

Heritage Statement

Zip World, Heaton Park, Manchester

December 2024



adapt heritage

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1. Introduction

1.1 This Heritage Statement has been prepared by Adapt Heritage on behalf of Zip World Limited in connection with a full planning application for the extension and improvement of the existing Zip World outdoor facility with associated works (the 'Proposed Development') at Zip World, Heaton Park, Manchester (the 'Application Site').

1.2 The Application Site is located within the north western section of the Heaton Park which is a Grade II Registered Park and Garden. The focus of this report is on **Built Heritage** only and does not cover archaeology.

1.3 The National Planning Policy Framework ('NPPF') (2023) provides the Government's national planning policy on the conservation of the historic environment. In respect of information requirements for planning applications, Paragraph 200 of the NPPF states the following:

*"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."*¹

1.4 The report is structured as follows:

- Section 2 identifies the relevant heritage assets with potential to be affected by the Proposed Development.

- Section 3 provides an overview of the history and development of the Application Site and the surrounding area.

- Section 4 proportionately assesses the significance of the heritage assets and the contribution made by the Application Site.

- Section 5 provides an assessment of the impact of the Proposed Development in light of the national planning policy set out in the NPPF and local planning policy (set out in detail at **Appendix I**).

- Section 6 sets out the summary and conclusions.

1.5 The assessment has been undertaken on the basis of existing published information, proportionate archival research and historic map regression and site visits in 2024.

1.6 The report has also been produced in accordance with the best practice advice and guidance set out in the relevant Historic England's Advice Notes including:

- Managing Significance in Decision Taking in the Historic Environment (2015)
- Statements of Heritage Significance (2019).



¹ MHCLG (2023) National Planning Policy Framework (NPPF) – Annex 2: Glossary

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2. The Heritage Assets

Context

- 2.1 The NPPF (2023) defines a heritage asset as:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.”²

- 2.2 Site visits were undertaken in 2024 to identify heritage assets with potential to be affected by the Proposed Development.

Designated Heritage Assets

- 2.3 Designated heritage assets are those which possess a level of heritage interest that justifies designation under relevant legislation and are then subject to particular procedures in planning decisions that involve them.

Registered Park and Garden

- 2.4 The Application Site is located within the north western section of the Heaton Park Registered Park and Garden which was designated at Grade II by Historic England on 20 February 1986. The register entry number is 1000854 and provides a brief summary of the asset:

“A park and pleasure grounds retaining elements of schemes probably designed by William Emes and John Webb.”

- 2.5 The boundary of Heaton Park and the broad location of the Application Site is included at Figure 2.1.

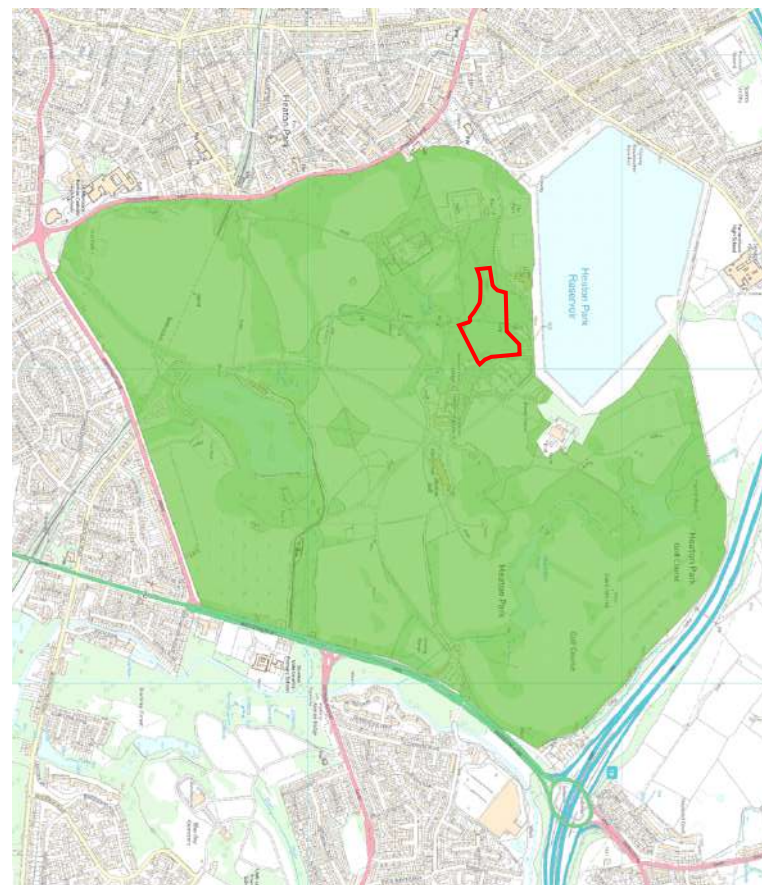


Figure 2.1: Meols Drive Conservation Area (Site in Red) © Wirral Council (2024)

- 2.6 The full register entry provides a greater description of Heaton Park and is included at **Appendix 2**.

²

MHCLG (2023) National Planning Policy Framework (NPPF) – Annex 2: Glossary



Listed Buildings

- 2.7 The National Heritage List for England (NHLE) was consulted in August 2024 which confirms that there are a number of listed buildings within the wider vicinity of the Application Site. These include:

Name	Grade	Designation Date	List Entry No
Dower House Cottage to North of Heaton Hall	II	03 October 1974	1200810
Former Stables to North West of Heaton Hall	II	03 October 1974	1282993
Rose Cottage	II	06 June 1994	1291858
Heaton Hall	I	25 February 1952	1200809
Sundial in Front of Orangery of Heaton Hall	II	06 June 1994	1282995

- 2.8 Based on the significance of these listed buildings, their enclosed and defined settings, intervening vegetation, and topography, together with on-site visual survey, they do not have the potential to be affected by the Proposed Development. These listed buildings have therefore not been considered further as part of this report.

Non-Designated Heritage Assets

- 2.9 The NPPF identifies that heritage assets include both designated heritage assets and assets identified by the local planning authority (including local listing). Historic England's guidance on 'Managing Significance in Decision Taking in the Historic Environment' (2015) states that:

*"Non-designated heritage assets include those that have been identified in a Historic Environment Record, in a local plan, through local listing or during the process of considering the application."*³

Locally Listed Buildings

- 2.10 Manchester City Council does not currently maintain a list of buildings of local architectural or historic interest.



