation

See drawing
OE1 Orangery: Works to Paving and Proposed New Ramps to Loggias

8. Masonry Repairs

An allowance of approximate 10 no. indent repairs has been made to cut out embedded iron cramps restraining the stone facing to the brick background.
See drawing EE02