



Manchester City Council

The Orangery – Heaton Hall

Heritage Statement





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Heritage Statement

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Executive summary

WSP has been commissioned by Manchester City Council (MCC) to prepare a Heritage Statement (HS) prior to the proposed refurbishment of the Orangery at Heaton Hall, which is located within Heaton Park, Manchester. Heaton Hall is a Grade I Listed Building (NHLE 1200809) and, the former Orangery forms part of the listing. The proposed works include the refurbishment of the Orangery in order to facilitate a function venue. The project will incorporate the remodelling of the toilet facilities to provide a more accessible and suitable layout, the refurbishment of the rear courtyard space and the internal refurbishment of the function space and kitchen/back of house spaces. Some external works are also proposed.

This HS provides an understanding of the heritage significance of the Orangery at Heaton Hall and considers how setting contributes to that significance. It then assesses the likely impact of the proposals on that significance in support of applications for Listed Building Consent (LBC) and Planning Permission (PP) to carry out the proposed works.

Overall, a sensitive approach has been adopted for the proposed works, which will ensure that there is no adverse impact to the significance and setting of Heaton Hall and the Orangery. The Orangery has seen substantial change over time, including the loss of its original roof form, replacement windows to the principal south elevation and extensive interior changes. While these changes have diminished it architecturally, the *Heaton Hall Conservation Management Plan* (CMP 2015) concluded that the Orangery has a high level of significance overall. The CMP 2015 also identified the main interior space of the Orangery as having a medium level of significance, with the rear courtyard having a low level of significance. The proposed works are also compliant with the relevant policies outlined in the CMP 2015; and policies EN 1: Design Principles and Strategic Character Areas and EN 3: Heritage of the *Manchester's Local Development Framework Core Strategy Development Plan Document 2012 to 2027* (Adopted 11th July 2012).

In terms of the other designated heritage assets in the vicinity of the Site, their settings will not be impacted by the proposed external works. These include the 'Sundial to the south of the Orangery at Heaton Hall' (Grade II – NHLE 1282995), the 'Temple to the north-east of Heaton Hall' (Grade II* – NHLE 1200813), the 'Stables to the north-west of Heaton Hall' (Grade II – NHLE 1200813) and the Grade II Registered Heaton Park (NHLE 1000854).

1 Introduction

1.1 Project background

- 1.1.1. This Heritage Statement (HS) considers the refurbishment of the Orangery, which forms part of the Grade I Listed Heaton Hall. The heritage asset is located approximately 6 km to the north of Manchester city centre (Appendix B, Figure 1). The Site (hereafter referred to as 'the Site' or 'Subject Building') is located at National Grid Reference SD 83319 04422.
- 1.1.2. In accordance with the Paragraph 200 of the National Planning Policy Framework (NPPF, revised 2023) and the requirement for applicants to describe the significance of heritage assets including contribution to setting, the report draws together available information on designated heritage assets. The assessment includes the results of a site survey, an examination of published and unpublished records, charts historic land-use through a map regression exercise and considers relevant local and national policy and guidance.
- 1.1.3. The report enables relevant parties to assess the significance of designated heritage assets within and in the vicinity of the Site, thus enabling potential impacts on these assets to be identified along with the need for design solutions.

1.2 Location and description

- 1.2.1. The Site is located 1km south-west of the M60 Junction 19 (Appendix B, Figure 1), within the centre of Heaton Park, a public park to the north of Manchester, covering an area of over 600 acres. To the north, views from the hall out to the northern extent of the park are screened by a wooded area; however, views south from the hall look out over the landscaped parkland, with another wooded area further to the south.
- 1.2.2. The Orangery is attached to the east elevation of the main hall (**Plates 1-8**). It is believed to have been added circa 1823 by Lewis Wyatt¹. When originally built it comprised three south facing, glass topped conservatories, with a fully glazed south façade between stone piers, supporting an entablature² 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 (**Plates 3, 4 and 6**). 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 acquired by Manchester Corporation the glass roofs were removed and the whole

¹ Historic England, List Entry for Heaton Hall, Heaton Park (NHLE 1200809)

² The upper part of a classical building supported by columns or a colonnade, comprising the architrave, frieze, and cornice

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.³

- 1.2.3. Attached to the rear of the Orangery is a single-storey toilet block, which dates from the later 20th century and is of no heritage value (**Plate 8**).



