



Heaton Hall Stables Cafe

Design, Access + Heritage
Statement

Buttress

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1 Introduction





1.0 Introduction

The following report presents a Design and Access Statement, accompanied by a Heritage Impact Assessment for Heaton Hall Stables Cafe, Heaton Park, Manchester. This report has been prepared to support an application for Listed Building Consent for proposed works relating to the upgrade of the building's heating system, acknowledging the asset's Grade II designation and location with the Heaton Park Grade II Park and Garden.

1.1 Background

Buttress has been appointed by Manchester City Council to provide design and heritage consultancy services, including the preparation of supporting documentation for this Listed Building Application.

This work relates to the proposed upgrade of the gas central heating system to new electric boilers and wall heaters at the Heaton Hall Stables Café in Heaton Park.

1.2 Heritage Impacts Methodology

As required by paragraph 207, the following report describes the significance of the heritage asset[s]. The detail of which is required to be 'proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.' This information can be found in 4.0 Assessment of Significance. This will underpin an appropriate assessment of the potential impacts of the proposal on that significance, which is found in 6.0 Summary of Proposed Works + Heritage Impact Assessment, in accordance with paragraphs 212-221 of the NPPF.

The document follows best practice guidance, such as Historic England's Statements of Heritage Significance (2019), Historic Environment Good Practice Advice in Planning Note 3 - The Setting of Heritage Assets (2017) and Conservation Principles, Policies & Management for the Sustainable Management of the Historic Environment (2008), and BS7913 - British Standards Guide to the Conservation of Historic Buildings.

1.3 Scope + Limitations

The physical boundary of the project is outlined in 1.5 Site Location.

The assessment will primarily consider the potential impacts of the proposal on the special interest of Heaton Hall Stables as this is a designated asset.

The site is also located within the boundary of the Heaton Part Grade II Park and Garden. Due to the strictly internal nature of the works, there is limited scope for impacts on the special interest of the park. As such, a full assessment of impacts on the park will not be undertaken within this report

Any potential archaeological impacts are beyond the remit of this report.

1.4 Authorship & Acknowledgements

This document has been prepared by Freya Needham MA, Heritage Consultant at Buttress, and Steve Kendall, Senior Architect at Buttress.

1.5 Site Location

The Stables Café is centrally located within Heaton Park which measures 243 hectares and is located approximately 100m from Heaton Hall.

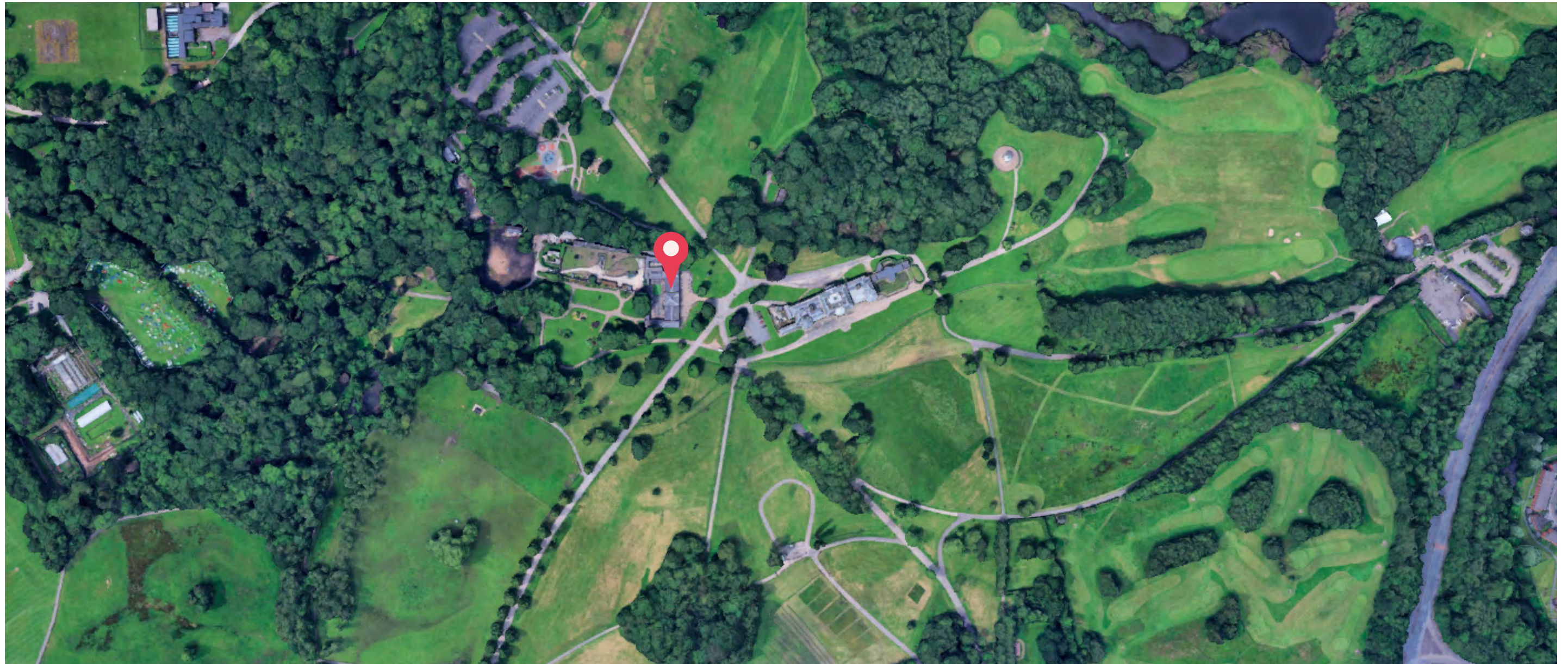
Operating Hours: The Stables Café is open Monday to Sunday: 08:00 - 18:00.