3. The Application Site and the Surrounding Area

Location and Context

- 3.1 The Application Site (Figure 3.1) is located within the north western corner of Heaton Park. It is proximate to the Heaton Park Reservoir to the north, modern car park to the east, Heaton Bowling Club to the west and woodland to the south.



Figure 3.1: The Application Site © Google Maps (2024)

- 3.2 The Application Site itself consists of an area of woodland which is utilised by Zip World as an outdoor facility (Figures 3.2 and 3.3). It is defined by perimeter fencing which was recently approved in March 2024 to be replaced under planning permission (Ref: I37852/VO/2023).



Figures 3.2 & 3.3: The Application Site (2024)



Overview of Historic Development

- 3.3 Below is an overview of the historic development of the Application Site and the surrounding area. It has been informed by proportionate archival research, historic map regression, and a review of existing published information.
- 3.4 The Application Site is located within Heaton Park which was formally known as the Heaton Estate and was in existence from at least the 17th century under the ownership of the Holland family.⁴ Following the marriage of Elizabeth Holland and Sir John Egerton, 3rd Baronet of Wilton in 1684, the estate passed to the Egerton family.⁵ Sir Thomas Egerton, the 1st Earl of Wilton, inherited the Heaton Estate as a minor in 1756 and by 1770, aged 23, commissioned a new house and parkland.⁶
- 3.5 At this time, the original Heaton Hall was a plain house of red brick and was constructed in the mid 18th century. It was three storeys and of seven bays. The architect, James Wyatt, 26, was instructed and it was his first country house commission.⁷ A number of improvements to the existing house through adapting it to two storeys, adding a pediment, rendering the building and adding a portico with columns.
- 3.6 Wyatt then added bedroom wings either side together with a new range attached to the south of the existing house. These were ashlar faced and this, together with the links and bedroom pavilions, resulted in an excellent Neoclassical composition. The whole ensemble was completed by 1789 and Heaton Hall was and continues to be regarded as one of the finest houses in Lancashire (Figure 3.4).⁸



Figure 3.4: Print of Heaton Hall c.1790 © RIBA (Ref No RIBA18790)

- 3.7 As part of the commission, Wyatt also designed a series of other buildings and structures to sit within the parkland including a Stables, Home Farm and Dower House. Sir Thomas also employed William Eames, to create a designed landscape to showcase his new house. This was informed by the principles set by Capability Brown with large areas of sweeping parkland and tree plantations, utilising the topography of the land. Further landscaping works were then undertaken in 1807-14 by the pupil of Emes, John Webb.

⁴ Historic England (1986) Register Entry for Heaton Park
⁵ Hartwell, C (2004) Pevsner Architectural Guides: Lancashire: Manchester and the South East
⁶ Hartwell, C (2004) Pevsner Architectural Guides: Lancashire: Manchester and the South East

⁷ Historic England (1986) Register Entry for Heaton Park
⁸ Hartwell, C (2004) Pevsner Architectural Guides: Lancashire: Manchester and the South East



- 3.8 In 1827, the second Earl established races within the grounds of Heaton Park. These were run on a course located to the south west of the main house. This remained until 1839 when the races were relocated to Aintree, and which now forms the venue for the Grand National.⁹ In 1830 an orangery was added to the east wing of Heaton Hall, by Lewis Wyatt.



Figure 3.5: Ordnance Survey of Heaton Park surveyed in 1844-45 and published in 1848 © National Library of Scotland

- 3.9 The Application Site is illustrated on the 1844-45 Ordnance Survey (Figure 3.5) which shows Heaton Hall and the surrounding parkland and its differing components. The site is located to the north west of Heaton Farm and is shown as open parkland with some areas of woodland close to the meandering stream and paths (known as 'The Dell').

- 3.10 In the mid 19th century, Manchester continued to expand with housing and industrial mills and factories. As a result, the once advantageous and rural views from Heaton Park dramatically changed. Similarly, the air began to become more heavily polluted. These factors, alongside others, led to attempts to sell Heaton Park from as early as 1866.¹⁰



Figure 3.6: Ordnance Survey of Heaton Park surveyed in 1889-91 and published in 1894 © National Library of Scotland

- 3.11 The Ordnance Survey of 1889-1891 (Figure 3.6) shows few changes to Heaton Park by this time. The Application Site remains as open parkland with areas of woodland to the periphery.

⁹

Hartwell, C (2004) Pevsner Architectural Guides: Lancashire: Manchester and the South East

¹⁰

Historic England (1986) Register Entry for Heaton Park



3.12 Heaton Park remained in the Egerton family until 1902 when the 5th Earl of Wilton sold it to the Manchester Corporation for £230,000.¹¹ It was needed to create a new reservoir and provide a public park. Following its acquisition, the Corporation provided many public facilities, and it quickly became a popular park. Under the guise of the Manchester Parks Department, the changes included the following:

- Terraced gardens to the east front of Heaton Hall.
- New planting across including pink cherry and poplar trees and rhododendrons.
- Bowling Greens and Tennis Courts laid out around Heaton Hall.
- Construction of a large tea room to the east of the Bowling Greens.
- Construction of a large reservoir to the north west.
- Removal of former racecourse and construction of a large ornamental boating lake.
- Relocation of the Manchester Town Hall Façade within the park.
- Construction of a bandstand within the centre of the park.
- Creation of a municipal golf course to the north west of Heaton Park.

