

Design & Access Statement



LP 45499

**Internal & External Refurbishment
to Create an Events & Catering Space**

at

**Heaton Hall – Orangery
Heaton Park**

February 2024

**Prepared by Richard Broadbent (ARB Architect & Building Surveyor)
Capital Programmes & Procurement (Minor Works)**

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SECTION 1 – INTRODUCTION

1.1 Introduction

The Orangery is to the east of the original compositional elements of Heaton Hall, believed to have been added between 1824 and 1832. When originally built it comprised three south facing, glass topped conservatories, with a fully glazed south façade between stone piers, supporting an entablature and low parapet. Each end of the Orangery is flanked by three bay stone pavilions, each of which has a colonnaded loggia; behind which is a central door with niches either side. The basic form of the Orangery comprises a central three sided bay projecting south of the main building line, which was originally surmounted by a tall cast iron glazed barrel vault, and flanked by three further bays with hipped glass roofs over between the central feature and the pavilions. After Heaton Hall was taken over by Manchester Corporation the glass roofs were removed and the whole length of the Orangery roofed over with a flat concrete slab finished with asphalt. The two internal piers were removed at this time, together with all the glass windows and dividing screens, leaving the Orangery as an open shelter for sitting and strolling under. The present sash windows were introduced in the 1960s, when the Orangery was converted for restaurant and function use and operated by Manchester Council's Hospitality & Trading Services until 2011 when it was deemed no longer commercially viable to continue operation by the City Council. The kitchen and bar were stripped out, and the building was allowed to deteriorate. In 2018 the main roof area was recovered with a Bauder System bituminous layered felt roof with tapered PIR insulation to the main roof area and built-up felt over the toilet block. Capital Programmes have appointed Conservation Architect Damien Woolliscroft at Buttress to advise on Heritage matters and so submit the application for Planning and Listed Building Consent.

Heaton Hall is a Grade 1 listed building. The Park itself is listed as Grade 2 on the English Heritage Register of Parks. Both were owned by the Egerton Family until 1902 when they were sold by the 5th Earl of Wilton to Manchester Corporation. The corporation provided many amenities, and the Park quickly became a very popular venue. There are several public car parks and for the last 40 years the Park has hosted large-scale public events such as open-air concerts. Now owned by Manchester City Council, it was restored at the end of the 20th Century in partnership with the Heritage Lottery Fund.

Unfortunately, due to lack of use and limited funding the condition of the building has been allowed to deteriorate and is now on the Heritage at Risk Register. The Orangery is currently without heating or water supply, both having been turned off. Reinstating the Orangery as a popular venue is key to the commercial viability of the whole building complex and is seen by the as the first phase of what will ultimately include bringing the Hall back into public use.

The design approach to this project, has been based on a understanding of the significance of the both the immediate orangery building, and Heaton hall and surrounding park. In addition to this understanding, obtained from the Conservation Management Plan. In addition to this, and in depth assessment of the building condition has been carried out.

Repairs to the Orangery will be completed on a like for like basis, following the previous details and specifications supplied to Manchester City Council during a previous phase of repair works at Heaton Hall. Please refer to the external repair drawings alongside and specification of the proposed works.

SECTION 2 – BACKGROUND

2.1 Client Brief

Following an initial feasibility in 2015 to consider the viability of offering the Orangery to a private provider to run functions, Leisure & Parks commissioned and internal refurbishment cost estimate from Jacobs in 2022, has obtained funding and now commissioned a design with Capital Programmes for refurbishing the interior and exterior. Getting the building back into use is key to the commercial viability of both the Hall and Orangery buildings and of the Park. A suggested commercial kitchen layout was produced by CDS Wilman for Capital Programmes, which demonstrated the need for a staff toilet and a servery area in the main space. The previous kitchen installation was limited in what it could produce. The exact equipment specification and layout will depend upon the Operator's requirements. Revisions to the toilet area were considered in the 2015 feasibility, including provision of an ambulant toilet and new male and female toilets. As well as the ambulant toilet, a unisex toilet layout has been deemed more appropriate, and will also include baby change facilities in the larger end cubicle that were omitted in the previous proposals. The Client requires space for operating a full commercial kitchen, with the main space capable of accommodating a maximum of 120 people for a reception or for between 80 to 100 for a sit-down meal. Additional spaces can also be provided by utilizing the rear courtyard. It is proposed that the Commercial Operator will install the kitchen and bar furniture. Several options were considered and discussed with Planning of which the preferred Option "H" was preferred by Planning Officers and this version has been discussed with Historic England. The exact materials and finishes to be used have yet to be decided and it anticipated that these will be discharged via condition. Samples of the preferred materials will be provided for the Planning Officer.