1.6 Use + Occupancy

Today, the Stables Café serves as a popular destination within Heaton Park, offering a range of hot and cold food. The café also features a deli selling locally sourced products. There is a activity classroom providing educational opportunities. The remaining support facilities consist of toilets, offices and reception spaces.

1.7 Accessibility

The existing building provides level access to all public areas, with accessible toilets and separate baby changing area located in the southwest corner. The proposed works aim to enhance the heating system throughout the ground floor, including within the toilet facilities.



1.8 Designation

1.8.1 Listed Buildings + Structures

Heaton Hall Stables Cafe, (i.e. The Site) is Grade II listed ([List Entry No. 1282993](#)).

The Site is located within the boundary of the Heaton Park Grade II Park and Garden ([List Entry No. 1000854](#)).

There are also a number of other listed structures within the vicinity of The Site, contained within Heaton Park.

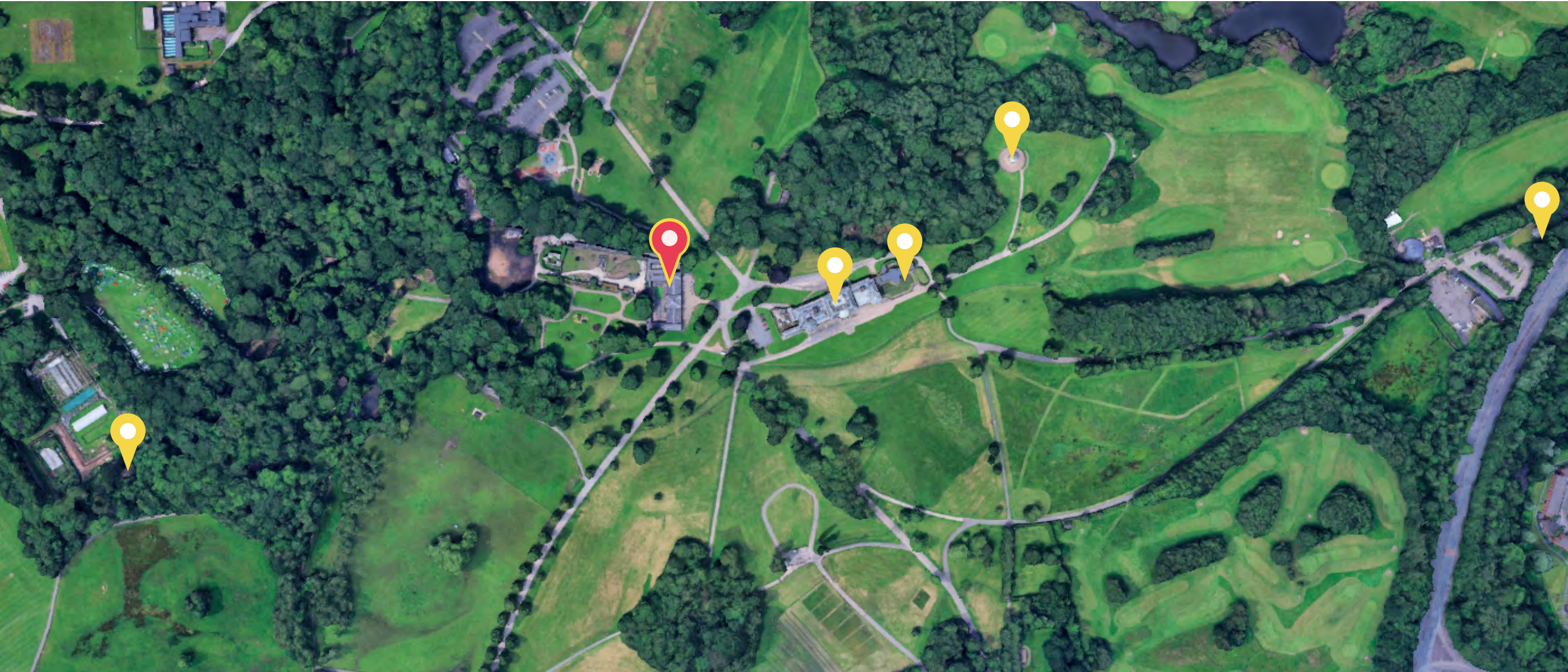
Due to the strictly internal nature of the works, there is limited scope for impacts on the setting or character of any nearby assets, or the listed park. As such, a full assessment of impacts on other listed structures will not be undertaken within this report.

1.8.2 Conservation Area

The Site is not located within the boundary of a conservation area.

1.8.3 Other Relevant Designations

There are no other heritage designations relevant to The Site, or the contents of this report.



2 Description of the Asset



2.0 Description of the Asset

2.1 Overview

The Stables Café is centrally located within Heaton Park and is housed within a historic stable block designed by architect Samuel Wyatt and constructed between 1777 and 1789 for Sir Thomas Egerton. This Grade II listed building is situated to the north west of Heaton Hall, a Grade I listed neoclassical mansion also designed by Wyatt.

The stable block is a symmetrical, U-shaped structure built from red brick in Flemish bond with sandstone dressings and hipped slate roofs. The central two-storey entrance block features a giant round-headed arch, flanked by pedimented bays with 12-pane windows. The building includes two-storey wings (coach-houses) with giant round-headed arches containing double doors and Diocletian windows above. Notably, the roof is crowned with an octagonal clock turret.

Internally the building is contemporary in feel with a mixture of modern wall linings and exposed brickwork, tiled surfaces and exposed services. The original exposed trusses and painted sliding sash windows remain intact.



