Manchester City Council
Heaton Hall

Middleton Road
Higher Blackley
Manchester
M25 2SW

Design and Access Statement
Project Ref. DH 43906

Phase 4 Fabric Repairs.



Capital Programmes and Procurement
Level 8, Town Hall Extension
Lloyd Street
Manchester
M2 5LE

February 2017

Introduction

Heaton Hall is a grade 1 listed building that is currently listed as being “At Risk” by Historic England” Grade 1 listing is used for building of the highest significance and represents only 2.5% of all listed buildings

Current Situation

The Hall has fallen into a state of disrepair and for many years has essentially been unused. In 2015 Manchester City Council (MCC) commissioned Chartered Architects Lloyd Evans Prichard to carry out a condition survey of the Hall.
The resultant report informed a programme of works designed to restore the Hall so that it is no longer classed as being “At Risk” and is restored condition where it becomes a viable and attractive environment in which a variety of activities including public, private, cultural and commercial events can be staged
The design of the Orangery is such that wheel chair users are unable to access the gardens to the South elevation of the Orangery.

Proposed alterations

The planning application to which this Access Statement is appended is stage 4 which represents the last stage of this programme of works.

Whilst carrying out what in effect is a long list of challenging repairs and maintenance tasks it has been necessary to carry out the repairs taking into account the relevance of the Halls grade 1 listing. Throughout this programme of works any design works have been focussed on restoring the building to its former state. One exception to this approach is the current proposal to install two access ramps to the south elevation of the Orangery leading into the walled garden area.

Whilst the access ramps will not allow unhindered access to the Orangery due to the presence of steps leading to the surrounding path ways. They will allow wheel chair users to access the walled garden area to the South elevation of the Orangery and will also allow wheel chair users the ability to circulate the Orangery and gardens.
In effect these ramps will provide wheel chair users with an improved degree of accessibility within the Orangery and its gardens and thereby improving the amenity and inclusivity of these areas.
The ramps will be built of sand stone to match existing the existing adjacent structure of the building.
The proposed ramp is detailed on drawing OE 01. Orangery: Works to Paving and Proposed New Ramps to Loggias.