Plate 1 – View of the principal north elevation to Heaton Hall, taken from the north-west looking south-east.

³ Manchester City Council, 2015, Feasibility Study; Creation of Event Space at Heaton Hall – Orangery Heaton Park



Plate 2 - View of the principal south elevation to Heaton Hall, taken from the south-west looking north-east.



Plate 3 – Part view of the east elevation to Heaton Hall. Note that the western part of the south elevation to the single-storey Orangery is evident in centre-right of picture.



Plate 4 – View of the eastern part of the south elevation to the single-storey Orangery.



Plate 5 – View of the east side of the central bay (arrow) to the south elevation of the Orangery. Note that this view is taken looking west.



Plate 6 – View of the westernmost pavilion with colonnaded loggia to the south elevation of the Orangery.



Plate 7 – Part view of the north elevation to the Orangery. Note that this view is taken from within the enclosed courtyard area.



Plate 8 – Part view of the late 20th century toilet block, which is attached to the north elevation of the Orangery. Note that this view shows the east elevation to the toilet block.

2 Planning Background and Development Plan Framework

2.1 Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.1.1. The *Planning (Listed Buildings and Conservation Areas) Act 1990* sets out the legal requirements for the control of development and alterations which affect listed buildings or conservation areas (including buildings of heritage interest which lie within a conservation area). Grade I are buildings of exceptional interest. Grade II* are particularly significant buildings of more than special interest. Grade II are buildings of special interest.
- 2.1.2. Section 8 deals with the authorisation of works to a listed building through Listed Building Consent.
- 2.1.3. Section 66(1) states:
- In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*

2.2 National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG)

- 2.2.1. Government policy in relation to the historic environment is outlined in Section 16 of the *National Planning Policy Framework 2023* (NPPF), entitled *Conserving and Enhancing the Historic Environment*. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - conservation of England's heritage assets in a manner appropriate to their significance; and
 - recognition of the contribution that heritage assets make to our knowledge and understanding of the past.
- 2.2.2. Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.
- 2.2.3. Paragraph 200 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal on the significance of that asset.

- 2.2.4. *Heritage Assets* are defined in Annex 2 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. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).
- 2.2.5. *Designated Heritage Assets* comprise: World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas.
- 2.2.6. *Significance* is defined as: the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.2.7. *Setting* is defined as: the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.2.8. The NPPF is supported by the *National Planning Policy Guidance* (NPPG). Paragraph 18a-001 makes a clear statement that any decisions relating to Listed Buildings and their settings and Conservation Areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.
- 2.2.9. Paragraph 18a-013 outlines that the assessment of the impact of a proposed development on the setting of a heritage asset needs to take into account and be proportionate to the significance of the asset being considered, and the degree to which the proposed development enhances or detracts from the significance of the asset and the ability to appreciate the significance.
- 2.2.10. The NPPG outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.
- 2.2.11. Paragraph 18a-013 concludes:

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to otherwise access or experience that setting. The contribution may vary over time. When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the

asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.

- 2.2.12. The key test in NPPF paragraphs 205-208 is whether a proposed development will result in substantial harm or less than substantial harm. However, substantial harm is not defined in the NPPF. Paragraph 18a-018 of the NPPG provides additional guidance on substantial harm. It states:

What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.

Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

- 2.2.13. Paragraph 208 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the NPPG outlines what is meant by public benefits:

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

- 2.2.14. Paragraph 209 relates to non-designated heritage assets and states:

the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

- 2.2.15. In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

2.3 Local Planning Policy

- 2.3.1. The relevant development plan comprises *Manchester's Local Development Framework Core Strategy Development Plan Document 2012 to 2027* (Adopted 11th July 2012), which contains policies relevant to the historic environment and Heaton Park.

Policy EN1: Design Principles and Strategic Character Areas

- 2.3.2. The relevant part of Policy EN 1: Design Principles and Strategic Character Areas, relates to Heaton Park and states as follows:

All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes. Design and Access Statements submitted with proposals for new development must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives.

3. Heaton Park Character Area

Heaton Park is a large, historic, Grade II listed municipal park, containing a number of historic structures dating from its original use as a country estate. It is used for a mix of formal and informal recreational opportunities in a primarily informal landscape. It is the highest point in the City.