3.13 A number of these changes are shown on a plan of Heaton Park from 1914 (Figure 3.7). Following this and during the First World War, the park was used as a training camp for the Manchester Regiment and Heaton Hall itself became a military hospital.¹²

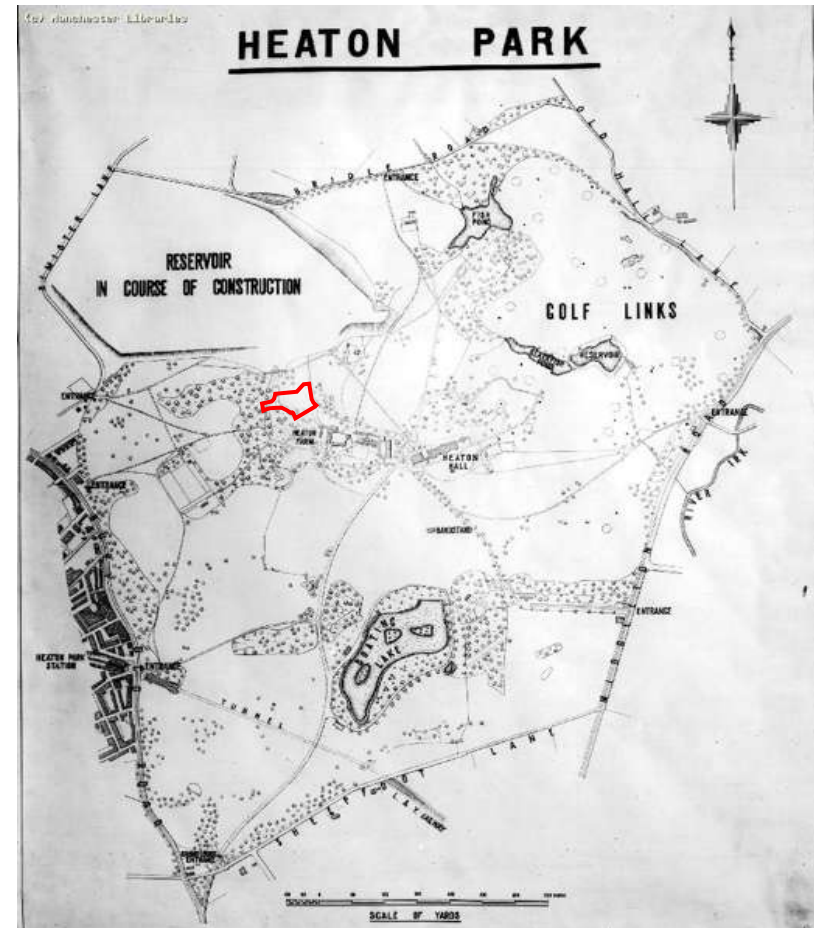


Figure 3.7: Plan of Heaton Park c.1914 © Manchester City Council (Ref: M75280)

¹¹

Hartwell, C (2004) Pevsner Architectural Guides: Lancashire: Manchester and the South East

¹²

Historic England (1986) Register Entry for Heaton Park





Figures 3.8 & 3.9: Ordnance Surveys of Heaton Park surveyed in 1915 (published 1923) and 1932 © National Library of Scotland

- 3.14 The 1915 Ordnance Survey (Figure 3.7) and 1932 Ordnance Survey (Figure 3.8) shows the various changes implemented by the Manchester Parks Department. The reservoir was begun in 1906 and was not completed until 1926.

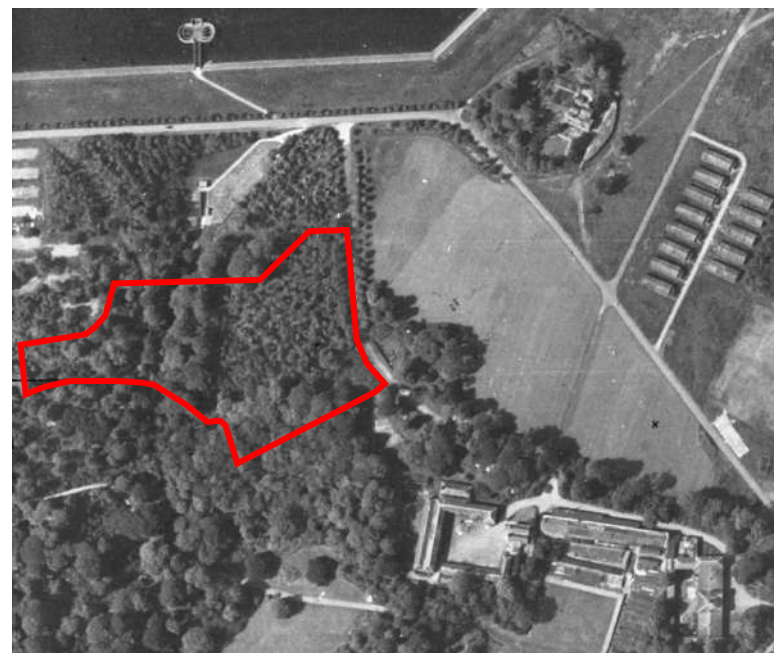


Figure 3.10: RAF Aerial Photograph of Heaton Park, June 1948 (Ref: raf_541_62_rs_4210) © Historic England

- 3.15 Heaton Park was utilised as a camp for the Royal Air Force during the Second World War. It included a barrage balloon anchorage and an ackack emplacement. Prior to this and shown on the 1948 aerial (Figure 3.10), the Application Site was densely planted with trees which distorted the original open and parkland character to this part of Heaton Park.



- 3.16 At some point in the mid to late 20th century, Home Farm and a collection of outbuildings to the immediate south of the Application Site were demolished with only the stables retained. Around this time, the Terminal Building of 1955 was constructed by the City Engineers and Architects to control the influx of water into the reservoir. ¹³ A telecommunications tower was also erected to the north-west of the Hall in the 1960s.



Figure 3.11: Satellite Map of Heaton Park c.2000 © Google Maps

- 3.17 By 2000 (Figure 3.11), the whole of Heaton Park gradually deteriorated and many aspects of the parkland had become overgrown, under or over utilised and in varying states of decay. The Application Site included a large Dutch barn to the south eastern corner and the whole area was largely overgrown.

- 3.18 Shortly after, in 2002, Heaton Park was subject to Heritage Lottery Funding which allowed for the reinstatement of various landscape features originally established by Emes in the late 18th century. This led to the removal of the terraces, bowling greens and tennis courts, reinstatement of the ha-ha, removing and consolidating car parks together with the thinning of trees to better reveal the main house and the other buildings and structures designed by Wyatt (Figure 3.12).