2.2 Description of Area Affected by the Proposals

The proposed works will primarily involve the removal of the existing gas boiler and associated gas pipework on the ground floor. An energy-efficient electric boiler will be installed in the same room as the original.

The current wet system of wall mounted radiators, which are modern additions, will be replaced with white flat panel electric wall heaters and positioned in the same locations. Existing fixings into external walls will be reused where possible and where not, fixings into mortar joints will be provided. Any redundant fixings holes are to be repaired with lime plaster and repainted.

To improve heating in areas currently without provision, radiant ceiling panels will be installed in accessible toilet facilities. The project also includes the installation of new low level discreet skirting trunking to accommodate the upgraded electrical infrastructure needed to serve the new heating system.

Figure 4 Activity Classroom: The wall mounted radiators are to be replaced with electric wall heaters, the existing white trunking at dado level is due to be reused for the supply cables serving the wall heaters.



Figure 5 Activity Classroom: The classroom has been previously refurbished and contains exposed services and a sheet vinyl finish with coved skirting.



Figure 6 Cafe Servery: The cafe has been previously refurbished and contains exposed services and a tiled floor finish, there are no skirting boards fitted.



Figure 7 Cafe Interior: Internally the building is contemporary in feel with a mixture of modern wall linings and exposed brickwork, tiled surfaces and exposed services. The original exposed trusses and painted sliding sash windows that remain intact.



Figure 8 Cafe Interior: the proposals are to remove the existing hot water radiators and pipework and replace them with smaller flat panel electric wall heaters with painted timber skirting trunking.



Figure 9 Cafe Interior: small sections of white pvcu trunking are present below the radiators, these will be stripped out and new painted timber skirting introduced serving new wall heaters.



Figure 10 Cafe Servery: the opportunity to introduce a skirting to protect the existing wall finish is proposed, this will incorporate electrical wiring and fused spur sockets necessary for the installation of the wall heaters.



Figure 11 Cafe Interior: the large radiators below the external windows are to be replaced with smaller flat panel electric wall heaters.



Figure 12 Boiler Room: the existing gas boiler and equipment is to be removed and new cylinder installed within the corner of the room, the flue that projects through the roof externally will be removed and matching slate installed.



Figure 13 Accessible Toilet: The existing toilets have been refurbished previously and contain exposed services. Where space is limited, radiant ceiling heating panels are proposed.



Figure 14 Toilets: Where existing radiators are present within the existing male and female toilets these are proposed to be replaced with flat panel electric wall heaters.



Figure 15 Baby Changing Room: The existing toilets have been refurbished previously and contain exposed services. Where space is limited, radiant ceiling heating panels are proposed where space is limited. Simple screw rod fixings will be used into the concrete soffit as per the existing.



Figure 16 Store Room: The existing distribution board within the store is to be replaced with a new board in the same location.



Figure 17 Store Room: The existing distribution board within the store is to be replaced with a new board in the same location.



Figure 18 Store Room: The existing distribution board within the Store is to be replaced with a new board in the same location.

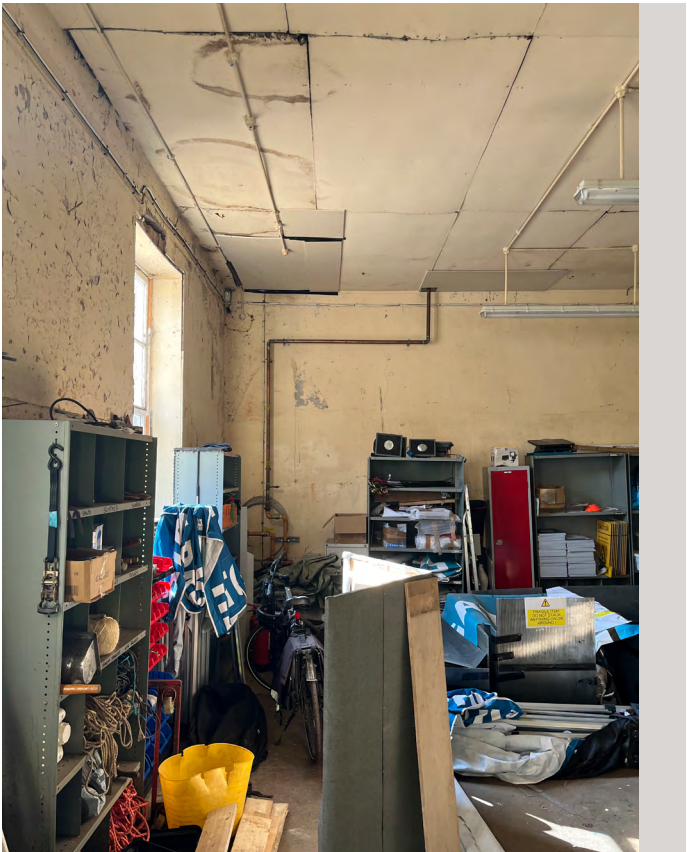


Figure 19 Staff toilet soffit: Where space is limited, radiant ceiling heating panels are proposed.



3 History + Development



3.0 History + Development

3.1 Heaton Hall Overview

The design for the Grade I listed Heaton Hall began in 1772 by prolific British architect James Wyatt for Sir Thomas Egerton, landowner and politician. Thomas was the son of Sir John Egerton who has married into the Holland Family in 1684; the family that has been in ownership of Heaton Park from in mid-17th century.

Heaton Hall was constructed over a number of phases, starting with the central block and West Wing in 1778, with the East Wing added later in 1789. Constructed in sandstone and stuccoed brick, the hall is a fine example of Neoclassical design, emphasising symmetry and the influences of Italian and Greek classical architecture.