- *A continuation of its historic landscape character as parkland with informal groups of trees, to enable the accommodation of the existing range of leisure activities, is expected.*

Policy EN 3: Heritage

- 2.3.3. The relevant part of Policy EN 3: Heritage, states as follows:

Throughout the City, the Council will encourage development that complements 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.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

2.4 Heaton Hall Conservation Management Plan Policies

- 2.4.1. The *Heaton Hall Conservation Management Plan* (CMP 2015) was commissioned by Manchester City Council, in order to deliver a strategic framework for the hall and park, which acknowledges the historic importance of the landscape and its buildings. The CMP 2015 sets out a number of conservation policies, which should be seen as a standard for the long-term management of the hall, based on current best practice for historic buildings conservation. They set the guidelines for the hall's maintenance and for controlled change. Note that only the policies relevant to the Orangery and the proposed works are mentioned below.

Policy 1.1: Respecting the Historic Character

- 2.4.2. The relevant part of Policy 1.1: Respecting the Historic Character, states as follows:

Respect the historic evolution of Heaton Hall, retain wherever possible all significant clues relating to its development, and record all evidence exposed in the course of carrying out repairs, inspections or alterations. There shall be a central archive containing copies of all records relating to the architecture.

Policy 1.2: Maintenance of the Building

- 2.4.3. The relevant part of Policy 1.2: Maintenance of the Building, states as follows:

Maintain and repair Heaton Hall so as to retain as much of the significant 18th and 19th century fabric in its original form as possible, both externally and internally, right down to the smallest details.

Policy 1.4: Renewal of Materials

- 2.4.4. The relevant part of Policy 1.4: Renewal of Materials, states as follows:

Where original, early or significant materials or elements have to be renewed, where possible, they should be replaced like-for-like to retain the building's historic and aesthetic integrity.

Policy 2.1: Evaluation of Proposed Change

- 2.4.5. The relevant part of Policy 2.1: Evaluation of Proposed Change, states as follows:

Before investigating any change to the fabric of the building carry out a thorough investigation to establish its significance and evaluate the proposals accordingly, taking into account the conservation guidance given in this Conservation Management Plan.

Policy 2.3: Design of New Elements

- 2.4.6. The relevant part of Policy 2.3: Design of New Elements, states as follows:

Any proposal to introduce changes into an historic building or space should take into account the effect of the changes on its character.

Policy 2.5: Intervention in Historically Significant Spaces in Areas of Secondary Importance

- 2.4.7. The relevant part of Policy 2.5: Intervention in Historically Significant Spaces in Areas of Secondary Importance, states as follows:

Structure that is of architectural or historic interest in areas of secondary importance shall be awarded the same level of respect as structure in the principal spaces.

Policy 2.8: Reinstate Missing Features

- 2.4.8. The relevant part of Policy 2.8: Reinstate Missing Features, states as follows:

Consider reinstating missing or altered features where to do so would significantly enhance the integrity of the historic building where evidence exists to enable this to be accurate.

Policy 5.1: Appropriate Use for the Orangery

- 2.4.9. The relevant part of Policy 5.1: Appropriate use for the Orangery, states as follows:

The Orangery shall be put to an appropriate use that will not detract from the character of the historic Hall and garden.

Policy 6.1: Roofs

- 2.4.10. The relevant part of Policy 6.1: Roofs, states as follows:

Respect the form and materials of historical and architectural significance at roof level.

Policy 6.2: Exterior Stone Facades

- 2.4.11. The relevant part of Policy 6.2: Exterior Stone Facades, states as follows:

Sandstone ashlar walls and carved details shall be properly maintained and repaired.

Policy 6.3: Exterior Rendered Facades

- 2.4.12. The relevant part of Policy 6.3: Exterior Rendered Facades, states as follows:

Rendered wall faces shall be properly maintained and repaired.

Policy 6.4: Internal Timber Floors

2.4.13. The relevant part of Policy 6.4: Internal Timber Floors, states as follows:

Surviving original oak floors shall be treated with particular respect taking into account their construction and character.

Policy 6.5: Internal Stone Slab Floors

2.4.14. The relevant part of Policy 6.5: Internal Stone Slab Floors, states as follows:

Surviving original stone floor slabs shall be treated with respect taking into account their surface condition and their character.