2.2 Limitations

The environment in the Orangery is not suitable as an all-year-round habitable space, being originally designed as the name suggests as a house for the plantation of fruit and therefore subject to overheating in summer and cooling

in winter. As it only has single glazing it is effectively only functioning like a greenhouse, as a conservatory would require double glazing to prevent heat loss along with mechanical ventilation.

Whilst it was used by Manchester City Council for an events space providing meals until fairly recently, the space relied on natural ventilation in summer producing draughts and excessive use of radiators along with condensation during the winter. The radiators also reduce the amount of usable space and exceed safe temperatures to warm the space in cold weather.

The main entrances to the Events Space are to either side of the main space via the double doors ref DOR-001 and DOR-004, and to the rear Courtyard via DOR-005. There are also doors DOR-002 and DOR-003 into the garden from either side of the front bay. The main public entrance will be via DOR-001, which will also be used for deliveries and refuse at either end of the day. The rear door to the staff lobby, DOR-014, is not suitable for deliveries and is to be used only as an occasional entrance or in the event of fire and will be provided with a handrail to the steps and approach path. The paved path at the rear is not continuous and will need to be re-laid with York stone flags. original existing door DOR-007 will be retained and the door swing reversed and automated for easy access and egress into the toilet area. Panels where the bevelled glazing has been replaced will be reglazed to match the original.

To make the environment suitable for the proposed use, extensive alterations are necessary to improve the Mechanical and Electrical Services as well as a re-design of the existing toilet facilities and drainage, along with complete replacement of the existing lean-to roof area over the lobby, currently made up of standing seam steel powder coated sheets with 140mm insulated board and two layers of plywood, supported on two steel purlins, with an uninsulated internal gutter running through the parapet wall. The drainage for this currently runs internally across the floor into a floor gully, although there is an external downpipe of the other side of the wall. The gas boiler room is of more recent construction, finished with a flat felt roof due to the proximity of a window.

A structural survey in relation to roof penetrations required for the mechanical services and with the repositioning of toilet walls has been undertaken by Capital Programmes along with some investigations by Capital Programmes and the Contractor.

The existing single glazed windows must be maintained, which does present both safety and environmental issues with potential injury from glass breakages along with summer overheating and winter heat loss. Solar film will be used to increase both safety and thermal performance.

The plaster skirtings are in very poor condition, having completely deteriorated in some areas. It is proposed to replace these with 230mm (9inch) by 25mm profiled timber skirtings.

2.3 Scope of Works

Having demonstrated the need for a servery space to be included in the main events area, it has been agreed with the Planning Officers that this cannot be enclosed within walls as it would substantially alter the appearance of the Orangery, and so will consist of a servery unit and loose items of furniture. These must be of high quality in keeping with the original building interior. Handwash sinks and a water supply will be required in both the servery and bar area, but their exact location will be dependent upon the Commercial Operators requirement. The brief from Leisure & Parks is to provide a blank canvas for an event organizer to dress for functions. The kitchen equipment will be installed at a future date following a discussion with the Operator. Should a servery space and bar be required in the main event space, furniture in this area must be of a high quality in keeping with the building and easily removable.

2.4 Brief Schedule of Proposed Works

Having reviewed the condition survey carried out in 2014/15 and the client's specific requirements the following work itemised below is considered necessary. Buttress has carried out an exterior condition survey which may identify other works and producing a specification for external repairs.