3.2 The Stables Block

The Stables Block was built between 1777 and 1789, designed this time by Samuel Wyatt, brother of James Wyatt. The block would have housed horses and carriages for the family. The Stables Block was constructed in a similar style to the main house, however is constructed of red brick rather than sandstone.

To the west was Heaton Farm, consisting of a farm house and agricultural outbuildings, separated from the Stables Block by what appears to be an area of green houses and planting beds. Due to its current use and name, the Stables Block is easily mistaken for Heaton Park Farm. Although in close proximity to one and other, there is a clear distinction - both architecturally and in terms of layout - between the Stables Block and Heaton Farm. The Stables Block, orientated with the entrance and access facing the house and constructed in a more elaborate style, was clearly designed for use by the family. The farm appears however to have been purposely located further from the main house, with access away from the main arrival route; clearly intended for separate use by tenant farmers or park staff.

Heaton Park, including the Stables Block, was acquired by Manchester Corporation in 1902 and opened to the public. The stables now house the Stables Cafe, offices, and classrooms. The Animal Centre, which opened in 2003-2004, replaced the old Pets' Corner and is home to a variety of animals including goats, cattle, pigs, and sheep.



4 Assessment of Significance



4.0 Assessment of Significance

Following guidance outlined in Historic England’s *Conservation Principles, Policies and Guidance* (2008), along with the more recent *Historic England Advice Note 12 Statements of Heritage Significance: Analysing Significance in Heritage Assets*. For the purpose of proportionality, the following section will aim to assess any heritage interest(s) that may be present in the area of the proposed work. This is not an assessment of significance for the whole designated asset.

The level of significance will be assessed based on the scale below:

Levels of significance

Exceptional	Heritage interests having national or international importance, usually found where assets are designated at Grade II*, Grade I, Scheduled Monuments.
High	Heritage interests having national importance, usually found where assets are designated at Grade II*.
Medium	Heritage interests having regional importance, usually found where assets are designated Grade II. Also, generally applies to Conservation Areas.
Low	Heritage interests that make a positive contribution to their area, group or setting. Usually, Non-Designated Heritage Assets and historic townscapes.
Neutral	Historically unimportant.

Understanding of significance is broken down into the following categories:

Archaeological Interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural & Artistic Interest

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

Historic Interest

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

4.1 Summary Significance of the Grade II Listed Asset

4.1.1 Archaeological Interest

The Stables Block has some archaeological interest relating to below ground remains. ‘A watching brief in 2003–04 uncovered a substantial brick culvert and smaller brick drains; traces of wall foundations and cobbling of waterworn pebbles in central courtyard and outside building.

A watching brief in 2008 revealed that the stables appeared to have been constructed on a deliberately levelled area with a large culvert or drain of handmade brick running north–south under at least the southern wing. Most of the archaeological features associated with the building came from its initial construction phase and included brick-built drains and the footings of now-demolished internal walls. Removal of modern surfaces revealed large sandstone setts, possibly reused from elsewhere, forming the surface of the cart passage. The courtyards to the east and west were found to be surfaced with water-worn pebbles. Several ill-defined features were probably related to the construction of the stable block or the services associated with it.’

The asset may also hold archaeological interest relating to its built fabric and it’s ability to reveal information about previous use or construction techniques. This interest is likely to have been compromised by the removal of internal structures and finishes as a result of more recent uses.

Archaeological Interest: **Low (local).**

4.1.2 Architectural and Artistic Interest

The Stables Block holds architectural interest relating to it’s high quality construction and design. Despite using different materials, it’s style is reflective of the neoclassical style of the main house and was clearly designed as an ancillary building for use by the Egerton family.

The asset also holds associative interest in relation to Samuel Wyatt, prolific British architect and brother to James Wyatt (responsible for the design of the main house). The stables are reflective of his style, almost identical in design to his work at Tatton Park stables.

The loss of the original internal stable fittings does somewhat diminish the overall interest of the asset, reducing the legibility of the asset’s original use.

Architectural and Artistic Interest: **Medium.**

4.1.3 Historic Interest

The Stables Block holds historic interest as a component part of the original 18th century Heaton Hall estate, reflecting the functional and hierarchical organisation of a major country estate during the Georgian period.

Historic Interest: **Medium.**

4.1.4 Overall Significance

The overall significance of Heaton Hall Stables is **Medium**, evidenced through it’s Grade II designation.

The asset makes a positive contribution to the Grade II listed Park and Garden, as well as the interest and value of the assets contained within the park as a collective.

4.2 Significance of the Areas Affected by the Proposals

The interior of the stables building retains limited historic character and/or detailing. The exception to this is some areas of exposed brick work, and the roof truss which is exposed within the core spaces.

The overall significance of the internal spaces is **low**, making a **low** contribution to the significance and understanding of the asset.

5 Summary of Proposed Works



5.0 Summary of Proposed Works

The proposed works seek to upgrade the heating system at the Heaton Hall Stables Café in Heaton Park. The works will include:

- Removal of the original gas boiler and gas pipework throughout the ground floor.
- Replacement new electric boiler within the same room.
- New electric wall heaters to replace the existing wet system radiators in similar locations to the original, with all fixings into mortar joints.
- Reuse of existing cable runs and new painted timber skirting trunking for electrical infrastructure within cafe.
- New radiant ceiling panels to single toilets with fixings to match existing.
- New electrical distribution board within Store Room.

Whilst it is recognised that few historic features remain within the interior - beyond the principal fabric of the building - the integration of new building services has been meticulously considered to ensure minimal impact on the original structure and to maintain a discreet presence.

