MANCHESTER CITY COUNCIL
Planning
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PO Box 532 Town Hall
Manchester M60 2LA

Application for Planning Permission and listed building consent for alterations, extension or demolition of a listed building.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First Name:	Ian	Surname:	Hedley
Company name:	Manchester City Council, Capital Programmes and Procurement				
Street address:	Heaton Hall Heaton Park				
	Middleton Road			Telephone number:	
	Higher Blackley			Mobile number:	
Town/City:	MANCHESTER			Fax number:	
Country:				Email address:	
Postcode:	M25 2SW				

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Ian	Surname:	Hedley
Company name:	Manchester City Council				
Street address:	Capital Programmes				
	Corporate Core			Telephone number:	01612196098
	PO Box 532			Mobile number:	07940752334
Town/City:	Manchester			Fax number:	
Country:				Email address:	
Postcode:	M60 2LA				i.hedley@manchester.gov.uk

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

The main objective of the works is to bring the Orangery back into beneficial use. The proposed works include the following
Renewal of the roof covering to the Orangery.
Carrying out repairs to the Orangery windows and doors, with consideration given to the installation of two pairs of patio doors
Relaying stone steps and paths within the curtilage of the Orangery
Carrying out repairs to the Orangery boundary wall.
Creation of level access between the proposed event space in the Orangery gardens
In addition to the above the following further works are included

3. Description of Proposed Works

Redecoration of external rendered areas of the Hall, North elevation, Orangery, South West Loggia, South East Loggia and the East wall of the East wing
Renewal of areas roof drainage system, hoppers, downpipes and overflow chutes
Approximately 10 Nr repairs to masonry involving the removal of embedded iron

Has the development or work(s) already started? ○ Yes ◉ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: | Suffix:

House name: Heaton Hall Heaton Park

Street address: Middleton Road

Town/City: MANCHESTER

Postcode: M25 2SW

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 383329

Northing: 404429

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ◉ Yes ○ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr | First name: Paul | Surname: Mason

Reference:

Date (DD/MM/YYYY): 21/12/2016 (Must be pre-application submission)

Details of the pre-application advice received:

The advice received was that full planning permission would be required for the majority of the scheme.
There did not appear to be any particular difficulties or insoluble probelems associatied with the proposed works.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ○ Yes ◉ No

Is a new or altered pedestrian access proposed to or from the public highway? ○ Yes ◉ No

Are there any new public roads to be provided within the site? ○ Yes ◉ No

Are there any new public rights of way to be provided within or adjacent to the site? ○ Yes ◉ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ○ Yes ◉ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ○ Yes ◉ No

Have arrangements been made for the separate storage and collection of recyclable waste? ○ Yes ◉ No

8. Authority Employee/Member

With respect to the Authority, I am:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ○ Yes ◉ No

9. Demolition

Does the proposal include total or partial demolition of a listed building? ○ Yes ◉ No

10. Listed building alterations

Do the proposed works include alterations to a listed building? ◉ Yes ○ No

If Yes, will there be works to the interior of the building? ◉ Yes ○ No

Will there be works to the exterior of the building? ◉ Yes ○ No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? ◉ Yes ○ No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? ○ Yes ◉ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/ drawing(s).

State references for these plan(s)/drawing(s):

EE 01 Extent of Repair Works to Render and Stone
EE 02 Extent of Repair Works to Render and Stone
OE 01 Works to Paving and Proposed New Ramps to Loggias
R 01 Roof Plans as Existing
R 02 Roof Plans as Proposed
R 03 Abutment to Low Cills
RW 01 Rainwater Goods Repairs
WR 01 Window Location Plan and Overview of Proposed Works
WR 01 Proposed Patio Dood Details
WR 03 Window Repair Details
WR 04 New Sash Window Details

11. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)? ○ Don't know ◉ Grade I ○ Grade II* ○ Grade II

Is it an ecclesiastical building? ○ Don't know ○ Yes ◉ No

12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building? ○ Yes ◉ No

13. Vehicle Parking

No Vehicle Parking details were submitted for this application

14. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

Boundary Treatments - description:

Description of *existing* materials and finishes:

Sandstone paving flags, the walls comprise of sanstone blocks and copings

Description of *proposed* materials and finishes:

Sandstone paving flags, blocks and copings to match existing.
60 x 15mm bronze profiled hand rail to access ramp. Support rails to hand rail20 x 20 mm blck polyester powder coated stainless steel square sections