Externally

- Replacement of modern roof structure and coverings to the lobby and boiler room, (the main roof and toilet area has already been replaced with a Bauder system build-up felt roof with cut-to-falls insulation).
- Replacement of upvc rainwater goods with cast iron to match originals.
- Additional underground drainage and access chambers to connect all downpipes currently discharging onto the ground into the system. The access chamber in the Courtyard is not currently connected to the main drainage and acts only as a soakaway for rainwater.
- Installation of a continuous perimeter soakaway running along the north wall to prevent water from the courtyard soaking into the fabric and render.
- Remove existing render to north wall and replace with new lime render to finish 150mm above finished ground level.
- Remove render to rear brickwork and reapply using traditional lime based render.
- Remove render from toilet block wall and replace with 25mm thick by 55mm wide finished size Siberian larch timber cladding on 25x50mm vertical and 25x50mm horizontal batons infilled with 100mm foil backed PIR rigid insulation board.
- Repair South elevation windows including new timber cills and complete redecoration.

- Repair windows retaining existing glazing where possible, including checking structural stability of sash casements in the south wall, and providing UV film to windows.
- Repair north external door to west pavilion.
- Remove boiler room door and frame, increase opening size and provide new braced door and frame.
- Provide brickwork wall to boiler room with timber cladding.
- Renewal of lead work to cornice
- Check joist ends where built into north enclosing wall to Courtyard for dry rot.
- Replace circular pattern paving at either side of bay window with more authentic York stone flags.
- Take up courtyard paving and replace with reclaimed York stone flags already on site.
- Provide new timber enclosure with concrete base to house 3no. wheelie bins for kitchen waste. It is proposed that this be sited close to the side entrance where it will be screened by the existing hedges.

Internally

- Make good internally finishes damaged as a result of water ingress
- De-scale rusting beam flanges to west pavilion soffit, treat with corrosion inhibitor and make good as necessary.
- Carry out concrete repair to slab soffit over storerooms.
- Remove paper finishes in the function room and allow walls to dry out naturally.
- Re-plaster areas where rising and penetrating damp is an issue in a breathable traditional mix lime-based plaster.
- De-scale tie rods and rusting sections of beams in west loggia cellar.

Mechanical Services

- Provide decorative ceiling raft to carry service runs and screen off mechanical and electrical services.
- Provide mechanical heat recovery ventilation units to provide controllable, energy efficient, comfortable ventilation for the occupants (the existing windows fragile and are not suitable to achieve this). To avoid louvres to the rear elevation, multiple low-profile units are to be located on the orangery roof, set back from the front elevation beyond site-lines visible to the front and below the rear parapet to screen from view to the rear. The units and associated insulated ducts will be dark in colour (black/charcoal grey). Air will be ducted through the roof using small ducts and distributed to the space via the raft. The raft will have decorative air supply grilles in the vertical closure face above the raft set back from the raft edge with rapid mixing diffusers to rear the rear of the grilles. Extract air to be via similar decorative grilles. A study has been undertaken on site which identifies that these units will not be visible from ground level. The Units will be lower than the North and Eastern Parapets. To the South of the orangery, the site falls and subsequently the Units would not be visible.

- Replace radiators alongside windows with trench heating under windows with traditional style grilles in brass finish. Below window heating is to be provided to help minimise down-draughts and condensation from the large single-glazed windows. Other than main droppers, LPHW heating distribution pipework to be concealed in floor depth.
- Provide VRF heat-pump system primarily for cooling due to high solar gains, but to assist in heating at peak heating times too. Indoor ducted fan assisted VRF units are to be hidden above the raft and have decorative air supply grilles in the vertical closure face set back from the edge of the raft. Return air is to be via similar decorative grilles. Outdoor units will be low-profile, hidden behind existing parapet walls on east or west roof above main entrances.
- Operator to provide new kitchen ventilation extract system, likely with canopy, utilizing previous roof access hole for extract/exhaust. A filtered air supply unit will likely be needed for make-up air to meet current standards. (These items will but will be designed and installed by the operator to suit their equipment and operational needs).
- Remove water heater and other redundant M&E fittings from toilet area. Install new water heater(s) and hot and cold distribution pipework.
- Provide local extract ventilation to toilets cleaners cupboard and staff changing – these are to exhaust via roofs to avoid penetrations through elevations and associated exhaust grilles.