Options have been considered to implement underfloor heating, supplied via air source heat pumps and supplemented by roof-mounted photovoltaic panels. This has been cost analysed and subsequently deemed to be commercially unviable.

Previous discounted options also included the use of white pvcu trunking within the cafe which was felt to be an inappropriate use in a historic setting. Therefore painted timber skirting with a service void has been proposed. Please refer to the following section 5.1 for further details of the development of the proposals.

Drawings

27 206 Heaton Park Farm Centre Mechanical Services Specification Rev A

27_206_A Heaton Park Farm Centre - Electrical Particular Specification Rev A

27_206_E_01_T4 - Proposed Ground Floor Electrical Services Layout

27_206_M_01_T2 - Existing Ground Floor Mechanical Services Strip-Out Layout

27_206_M_02_T2 - Proposed Ground Floor Mechanical Services Layout

Destratification Fan Schedule Rev A

Electric Hot Water Cylinder Schedule

Electric Radiant Panel Heater Schedule Rev A

Electric Storage Heater Schedule Rev B

Hot Water Return Pump Schedule Rev A

Electrical Services Specification Rev B

Mechanical Services Specification Rev B

5.1 Development of the Proposals

The proposed scheme has been developed with a clear emphasis on preserving the architectural and historic significance of the listed building. Throughout the design process, particular care has been taken to ensure that the integration of mechanical and electrical, (MEP) services is undertaken in a manner that is both discreet and sympathetic to the building's character.

Initial proposals included the use of standard white PVCu surface-mounted trunking; however, upon further review, a more bespoke and visually appropriate solution

was selected to minimise visual intrusion and better complement the historic interior using painted timber skirting with a service void. This approach allows for the necessary electrical infrastructure to be introduced in a manner that is visually unobtrusive and in keeping with the building's original detailing.

All proposed interventions have been designed to be fully reversible and to minimise any physical or visual impact on the historic fabric.

Figure 21 Dimplex Quantum wall heaters were originally specified, however a heater which was more visually appealing was selected as shown in Figure 18.



Figure 22 Proposed Electrorad wall heaters, a flat panel heater with a more aesthetic appeal was specified for use within the Cafe, Classroom and Toilets.



In the café area, the installation of 50mm wire basket tray for vertical service drops to new radiators was considered but ultimately discounted due to its incongruity with the historic setting. Instead, traditional-style timber skirting with integrated cable routing has been specified.

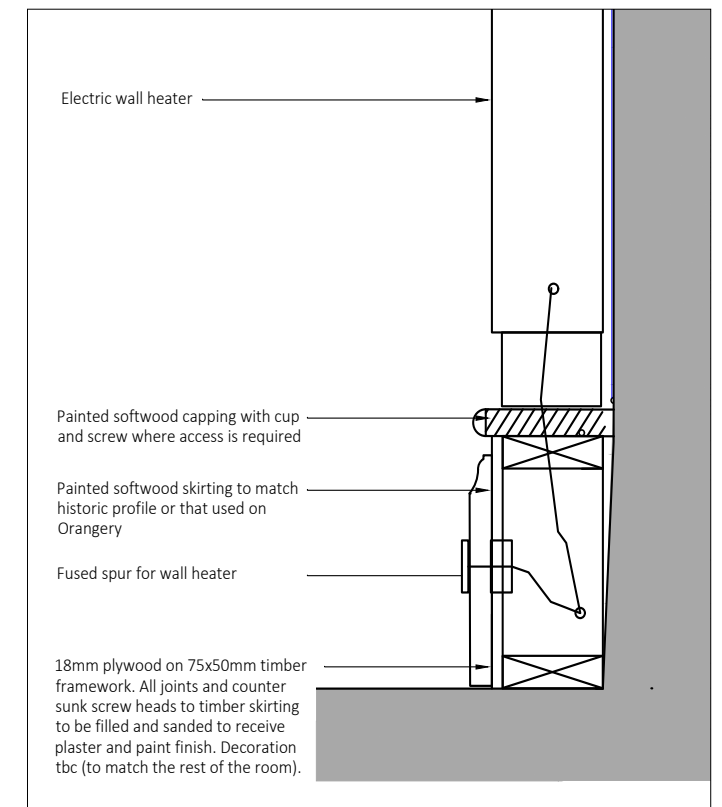
This approach allows for the necessary electrical infrastructure to be introduced in a manner that is visually unobtrusive and in keeping with the building's original detailing.

Figure 23 Within the Cafe, the option for white pvcu skirting trunking was discounted as this was not felt to be in keeping with the historic setting of the Cafe.



All proposed interventions have been designed to be fully reversible and to minimise any physical or visual impact on the historic fabric.

Figure 24 Proposed skirting, a bespoke solution to providing skirting was provided whilst incorporating electrical supply cables and fused spur connections without disturbing the existing plaster.