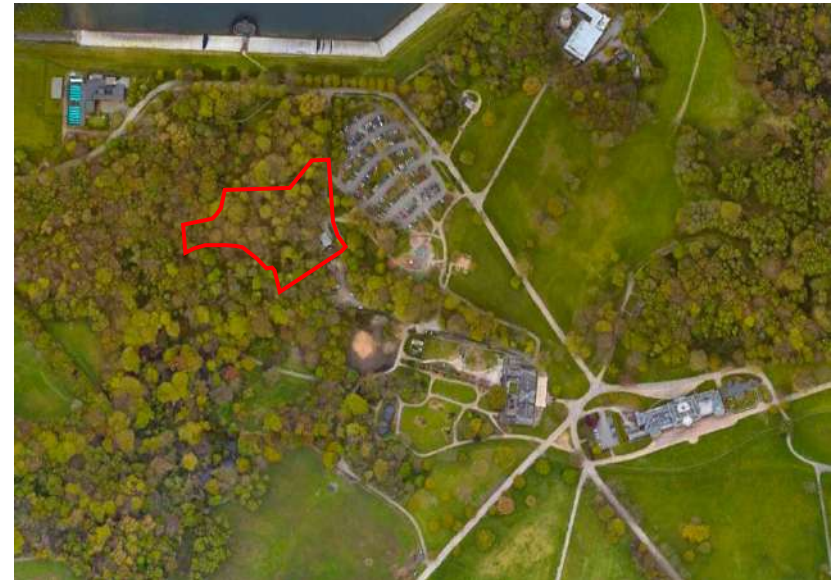


Figure 3.12: Satellite Map of Heaton Park, 2024 © Google Maps

- 3.19 In the early 21st century, the outdoor facility on the Application Site was established and provides a positive use that allows for interaction and appreciation of the landscape features of Heaton Park.



4. Assessment of Significance

Significance and Special Interest

- 4.1 The NPPF (2023) defines the significance of a heritage asset as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”¹⁴

Registered Parks and Gardens

- 4.2 The main purpose of the Register is to identify designed landscapes of special historic interest. Whilst there is no additional statutory protection arising from inclusion on the register it is a ‘material consideration’ in the planning process, meaning that planning authorities must consider the impact of any proposed development on the landscapes’ special character. In considering the potential special historic interest of a park or garden the principal overarching consideration is age and rarity.

Assessment

- 4.3 As set out earlier, this assessment has been undertaken on the basis of existing published information, proportionate archival research and numerous site visits. It has been produced in accordance with guidance set out in Historic England’s Advice Notes including Managing Significance in Decision Taking in the Historic Environment (2015) and Statements of Heritage Significance (2019).

Heaton Park Registered Park and Garden (Grade II)

Context

- 4.4 The Heaton Park Registered Park and Garden is particularly large and covers an area of approximately 240ha and 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 heritage asset.
- 4.5 The setting of the parkland 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. There are advantageous views across to Manchester City Centre from Heaton Hall.
- 4.6 The registered park and garden have various different components which include:
- Entrances and Approaches
 - Heaton Hall and Stables
 - Gardens and Pleasure Grounds
 - Parkland
 - Kitchen Garden
- 4.7 The Application Site is located within the ‘Gardens and Pleasure Grounds’ in an area known as ‘The Dell’. This is located to the north west of the Heaton Park Registered Park and Garden.



Special Interest and Significance

- 4.8 Below is a proportionate assessment of the special interest and significance of the Heaton Park Registered Park and Garden. This is then followed an assessment of the contribution made by the Application Site.



Figure 4.1: Heaton Hall (2024)

- 4.9 The key component of the Heaton Park Registered Park and Garden is Heaton Hall (Figure 4.1), one of the finest Neoclassical country houses in the country and separately listed at Grade I. As set out earlier, it was designed by the noted architect James Wyatt between 1772-1789 for Sir Thomas Egerton, 1st Earl of Wilton. The building is located almost at the centre of the parkland and faces south east.



- 4.10 In close proximity to the hall is the Grade II listed Stable Block (Figure 4.2) which is attributed to Samuel Wyatt and dates to the late 18th century. This illustrates the hierarchical arrangement between the main hall and more functional buildings and uses required for a country estate. The Home Farm, alongside other buildings, to the rear of the stables were demolished in the mid to late 20th century. Beyond this, further to the west, are a brick walled kitchen garden and gardeners house (separately listed at Grade II).



Figure 4.2: Stables to Heaton Hall (2024)

- 4.11 Surrounding these principal buildings are the associated gardens and pleasure grounds which were established in the 18th century and added to in the 19th century. In front of Heaton Hall is a terrace and ha-ha (Figure 4.3) which was restored in the early 21st century and provides for advantageous views out towards Manchester City Centre and the Pennines.



Figure 4.3: Terrace and Ha-Ha (2024)

- 4.12 The land rises steeply behind Heaton Hall on the north and north-east sides and on the highest point of this eminence is a circular neo-classical temple, probably by Samuel Wyatt (c 1795-1802, Grade II* Listed). This commands panoramic views of the surrounding area and the Pennines to the north, east and south.
- 4.13 To the west, beyond the stables, is a garden enclosed by a brick wall beyond which is a modern store yard enclosed by modern fencing. Further to the south is a stone grotto with rockwork set into a slope. On the west side of the garden a tunnel in the form of a rustic stonework bridge leads beneath a causeway. The land slopes down to the south where there are lawns and specimen trees fringed with a belt of trees.



Figure 4.4: The Dell (2024)

- 4.14 To the west is a bridge, clearing and a path leading into 'the Dell', an irregularly shaped wooded area with curving paths (Figure 4.4). The Dell follows a meandering stream which runs north to south. It leads southwards to a small lake with a 20th century bandstand. This then

connects through the kitchen garden. The path to the north leads to the Zip World outdoor facility (the Application Site) and a modern 21st century car park. Beyond this is the 20th century reservoir and the Dower House (listed at Grade II).



Figure 4.5: Open Parkland (2024)

- 4.15 The surrounding area consists of the parkland which is predominantly open grassed areas to the south and south east with tree plantations to the various boundaries (Figure 4.5). The north east is now a golf course and to the south is a large early 20th century boating lake. To the north west are playing fields beyond which are the reservoir. All the areas are divided by areas of woodland, some original and some later modern additions.
- 4.16 As set out at Appendix 2, there are six main entrances into Heaton Park and four contain lodges. The principal entrance is the Grand Lodge which was designed by Lewis Wyatt (Grade II* Listed) and was added in the early 19th century. The other various entrances were enlarged in the early 20th century when it became a municipal park.