Electrical Services

General Overview & Scope for Electrical Services

The brief from Leisure & Parks is to provide a complete electrical rewire of the Orangery Building alongside the electrical rewire of the Main Hall and provide the following electrical systems highlighted below. For any life safety and security systems there is a requirement to link them back into the Main Hall electrical control systems

Regarding the kitchen development the client requires a blank canvas for an event organizer to later dress for functions. The kitchen equipment will be installed at a future date following a discussion with the operator. Should a mobile servery space and bar be required in the main event space, furniture in this area must be of a high quality in keeping with the building and easily removable.

The electrical and mechanical design has been designed to re-utilise any existing penetrations within historic walls to mitigate any impacts. Furthermore, the introduction of a raft within the main orangery space has been designed to contain the mechanical and electrical equipment required to heat and ventilate this space to avoid unnecessary wiring within this space.

The electrical services are as follows.

- New dedicated electrical distribution boards and sub mains cabling fed from the Main Hall basement electrical switch room.
- New general lighting that provides various scene settings to allow the large orangery main space to provide different forms and light levels to meet the client vision of providing both café, dining and wedding functions alongside general training opportunities. This will allow the Orangery to be used by many different local businesses and general community.
- Emergency lighting will be included within the general luminaires as integral units.
- Complete rewire of the fire and security alarm systems which shall be linked back into the main hall central control panels.
- External floodlighting installed within the ground shall be provided as part of the main hall rewire to both Hall and Orangery.
- New external lighting provided by IP65 uplighters within the new Courtyard paving.
- A feasibility will be carried out by the Client to determine what data cabling and Wi-Fi provision is likely to be required by the Commercial Operator.

Cabling Systems

It is proposed that all sub main cables are specified as XLP/SWA/LSF cables. In consideration of final circuitry cables, it is proposed that these are all FP200/LSF finished in white and 6242B LSZH T&E installed on galvanised tray work and galvanised/PVC conduit where installed flush with the building fabric.

These cables are fire rated with all terminations into boxes to provide additional fire protection.

It is proposed that fire rated cables are used in this application to minimise the risk in relation to electrical services acting as a source of ignition.

Lighting Systems

Lighting is to be provided to allow the building to be used effectively and controlled to allow vastly different moods for the various events that any new developer would require.

This has been developed by installing conventional lighting and both directional and bi-directional luminaires controlled by preset scene settings control units.

The lighting infrastructure shall in most cases be installed within the ceiling raft be installed removing the amount of surface mounted type cabling on the original concrete ceilings.

Lighting

General power outlets shall be strategically provided within all areas of the building.

A minimum of twin switched outlets has been set by the client and shall be provided. It should be noted that final quantity shall be discussed and agreed with the management team

A number of twin switched socket outlets shall be provided for cleaners use only.

Outlets and electrical equipment to be located externally shall be suitably rated and protected for the environment in which they are to be installed.

Outlets shall comply with the requirements of Part M of the building regulations and shall be generally coloured grey.

Power supplies to life safety systems

Supplies to life system systems shall be designed and installed in accordance with the requirements of BG 70/2017 Life Safety and Firefighting Power Supplies and Selection and BS 8519:202 TC - Installation of fire-resistant power and control cable systems for life safety, fire-fighting and other critical applications.

It is not anticipated that dedicated and diverse power supplies will be required, however the consultant shall ensure there is not requirement for these types of supply.

Power supplies to mechanical plant and HVAC systems

As part of the overall coordination of the proposed mechanical systems, where required, both the electrical and mechanical requirements shall be incorporated within the design.