External Walls - description:

Description of *existing* materials and finishes:

Lime based plaster and roman cement render, with several layers of paint. Both render and paint in need of refurbishment

Description of *proposed* materials and finishes:

Repair defective plaster with sympathetic render system.
Rendered surface to be painted with breathable paint colour sympathetic to original historical stone hue

Rainwater goods - description:

Description of *existing* materials and finishes:

A mixture of unpainted plastic and painted cast iron

Description of *proposed* materials and finishes:

Cast iron, painted in brunswick green

Roof covering - description:

Description of *existing* materials and finishes:

Main (upper) Orangery roof covering
Assumed build up of gravel chippings, on mastic asphalt, on tapered cork insulationand bituminous felt vapour barrier, on sand/cement screed on reinforced concretr slab spanning between beams.
Minor (lower) Orangery roof covering
Assumed build up of mastic asphalt waterproofing layer, on woodwool slabs, on treated s/w firring pieces to reate falls, on trated 150 x 50 treated s/w joists at nominal 600c/c. Insulation retrospectively added to roof in the form of 50mm inverted insulation ballasted by 600 x 750mm pre cast concrete paving flags.

Description of *proposed* materials and finishes:

Bauder 5mm slate grey 5mm bitumen capping sheet, laid over reinforced bitumen underlay, on tapered insulation board, on 3.5mm aluminium lined vapor barrier. Edge trim coloured to match lead.

Windows - description:

Description of *existing* materials and finishes:

Timber single glazed windows painted white

Description of *proposed* materials and finishes:

Timber single glazed windows painted white. To match existing

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? (•) Yes ( ) No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

1) EE01. Extent of Repair Work to Render and Stone.
2) EE02. Extent of Repair Work to Render and Stone.
3) OE01. Works to Paving and Proposed New Ramp to Loggia.
4) R01. Roof Plan as Existing
5) RO2. Roof Plan as Proposed
6) RO3. Abutment to Low Cills
7) RW01. Rainwater Goods Repairs
8) WR01. Window Location Plan and Overview of Proposed Works.
9) WR02. Proposed Patio Door Details
10) WR03. Window Repair Details

WR04. New Sash Window Details.

15. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	☑	Package treatment plant	☐	Unknown	☐
Septic tank	☐	Cess pit	☐	Other	☐

Are you proposing to connect to the existing drainage system? ○ Yes ◉ No ○ Unknown

16. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ○ Yes ◉ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ○ Yes ◉ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

How will surface water be disposed of?

☐ Sustainable drainage system	☐ Main sewer	☐ Pond/lake
☐ Soakaway	☑ Existing watercourse	

17. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

b) Designated sites, important habitats or other biodiversity features

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

c) Features of geological conservation importance

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

18. Existing Use

Please describe the current use of the site:

Heaton Hall is currently unused. It has fallen into disrepair and is on Historic Englands "At Risk Register"

Is the site currently vacant? ◉ Yes ○ No

If Yes, please describe the last use of the site:

The site was previously used for a mixture of cultural public and private functions.

When did this use end (if known) (DD/MM/YYYY)?

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ○ Yes ◉ No

18. Existing Use

Land where contamination is suspected for all or part of the site? ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination? ○ Yes ◉ No

19. Trees and Hedges

Are there trees or hedges on the proposed development site? ◉ Yes ○ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ◉ Yes ○ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

20. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

21. Residential Units

Does your proposal include the gain or loss of residential units? ○ Yes ◉ No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Social Rented Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					

Intermediate Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					

21. Residential Units

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

22. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ○ Yes ◉ No

23. Employment

No Employment details were submitted for this application

24. Hours of Opening

No Hours of Opening details were submitted for this application

25. Site Area

What is the site area? 242.80 hectares

26. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal for a waste management development? ○ Yes ◉ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

27. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

A. Toxic substances Amount held on site

Tonne(s)

B. Highly reactive/explosive substances Amount held on site

Tonne(s)

C. Flammable substances (unless specifically named in parts A and B) Amount held on site

Tonne(s)

28. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

◉ The agent ○ The applicant ○ Other person

29. Certificates (Certificate A)

Certificate of Ownership - Certificate A
Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding *("agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act)*.

Title: Mr First name: Ian Surname: Hedley

Person role: APPLICANT Declaration date: 23/02/2017 ☑ Declaration made

30. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/ drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☑ Date 23/02/2017