Contribution made by the Application Site to the Significance of the Meols Drive Conservation Area

- 4.17 As set out at Section 3 of this report, the Application Site is located within 'The Dell' which is situated within the Gardens and Pleasure Grounds of Heaton Park. Historic map regression shows that the Application Site was originally open and grassed with the exception of the woodland around the meandering stream. The later tree planting was added at some point in the mid 20th century as shown on historic aerial photographs. This part of Heaton Park has therefore been subject to pronounced change in the 20th century.



Figure 4.6: Wider Application Site (2024)

- 4.18 In the early 21st century, an outdoor zipline facility was installed on the Application Site which positively allows for interaction and appreciation of this part of Heaton Park. The original and later trees were maintained as part of these works, and overgrown modern shrubs and planting were cleared to provide sightlines and seating areas (Figure 4.6).



- 4.19 The existing Dutch Barn to the south of the Application Site, added to Heaton Park in the mid 20th century, was utilised as part of the facility together with new supporting buildings (Figure 4.7). This has improved the appearance of this part of Heaton Park and forms the main entrance into the Zip World facility.



Figure 4.7: Wider Application Site (2024)

- 4.20 The Application Site includes a similar area with a number of extant mature and younger self-seeded trees, together with invasive Himalayan Balsam to the lower levels (Figures 4.8 and 4.9). The mature trees contribute towards the original planting scheme and add to the verdant character and significance of this part of Heaton Park. The remainder of the site makes a neutral contribution with the exception of the invasive planting which negatively impacts the designated heritage asset.



Figures 4.8 & 4.9: The Application Site (2024)



5. Impact Assessment

Summary of National Planning Policy

- 5.1 Paragraph 203 of the NPPF states that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, putting them into viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.
- 5.2 Paragraph 205 requires when considering the impact of development on the significance of a designated heritage asset that great weight should be given to the asset's conservation.
- 5.3 'Conservation' is defined by the NPPF as *'the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.'*¹⁵
- 5.4 Paragraphs 207 and 208 differentiate between 'substantial' and 'less than substantial harm' and provide a framework for the consideration of harm to the significance of designated heritage assets where it arises, bearing in mind the considerable importance and weight that must be given to the statutory duties of the 1990 Act.
- 5.5 Further details of the heritage national and local planning policy and guidance for consideration of the Proposed Development is set out in **Appendix I.**

Pre-Application Discussions and Design Process

- 5.6 The Proposed Development has been developed and informed by pre-application discussions with officers at Manchester City Council. These discussions have established the principle of key aspects of the Proposed Development and helped inform the overall design and layout of the final scheme.
- 5.7 As part of the discussions, no concerns were raised to the principle of the development, and it was agreed that careful consideration will need to be given to the layout of the proposals and the proposed colour palette and materials. This has since been undertaken by the project team and incorporated into the Proposed Development.

The Proposed Development

- 5.8 The Proposed Development involves a full planning application for the extension and improvement of the existing Zip World outdoor facility. This includes the provision of new tubing slides which utilise the existing topography of the land. The works include a variety of items including a moving belt, platforms, tubes and storage.
- 5.9 Further details on the design, form and appearance of the Proposed Development are set out within the Planning, Design and Access Statement prepared by Zip World.



Impact Assessment

- 5.10 This impact assessment employs current national advice provided by Historic England as an appropriate framework for analysis, including Historic Environment Good Practice Advice (GPA) in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment (2015), which sets out the importance of good design and response to local distinctiveness for new development in the historic environment. This advice provides a checklist of factors that may influence what will make the scale, height, massing, alignment, materials and proposed use of new development successful in its context.

Heaton Park Registered Park and Garden

- 5.11 As set out in this report, the Application Site makes varying contributions towards the significance and special interest of the Heaton Park Registered Park and Garden. The Proposed Development presents a positive opportunity to improve this part of the designated area.
- 5.12 The Proposed Development consists of a simple timber structure that sits above the ground and is supported by a number of foundations. It will follow the same character and appearance as those already installed elsewhere on the site. The layout and position of the proposed structure is set out at Figure 5.1 and is briefly described below.
- 5.13 As shown, the entrance to the ride is gained from the main entrance of the existing Zip World facility and through an existing maintained woodland path. From this area, at upper level, is a raised starting platform constructed from timber. From the platform, three slides are proposed, which meander and respond to the topography of the land and end at the landing ramps which rise slightly to assist with slowing down. From each slide is a walkway back up to the starting platform and entrance.

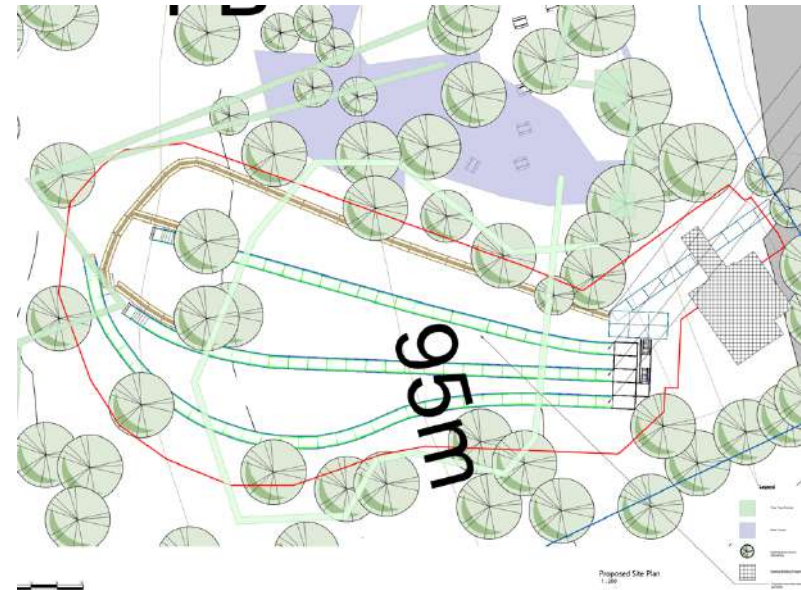


Figure 5.1: Proposed Route © Dewis Architecture / Zip World

- 5.14 The proposed layout of the new structure has been designed to work around the existing mature trees within the Application Site. This positive aspect and character of the site will therefore be maintained as part of the Proposed Development. As shown on the supporting technical drawings and cross-sections, the proposed new structure will sit within the existing boundaries of the site which is setback from the public footpaths in the park. The existing tree tops course will continue to function above the proposed new facility.
- 5.15 Similarly, the low-level invasive Himalayan Balsam is to be removed, cleared and managed (where possible) which will improve the appearance of this part of the Application Site. The ground will be cleared and will be covered in wood chippings to give a coherent and maintained appearance,



consistent with the remainder of the Zip World facility. New and improved perimeter hedging is proposed to the boundaries of the site to strengthen the verdant character of the area and provide some screening of the facility from within the wider parkland.