It shall be the responsibility of the consultants/contractor to identify, schedule and indicate on the proposed layout drawings the location, capacity and rating of the supplies required to support all the existing mechanical plant, including but not limited to ventilation,

heating, hot and cold-water services and any other mechanical plant as required by the design.

Data and Telecommunications

A feasibility will be carried out by the Client to determine what data cabling and Wi-Fi provision is likely to be required by the Commercial Operator.

Any new cabling shall be CAT 6.

Fire Detection Systems

System type and classification

The proposed system shall comply with the latest version and requirements of BS 5839-1 'Fire Detection and alarm systems.

The type/category (L1/P1) of fire alarm system is as stated in the Project fire strategy and is agreed with building control. It is anticipated an L1/P1 system would be appropriate, however the consultant alongside the client shall confirm type and classification of system type following the implementation of a building risk assessment.

The existing fire detection and alarm system is to be replaced with the design package that allowances are included for the services of a specialist to undertake the works to the fire detection systems and associated interfaces and systems.

A "cause and effect" matrix shall be prepared and included within the design work packages. This document(s) shall be developed in conjunction with the school management team and where required representatives from the Co-op Health & Safety team.

Allowances are included to create the narratives required for each device, for example "Zone 2 – Device 26 – Kitchen Staff Room". On completion of the commissioning a copy of the final programme and configuration shall be saved to a suitable memory device together with a printout of the programming and narratives for inclusion within the relevant section of the Operating and Maintenance (O&M) documentation.

The system shall have the capability to support voice message sounders and provision to include class change sounding, operated

automatically on a time schedule or manually from the main school office. Evacuation facility shall be included within the scheme.

Allowances shall be included for at least two operational demonstrations of the system and the various functions within the control and monitoring panel.

Security Systems

The proposed system shall comply with the latest version and requirements of BS EN 50131. Intruder alarm systems.

It is proposed to install a fully compliant **Grade 3 installation** which covers premises of a higher risk of an intruder or theft due to valuables kept on site.

Consultant shall ensure that intruder alarm and CCTV system is provided, integrated with access controls, which complements the building's functions and operations.

Alarm systems should be zoned to allow parts of the building to be used outside of the normal Heaton Hall general day without affecting security elsewhere. This is especially important with developer operating extended hours.

Generally, the installation shall ensure that the following requirements are met:

- Systems meet the requirements of BS EN 50131.
- Control panels are in secure areas that are themselves intruder alarm protected or the approach to them is intruder alarm protected.

The alarm system shall meet the requirements of BS EN 50133 and NACOSS4 and:

- be capable of remote monitoring.
- utilise some form of monitored path to the alarm receiving centre, if remote signalling is used.
- be installed by an installer certified by an UKAS, (United Kingdom Accreditation Service) accredited certification body, with detectors to cover all accessible perimeter areas d) the Authorities are consulted to ensure the system is aligned with local requirements.

Lightning Protection

Provision shall be provided to undertake and record the outcome of a lightning protection risk assessment of the existing building and advise what actions, if any, are required to protect the building and associated electrical and electronic equipment used/operated within the structure. The recommendations shall include a budget estimate of any potential costs associated with the outcome of the report.

Where an existing lightning protection system is installed, the complete system is to be tested on completion of the proposed works as detailed within their services design package. Record of tests and the subsequent results shall be provided for inclusion within the O&M and project H&S File.

The project shall ensure that where an existing lightning protection system is installed on and around the building that they suitably and affectively reconnected to the main electrical earth bar.

Inspection and testing

All electrical fixed wiring systems shall be inspected and tested in accordance with the latest addition of BS 7671 and any amendments and/or addendums.

The project shall allow to coordinate all test results and reports and provided, once completed, a full and complete document to the Principal Designer for inclusion within the required project Health & Safety file.

Witness testing

Where witness to testing is required, the project shall ensure the Contractor shall provide a minimum of 5 days' notice of the proposed testing.