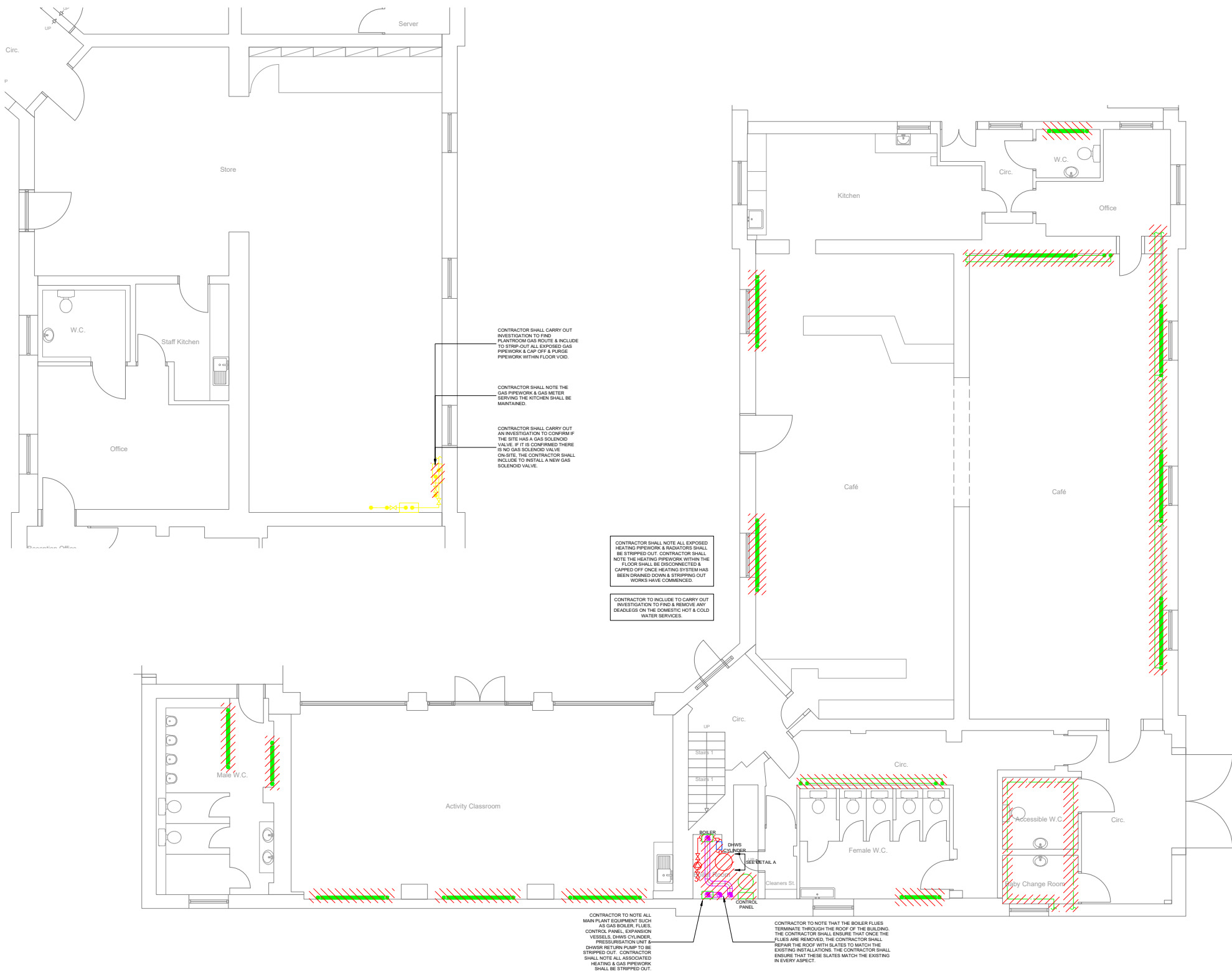


5.2 Proposed Drawings

The proposed strip out works associated with the heating installation are shown on the adjacent drawing and involve the removal of the existing radiators, gas boiler and pipework, which are located on the ground floor. The boiler flue which projects through the roof is to be removed. This will be made good with natural slate to match.



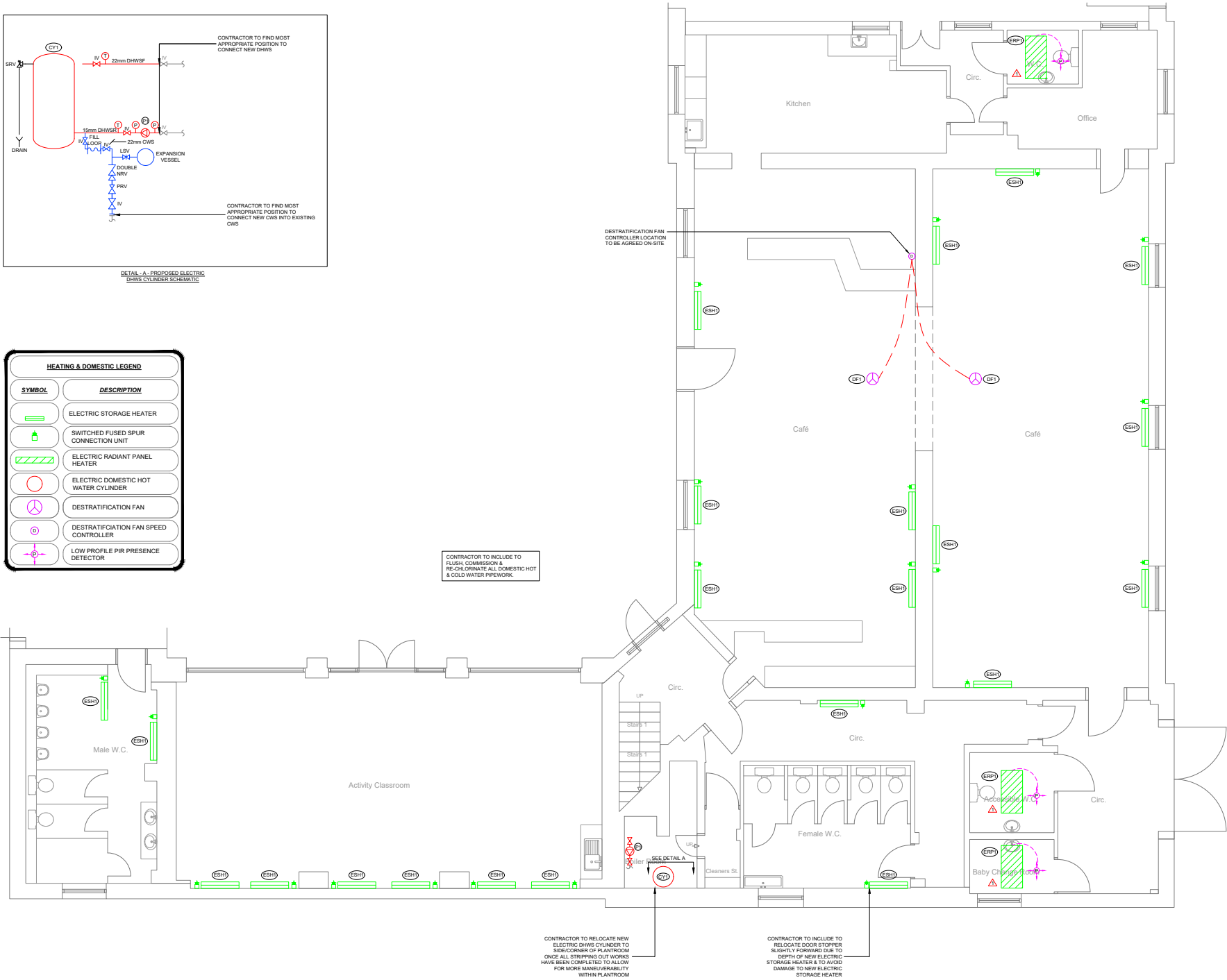
Boiler flues to be removed and made good