- 5.16 The overall appearance of the structure has been given careful consideration including the proposed colour palette. The intention is that the timber structure will gradually soften over time, as per the existing structures installed on the site, and the proposed netting and tubing slides will be a dark green/brown. This will soften the visual appearance of the structure and contextually responds to the woodland character and setting of this part of Heaton Park. This design approach will allow for the new structure to blend in with its surroundings and limit its visibility in certain views from within the park.
- 5.17 In terms of visibility, the structure will not be experienced from within the key areas of the Heaton Park Registered Park and Garden including Heaton Hall, the Stables, the Kitchen Garden, the Parkland and the Entrance and Approaches. Similarly, the Proposed Development will not be experienced from the majority of the Gardens and Pleasure Grounds.
- 5.18 Any visibility will be confined to one small section of The Dell where the existing Zip World facility is already experienced. The ability to see and experience the structure in this one location is not considered to detract or diminish from the special interest of the designated area. Furthermore, the proposed design approach will allow for the proposals to sit comfortably within this woodland context. As noted earlier, new and improved perimeter hedging is proposed to the boundaries which will help provide some screening of the new structure from within The Dell. It will also strengthen the verdant character of the registered park and garden.

- 5.19 The Proposed Development will be readily experienced from within the boundary of the Application Site, but this will be read as part of the existing context and outdoor facility. The focus and views will continue to be orientated towards the mature trees and planting within this part of Heaton Park. In addition, the proposals offer the opportunity to experience elevated views of The Dell and this part of Heaton Park.
- 5.20 As part of the Proposed Development, it is intended to provide areas of new interpretation across the Application Site. This will provide customers with an improved understanding and appreciation of the natural and heritage significance of the Heaton Park Registered Park and Garden.

National Planning Policy

- 5.21 The Proposed Development presents a positive opportunity to improve this part of Heaton Park Registered Park and Garden. As set out earlier, the Application Site makes varying contributions towards the significance of the designated area.
- 5.22 The proposed layout of the new structure has been designed to work around the existing mature trees within the site. The principal materials are to be of timber and other materials coloured green/brown which resonates with the woodland character and setting of the site. This will soften the visual appearance of the structure and contextually responds to the woodland character and setting of this part of Heaton Park.
- 5.23 The low-level invasive Himalayan Balsam is also to be removed, cleared and managed (where possible) which will improve the appearance of this part of the Application Site. This will be supported by further improvements including native hedging and planting to screen aspects of the Proposed Development.



- 5.24 The Proposed Development will not distract or detract from the general character and appearance of the registered park and garden. The key areas of the Heaton Park Registered Park and Garden including Heaton Hall, the Stables, the Kitchen Garden, the Parkland, the Entrance and Approaches and the Gardens and Pleasure Grounds will continue to remain appreciable.
- 5.25 Based on the above, supported by on-site visual survey and an assessment of the registered park and garden, the extension of the outdoor facility and associated works can sustain the significance of the Heaton Park Registered Park and Garden. This is subject to ensuring a contextual colour palette for the proposed materials and structures.
- 5.26 With respect to the core planning principle of the NPPF in relation to the historic environment, the Proposed Development could sustain, and thereby conserve, the special interest of the designated area. It also presents numerous benefits through the landscape improvements and opportunities for interpretation.

Local Planning Policy and Guidance

- 5.27 The proposals will preserve the special interest and significance of the Heaton Park Registered Park and Garden. It will retain the distinctive characteristics of the area including important views, general design and layout, the relationship between buildings, structures, trees and open spaces and character. The Proposed Development therefore complies with Policy EN3 of the Core Strategy.
- 5.28 Similarly, the Proposed Development conserves Heaton Park Registered Park and Garden Area and thereby Greater Manchester's distinctive identity and sense of place. The proposals have been proportionately assessed in this Heritage Statement and addresses the requirements set out in the Places for Everyone Policy JP-P2.



6. Summary and Conclusions

- 6.1 This Heritage Statement has been prepared by Adapt Heritage on behalf of Zip World Limited in connection with a full planning application for the extension and improvement of the existing Zip World outdoor facility with associated works (the 'Proposed Development') at Zip World, Heaton Park, Manchester (the 'Application Site').
- 6.2 The Application Site is located within the north western section of the Heaton Park which is a Grade II Registered Park and Garden. The focus of this report is on **Built Heritage** only and does not cover archaeology.
- 6.3 As set out in this report, the Application Site makes varying contributions towards the significance and special interest of the Heaton Park Registered Park and Garden. The Proposed Development presents a positive opportunity to improve this part of the designated area.
- 6.4 The Proposed Development presents a positive opportunity to improve this part of Meols Drive Conservation Area. The Application Site is considered to make a neutral contribution towards the significance of the designated area.
- 6.5 The proposed layout of the new structure has been designed to work around the existing mature trees within the site. The principal materials are to be of timber and other materials coloured green/brown which resonates with the woodland character and setting of the site. This will soften the visual appearance of the structure and contextually responds to the woodland character and setting of this part of Heaton Park.
- 6.6 The low-level invasive Himalayan Balsam is also to be removed, cleared and managed (where possible) which will improve the appearance of this part of the Application Site. This will be supported by further improvements including native hedging and planting to screen aspects of the Proposed Development.
- 6.7 The Proposed Development will not distract or detract from the general character and appearance of the registered park and garden. The key areas of the Heaton Park Registered Park and Garden including Heaton Hall, the Stables, the Kitchen Garden, the Parkland, the Entrance and Approaches and the Gardens and Pleasure Grounds will continue to remain appreciable.
- 6.8 Based on the above, supported by on-site visual survey and an assessment of the registered park and garden, the extension of the outdoor facility and associated works can sustain the significance of the Heaton Park Registered Park and Garden. This is subject to ensuring a contextual colour palette for the proposed materials and structures. It also presents numerous benefits through the landscape improvements and opportunities for interpretation.
- 6.9 The Proposed Development also addresses the relevant paragraphs of the NPPF (2023), and local policies contained in the Manchester Core Strategy and Places for Everyone.