Consultants shall undertake all required witness testing and compile a report detailing the outcome of those tests. This report shall form part of the final approved Operations and Maintenance manuals within the required Health & Safety file.

Passive & Sustainable Systems

These measures relate to the conservation of the building energy demand and to its subsequent carbon dioxide emission. Passive measures relate to none building services solutions that aim to reduce the building energy demand. These typically include greater levels of

thermal insulation resulting in reduced energy demand and subsequent reduction in carbon dioxide emissions.

In consideration of Building Services systems there are also passive choices, this relates to the specification of more efficient requirements, e.g., boilers or Led luminaires. These again reduce energy demand and carbon dioxide emissions. We are proposing to install energy efficient LED lighting with controls in all of the areas within the Orangery and Heaton Hall.

Event space

- Provide spurs to enable provider to fit out servery and bar area as desired, utilising existing penetrations where possible.
- Provide new 230mm (9 inch), by 25mm timber skirtings to replace severely deteriorated plaster moulded skirtings.
- Retain and repair as necessary plastered reveals to windows.
- Provide “parquet style” flooring throughout, including servery area.
- Create level access to main entrance and fire exits.
- Replace internal doors as necessary to ensure access for all.
- Decorate throughout.

Toilets

- Refurbish main toilet area to create a fully accessible unisex facility.
- Remove heater cupboard from corridor area.
- Remove white ceramic wall and black ceramic floor tiles and replace with less severe Terrazzo effect grey shades, retaining contrasting dark floor and light walls.
- Remove timber skirtings from corridor area and replace with new.
- Create a staff toilet in the entrance lobby to the kitchen.
- Remove continuous strip of windows and door into courtyard, infill the door and build up the wall.
- Remove external render and replace with timber cladding up to soffit height.
- Replace unsightly large modern gutter with new concealed deep box gutter behind the cladding. Replace downpipe with square section cast iron into new gulley over existing connection finished flush with new cladding.
- Provide new sanitary fittings and taps.
- Provide new above-ground drainage to suit new sanitary fittings.

Kitchen

- Remove existing vinyl sheeting to floor.
- Remove existing hygienic wall cladding and replace with new.
- The new cladding can only be installed once the exact equipment layout has been determined by the Operator.
- Provide vinyl sheeting with cove skirting to floor.
- Provide hygienic suspended ceiling grid and tiles.

- Replace gas meter.
- Operator to install new kitchen equipment, including electric ovens and appliances for internal grease collection.

SECTION 3 – SITE ACCESS STRATEGIES

3.1 Car Parking

- There is already a Hall Services Car Park situated between the Hall and the Farm Centre. This provides 20 spaces, with 8no. accessible and 8no. regular spaces, and will be made available for Events at the Orangery.
- The Public Car Park for the Hall is some distance away to the north of the Orangery, and public access for vehicles beyond this point is currently prevented by a code operated access barrier. It is intended that this will ultimately be replaced with retractable bollards.

3.2 Waste Strategy

- Waste for the existing Café and Offices at the Farm Centre is currently stored in large Biffa wheelie bins that are left alongside the gated access road behind the Stables. Bin bags are transported either individually or on steel trolleys from the Café Kitchen to the bins.
- It is proposed to store the large wheelie bins that will be required for the Orangery Kitchen waste in one of the external stores in the West Courtyard. A new timber enclosure for 3no. smaller 240 Litre wheelie bins will be constructed in the paved area behind the hedge adjacent to the Orangery Kitchen, and when these are filled with bin bags they will be taken down to the store in the Courtyard and transferred into the larger Biffa bins. This will prevent the need for the operator to leave the larger bins on the approach road to the Orangery.
- Currently waste from the existing Café at the Farm Centre is stored in large 1100 Litre “Biffa” wheelie bins that are left in the yard behind the Stables. Bin bags are then transported to these either on steel trolleys or taken individually by hand.

3.3 Deliveries

- Delivery vehicles will enter the Park before the opening hours of the Events and Catering Space and will park on the access road for ease of delivery into the Kitchen via the main entrance doors.
- When bulk deliveries are required by the Operator, space will be provided in the courtyard buildings, with provision made for storage including mobile chest freezers if required for large events.