Existing Ground Floor Mechanical Services Strip-Out Layout

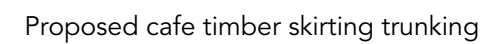
5.2 Proposed Drawings

The proposed mechanical works associated with the heating installation are shown on the adjacent drawing and involve the installation of new electric wall heaters, radiant ceiling panels and a new electric boiler. Two destratifications ceiling fans recirculate warm air within in the cafe.

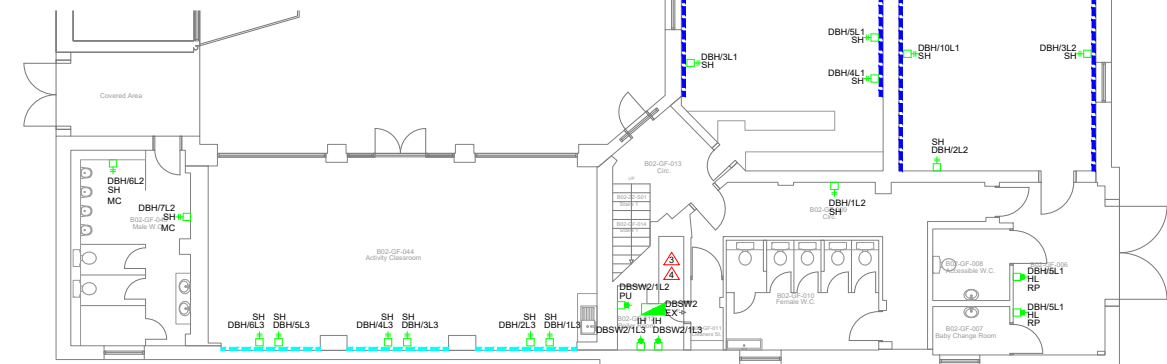


Proposed Mechanical Services Layout

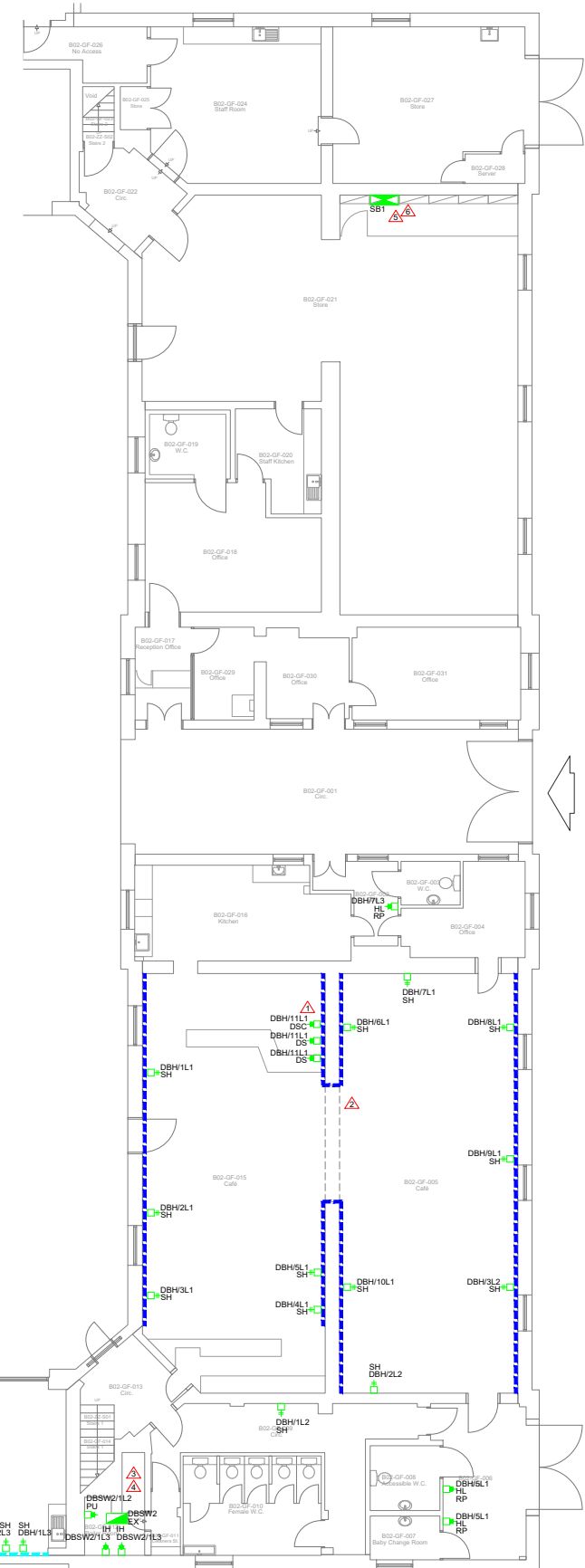
The proposed electrical works associated with the installation are shown on the adjacent drawing and involve installing electrical cables and fused spurs which serve the new wall heaters. The distribution board in the Store is to be replaced.