Appendix I: Heritage Planning Policy and Guidance



Heritage Planning Policy and Guidance

Below is an overview of the relevant heritage national and local planning policy and supplementary planning documents and guidance.

National Planning Policy

The National Planning Policy Framework (2023)

The National Planning Policy Framework (2023) requires that great weight is given to the conservation of designated heritage assets and this reflects the statutory duty of the 1990 Act with respect to listed buildings and conservation areas.

Conservation is defined by the NPPF as *“the process of maintaining and managing change to heritage assets in ways that sustain and where appropriate, enhance their significance.”*¹⁶

Paragraph 203 of the NPPF elaborates that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, putting them into viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 205 requires when considering the impact of a Proposed Development on the significance of a designated heritage asset, that great weight should be given to the asset's conservation and the more important the asset, the greater that weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss requires clear and convincing justification.

Paragraph 207 states that where a Proposed Development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning

authorities should refuse consent, unless it can be demonstrated that the substantial harm and or loss is necessary to achieve substantial benefits that outweigh that harm or loss, or all of the following apply:

- *“the nature of the heritage asset prevents all reasonable uses of the site; and*
- *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- *conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- *the harm or loss is outweighed by the benefit of bringing the site back into use”*

Paragraph 208 requires that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Paragraph 212 requires that local planning authorities should look for opportunities for new development within Conservation Areas, to enhance or better reveal their significance.

Paragraph 213 states that not all elements of a Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area should be treated either as substantial harm under paragraph 207 or less than substantial harm under paragraph 208, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole.

¹⁶

MHCLG (2023) National Planning Policy Framework (NPPF) – Annex 2: Glossary



Local Planning Policy

Manchester Local Plan

The Manchester Local Plan is formed of the Core Strategy 2012-2027 and extant Unitary Development Plan (UDP) Policies and relevant development plans and supplementary planning documents.

Core Strategy 2012-2027

In relation to Heritage, Policy EN3 states that:

'Throughout the City, the Council will encourage development that complement and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains...'

Places for Everyone Joint Development Plan Document (2024)

The 'Places for Everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 to 2039 was adopted on 21 March 2024. The document plan partially replaces CS Policy EN3 Heritage. The section replaced was the 2nd paragraph by Places for Everyone Policy JP-P2. This states that:

"We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings.

Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place.

Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for conserving and enhancing in the future and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive management and integration of our heritage by:

- 1. Setting out a clear vision that recognises and embeds the role of heritage in place-making.*
- 2. Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised;*
- 3. Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;*
- 4. Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and*
- 5. Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.*

Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value.



Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy.

Where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use. Development proposals which will help safeguard the significance of and secure a sustainable future for Greater Manchester's heritage at risk will be supported in principle, provided they are not contrary to national policy or other policies in the development plan.

Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process."

Guidance

National Planning Policy Guidance, 2019

Whilst not planning policy the Planning Practice Guidance provides a clear indication of the Government's approach to the application of national policy contained in the NPPF. Where there is conflict between the guidance in the PPG and earlier documents the PPG will take precedence.

Historic England Advice Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015)

This note is not a statement of Government policy but supports the implementation of national government policy. It provides advice on assessing the significance of heritage assets and the impact of proposals on that significance.

Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019)

The guidance covers the NPPF requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make

decisions on the impact of proposals for change to heritage assets. Understanding the significance of heritage assets, in advance of developing proposals for their buildings and sites, enables owners and applicants to receive effective, consistent and timely decisions. The advice note explores the assessment of significance of heritage assets as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).



Appendix 2: Register Entry for Heaton Park



Official Register Entry (Historic England)

Heritage Category: Park and Garden

Grade: II

List Entry Number: 1000854

Date first listed: 20-Feb-1986

The scope of legal protection for listed buildings

This list entry identifies a Park and/or Garden which is registered because of its special historic interest.

Location: The building or site itself may lie within the boundary of more than one authority.

District: Bury (Metropolitan Authority)

Parish: Non Civil Parish

District: Manchester (Metropolitan Authority)

Parish: Non Civil Parish

National Grid Reference SD8274504249

Details

A park and pleasure grounds retaining elements of schemes probably designed by William Emes and John Webb.

CHRONOLOGY OF HISTORIC DEVELOPMENT

The Heaton Estate had been consolidated by the early C17. It was acquired through marriage by the Egertons, later Earls of Wilton, in 1684. Sir Thomas Egerton, first Lord Wilton, made several payments to William Emes (1729-1803) during the period 1770-2 when the park was being redesigned. Further works were undertaken during the period 1808-9 by John Webb (1754-1828), a pupil of Emes, at the same time that Lewis Wyatt (1777-1853) was working on the Hall. Sir Thomas Egerton's interest in contemporary ideas about landscape is witnessed by his Grand Tour journal of 1784-5 and the fact that he bought two Claude glasses for his trip. The site was acquired by Manchester Corporation in 1902 and subsequently used as a public park.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING 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.

ENTRANCES AND APPROACHES There are six main entrances, four with lodges. At the principal entrance is the Grand Lodge (early C19, listed grade II*) designed by Lewis Wyatt which is situated at the junction of Sheepfoot Lane and Bury Old Road. A drive leading to the Hall appears to follow the line of an avenue shown on an estate map of c 1750. An entrance called Heaton Gates, with lodge, gates and gate piers of early C20 date, is situated on Middleton Road. Another entrance north of this has a neo-classical octagonal stone lodge, known as Smithy Lodge (late C18, grade II*). This entrance, with a driveway leading to the Hall, has a late C20 golf driving range c 30m south-west of the lodge building and a late C20 golf club house c 70m west of this. An entrance on St Margaret's Road has a small lodge of simple design. The drives leading from these lodges to the Hall were widened following acquisition by Manchester Corporation and these, as well as later routes through the park, are almost all fenced with railings of various C20 dates.