EXISTING COURTYARD ELEVATION TO REAR OF ORANGERY

Modern render to be removed and replaced with lime render authentic to the period or the construction.

Concrete paving to be removed and replaced with York Stone flags.

Boiler Room door to be replaced with new braced door in enlarged opening, upvc gutter and downpipe to be replaced with cast iron and brick wall clad with Siberian Larch timber slats.



EXISTING COURTYARD ELEVATION TO TOILET BLOCK

Windows and door opening to be removed and wall clad in contrasting Siberian Larch timber slats up to underside of roof, set back from wall to allow space for new concealed gutter. This will then clearly indicate that the Toilet Block is a recent addition.



EXISTING INTERIOR FACING TOWARDS PROPOSED SERVERY AREA

Without a current use and power and water disconnected, the building has been allowed to deteriorate. With no heating, the rendered walls allow water penetration and there is excessive condensation.



EXISTING INTERIOR FACING ENTRANCE TO TOILET BLOCK

It is proposed to retain the existing narrow double doors into the Toilet Area and automate them to allow access for everyone including wheelchairs. The timber enclosure is currently protecting a statue which will be relocated into the Hall where it can be displayed.



FORMER KITCHEN AREA

The original Kitchen operated by Manchester Fayre has been completely stripped out. The Gas Meter situated at high level is no longer in service.



ORANGERY ROOF

The main roof to the Orangery has relatively recently been replaced with a fully insulated built up felt Bauder System with 20-year guarantee. It is proposed to locate the new Mechanical plant on the flat roof. The proposed Air Sourced Heat Pump will be completely hidden from view behind the parapet wall. To avoid invalidating the guarantee, the same Bauder approved roofing sub-contractor must be employed by the Principal Contractor to carry out the alterations and only approved Bauder details used for the penetrations.



REAR ENTRANCE ROOF & BOILER ROOM ROOF

There is a modern metal standing seam pitched roof over the entrance lobby at the rear with an uninsulated gutter internally that currently discharges onto the floor. This roof may originally have been lead, but as it is easily accessible for theft this is not a viable finish. It is proposed to replace this with a new standing seam roof with an insulated gutter that will discharge into the existing external drainage system. This part of the roof is older than the more recently added Boiler Room which has a flat mineral felt roof. Due to the proximity of an existing window, this roof cannot be pitched. A upvc gutter and downpipe currently discharges directly onto the ground. This roof is to be renewed with a new Bauder System Roof and the rainwater goods replaced with a square section aluminium gutter and downpipe connected into new blow ground drainage. Planting has been allowed to overgrow the boundary wall at this point to discourage people climbing over onto the low roof area but will need to be cut back to facilitate the works.



WINDOW OVERLOOKING BOILER ROOM ROOF

The modern flat roof over the gas boiler room roof does not drain properly. The upvc gutter is not adequately sized and currently discharges via a downpipe directly onto the ground near the rear entrance to the Orangery Courtyard.



EXISTING INTERIOR FACING WEST TOWARDS BAY WINDOWS

The windows are replacements matching the style of the originals. They are single glazed and easily broken. It is proposed to apply solar reflective film to reduce heat gain in summer but also to strengthen the glass.



SOUTH FACING ELEVATION TO THE PARK

With a sloping site away from the building, parapet walls to both sides and a low parapet at the rear of the Orangery, the proposed air-sourced heat pump and heat recovery ventilation units cannot be seen from the Park.



ORANGERY GARDEN FACING SOUTH-EAST

The Park slopes away steeply from the path in front of the perimeter wall to the garden, obscuring the view of the proposed low-level heat recovery ventilation units on the roof.

SECTION 5 – VISUAL INTERNAL IMPRESSION



PROPOSED EVENTS & CATERING SPACE

Exact colours and finishes to be agreed with Planning and confirmed by discharge of the Listed Building Consent and Planning Conditions.