CONTAINMENT LEGEND	
SYMBOL	DESCRIPTION
	DISCREET SKIRTING TRUNKING
	GALVANISED STEEL TRUNKING
	EXISTING DADO TRUNKING



Proposed Electrical Services Layout



5.3 Products and specifications



Grundfos 20-30 hot water pump within plant room



2No. Airius Model 25 destratification fan, white, 325mm x546mm to cafe



Frengerwarm EFW white radiant ceiling panels to DDA WC's & Baby changing.



Heatrae Sadia hot water tank to boiler room 1738mm x 579mm x 579mm



White metal flat panel Electric wall heaters within Cafe, WC's and Activity Classroom
ThermaStore HHR340 size: 1140mm w x 743mm h x 185mm d



Schneider Electrical equipment Acti 9 Range

6 Heritage Impact Assessment



6.0 Heritage Impact Assessment

The following section will present an assessment of the potential impacts on the heritage.

Impacts will be assessed and scaled per British Standards BS7913 guidance for the scale of impacts, which correlates with the ICOMOS Guidance on Heritage Impact Assessments.

VALUE OF HERITAGE ASSET	SCALE & SEVERITY OF CHANGE/IMPACT (EITHER ADVERSE OR BENEFICIAL)				
	No Change	Negligible Change	Minor Change	Moderate Change	Major Change
Exceptional	Neutral	Slight	Moderate/ Large	Large/Very Large	Very Large
High	Neutral	Slight	Moderate/ Slight	Moderate/ Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/ Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/ Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

Figure 25 Significance/Scale of Impacts Table

Scale of Change

No Change	No material change to the heritage asset or its setting.
Negligible Change	A small change or alteration, but unimportant. Having no visual or indirect impacts on the asset or its setting. Slight changes to use or access.
Minor Change	A small change to an element of fabric or setting that results in a noticeable difference. Limited indirect impacts or changes to character.
Moderate Change	Changes to an element, including replacement, or insertion of a new element, where the asset or its setting has clearly been modified. Noticeable indirect impacts.
Major Change	A change of great extent, including the complete removal of an element. Changes to most or all of the asset or its setting. Total alteration of the asset. Extreme indirect impacts.

Scale of Impact

Major beneficial	The proposal will have an exceptionally positive impact on the significance of the heritage.
Moderate beneficial	The proposal will have a substantial positive impact on the significance of the heritage.
Minor beneficial	The proposal will have some limited positive impact on the significance of heritage.
Neutral	The proposal does not affect the significance of the significance of heritage.
Minor adverse	The proposal will have some limited negative impact on the significance of the heritage.
Moderate adverse	The proposal will have a substantial negative impact on the significance of the heritage.
Major adverse	The proposal will have a serious and irreversible impact on the significance of the heritage.

6.1 Summary of Works

The proposed works will primarily involve the removal of the existing gas boiler and associated gas pipework on the ground floor. An energy-efficient electric boiler will be installed in the same room as the original.

The current wet system radiators, which are modern additions, will be replaced with electric wall heaters positioned in the same locations. Existing fixings into external walls will be reused where possible and where not fixings into mortar joints will be provided.

To improve heating in areas currently without provision, radiant ceiling panels will be installed in accessible toilet facilities. The project also includes the installation of new low level discreet skirting trunking to accommodate the upgraded electrical infrastructure needed to serve the new heating system.

6.2 Assessment of Heritage Impacts

6.2.1 Step 1: Determine the Asset’s Significance

Heaton Hall Stables is a Grade II listed building, and is considered of **medium** significance.

The internal spaces which will be impacted by the proposed works are considered of **low** significance. Due to strictly internal nature of the works, impacts will be assessed against the significance of the internal spaces.

6.2.2 Step 2: Assess the Scale of Change

The proposed preparation works involve minor change,

6.2.3 Step 3: Evaluate the Impact Using the Matrix

Low significance + Minor change = Neutral/Slight impact.

6.2.4 Step 4: Interpretation

Impact

The impact of the proposed works is assessed as neutral/slight. The proposed alterations do not enhance the architectural or historic significance of the asset directly but are necessary to facilitate the heating upgrade to the building.

Benefits

The removal of redundant plant, pipework and electrical items to facilitate an upgrade of the heating and electrical systems, will better reveal the space, ensuring that any remaining historic fabric is more legible within the space.

Justification and Mitigation

Whilst it is recognised that few historic features remain within the interior - beyond the principal fabric of the building - the integration of new building services has been meticulously considered to ensure minimal impact on the original structure and to maintain a discreet presence.

6.2.5 Conclusion

The proposed works result in a minor beneficial impact on the heritage asset. The proposed works will result in no harm to the significance of the asset.

7 Bibliography + Sources



7.0 Bibliography + Sources

Endnotes

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Thank you

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