PRINCIPAL BUILDING Heaton Hall (listed grade I) was designed by James Wyatt 1772-89 for Sir Thomas Egerton, seventh baronet. There is evidence that part of an earlier house, shown on an engraving of c 1750, was incorporated into the design. The Hall is considered to be the finest of its type in the region and one of the finest in the country (Pevsner 1969). It is situated almost at the centre of the park and faces south-east, with views to the south and east now obscured by C20 planting. In 1830 an orangery was added to the east wing of the Hall, probably by Lewis Wyatt.

The stable block and site of a home farm are situated c 60m north-west of the Hall. The stable block, attributed to Samuel Wyatt (late C18, listed grade II), is used partly for offices and partly as stables. The home farm was situated c 100m west of the stables; the early C19 bailiff's house and part of another building of similar date survive but the rest was demolished in the 1970s. The remains of an icehouse c

20m to the north-east of the farm were excavated by the Greater Manchester Archaeological Unit in 1989.

GARDENS AND PLEASURE GROUNDS The pleasure grounds consist of a terrace on the south-east front of the Hall and an area to the north and west, including the stables and home farm, enclosed by a ha-ha shown on a sale map of 1866. The ha-ha is partially extant and it is well-preserved in the area north of the Hall where it exhibits signs of later C20 repair. A path is shown on the 1st edition OS map surveyed 1844 leading along its inside edge, following the contours of the slope, from a point c 50m north of the Hall around to the south front of the building where the ha-ha disappears. A modern path which leads between the terrace in front of the Hall and the bowling greens beyond appears to follow its line.

The C20 terrace in front of the Hall is laid out as a formal garden with geometric beds. C20 bowling greens lie below the terrace to the south-east and the area is screened with C20 planting. The land rises steeply behind the Hall on the north and north-east sides and on the highest point of this eminence is a circular neo-classical temple, probably by Samuel Wyatt (c 1795-1802, listed grade II*). This commands panoramic views of the surrounding area and the Pennines to the north, east and south.

West of the Hall, in the area between the stables and the home farm, is a garden enclosed by a brick wall on the north side running between the stables and farm, the fenced site of the farm and a causeway on the west side, a tree belt to the south, and the stables on the east. The garden is reached by a path which runs west from drives on the south side of the Hall. The north end of the garden has lawns and geometric beds on the site of hothouses shown on the 1844 and 1933 OS maps. The land slopes down to the south where there are lawns and specimen trees fringed with a belt of trees. A stone grotto consisting of an arched recess flanked with rockwork is set into a slope c 10m south of the home farm site. On the west side of the garden a tunnel in the form of a rustic stonework bridge leads beneath a causeway. The causeway leads from the park to the home farm and was



probably provided so that cattle could be driven there without entering the gardens. Beyond the bridge is a clearing and a path leading into the Dell, an irregularly shaped wooded area with curving paths leading through it, and to a small lake c 300m south-west of the stables. This is overlooked by a C20 bandstand. The walks are connected by a path leading west through a belt of woodland to the kitchen garden. This path, the causeway, the Dell and the lake are all shown on the 1844 OS map. At that time the lake was of serpentine shape.

PARK There are tree belts around the parts of the northern, north-western and north-eastern park boundaries which are the survivors of the extensive perimeter plantings shown on the 1844 OS map. The northern and north-eastern part of the park is described as a deer park on the 1844 OS map. In this area there are three small lakes and a stream which runs in a steep wooded valley. The northernmost lake is called New Pond on the 1844 OS map. These parts of the park are otherwise mainly open grassland which has been turned into a golf course.

An ornamental temple called the Dower House (late C18, listed grade II) is situated c 300m north-west of the Hall on the edge of woodland which screens the south-east end of a reservoir. This was constructed in the 1930s, taking an area of c 15ha from the north-west corner of the park; a water treatment plant was added during the 1950s at the south-east end of the reservoir. A telecommunications tower was erected c 320m north-west of the Hall in the 1960s. Playing fields are situated south of the reservoir in the north-west corner of the park.

The southern part of the park is also open grassland with some tree cover, including C20 avenues along parts of the drives from the Grand Lodge and Heaton Gates. This part of the park is illustrated in a watercolour of 1802 (Manchester City Art Galleries 1972) which indicates that there was fairly extensive tree cover with planting north and west of the Hall, together with clumps and belts of trees in grassland. This view shows the park after it was redesigned in the 1770s. The redesign included the removal of a formal garden with radiating avenues and terraces on the south front of the Hall which is shown on an estate plan of c 1750.



Two other views of this area by John Femeley (ibid), painted in 1829 after John Webb had been involved with the landscape, show a racecourse in the south-eastern part of the park which had been created in 1827 and was situated c 600m south of the Hall. A comparison with the 1802 watercolour suggests that the tree cover had been thinned out to give better views to and from the Hall.

This part of the park is now dominated by a large boating lake which was made on the site of the racecourse in 1912-13. At the same time, part of the facade of Manchester's former Town Hall designed by Frances Goodwin in 1822-4 (listed grade II*) was erected c 20m south of the south end of the lake. There is a boathouse on the western shore and a tram line runs east from the north end of the lake to a large tram shed of early to mid C20 date c 280m west of Heaton Gate.

The south-west part of the park is mainly open grassland with some fenced areas where cattle are grazed. A section of railway shown on the 2nd edition OS map published 1889 emerges from a tunnel c 1km south-west of the Hall and runs for a short distance through the park and thence into a tunnel beneath Bury Old Road.

KITCHEN GARDEN A brick-walled kitchen garden is situated c 400m west of the Hall. It is shown on the 1844 OS map when, as now, it was linked to the pleasure grounds by a path leading through a belt of woodland. The north-east wall has been reduced in height, while other walls are intact. Inside are a number of late C20 glasshouses. A gardener's house (listed grade II) lies immediately to the south-east within a garden bounded by hedges.



adapt heritage