Policy 6.6: Interior Enriched Decoration

2.4.15. The relevant part of Policy 6.6: Interior Enriched Decoration, states as follows:

Enriched mouldings and surfaces should be stripped of accretions of historic paint only after very careful judgment by acknowledged specialists, taking-into-account fully the historic, technical and aesthetic considerations.

Policy 6.9: The Care and Conservation of Mahogany Doors

2.4.1. The relevant part of Policy 6.9: The Care and Conservation of Mahogany Doors, states as follows:

The veneered mahogany doors shall be regularly maintained and repaired to the standards expected for equivalent fine period furniture.

Policy 6.10: The Care and Conservation of Historic Ironmongery

2.4.2. The relevant part of Policy 6.10 (The Care and Conservation of Historic Ironmongery), states as follows:

Historic ironmongery on doors, windows and window shutters shall be catalogued, overhauled and then maintained in good working order.

Policy 6.13: Fire and Compartmentation Strategy

2.4.3. The relevant part of Policy 6.13: Fire and Compartmentation Strategy, states as follows:

Means of achieving compartmentation for fire and smoke control and of providing alternative means of escape shall be carried out in a sensitive manner and in such a way that the historic fabric and character of the Hall are least affected.

Policy 6.14: Services Installations

2.4.4. The relevant part of Policy 6.14: Services Installations, states as follows:

Services installations in principal historic areas shall be designed and introduced so as to have the minimum impact on the character of the space.

Policy 6.15: Lighting Interior Rooms

2.4.5. The relevant part of Policy 6.15: Lighting Interior Rooms, states as follows:

Artificial lighting of rooms shall be executed either using period fittings sensitively converted to electricity, or elsewhere using the latest and best proven lighting technique as sensitively as possible.

Policy 6.16: Signage

2.4.6. The relevant part of Policy 6.16: Signage, states as follows:

Direction and Information signage within and around Heaton Hall shall be kept to a minimum and shall be clear, appropriate, thoughtfully placed and fixed so as to cause the minimum permanent damage.

2.5 Relevant National Guidance

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

2.5.1. The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

1. Understand the significance of the affected assets.
2. Understand the impact of the proposal on that significance.
3. Avoid and mitigate impact in a way that meets the objectives of the NPPF.
4. Look for opportunities to better reveal or enhance significance.
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change.
6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Historic Environment Good Practice Advice In Planning Note 3: The Setting of Heritage Assets (Historic England 2017)

- 2.5.2. Historic England's Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.
- 2.5.3. The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.
- 2.5.4. The Good Practice Advice Note sets out a five-stage process for assessing the implications of proposed developments on setting:
 - 1. Identification of heritage assets which are likely to be affected by proposals;
 - 2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
 - 3. Assessing the effects of proposed development on the significance of a heritage asset;
 - 4. Maximising enhancement and reduction of harm on the setting of heritage assets; and
 - 5. Making and documenting the decision and monitoring outcomes
- 2.5.5. The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results in a level of harm to significance, this harm, whether substantial or less than substantial, should be weighed against the public benefits of the scheme.

3 Historical Context and Location of Heritage Assets

3.1 Introduction

- 3.1.1. The following section presents a historical development of the Site and the immediate environs. The heritage assets within and in the vicinity of the Site are also identified (locations shown in Appendix B – Figure 2).

3.2 Historical Background

Overview

- 3.2.1. Heaton Park is a municipal park in Manchester, covering an area of over 600 acres (242.8 ha). The park was formerly the grounds of a Grade I listed, neoclassical 18th century country house, Heaton Hall. The hall, built to the designs of James Wyatt in 1772 and remodelled by Lewis Wyatt in the 1820s, replaced an earlier house on the Site, and is now only open to the public on an occasional basis as a museum and events venue⁴.
- 3.2.2. Heaton Hall had been owned by the Holland family since the Middle Ages. In 1684, when Sir John Egerton (3rd Baronet of Wilton) married Elizabeth Holland, the hall came to the Egerton family. In 1772, Sir Thomas Egerton, 7th Baronet (later the 1st Earl of Wilton), commissioned the fashionable architect James Wyatt to design a new home for his young family. Although Wyatt had already established a reputation for himself as an innovative architect, he was only 26 years old and Heaton Hall was his first country house commission. Wyatt's neoclassical masterpiece was built in phases and was mostly completed by 1789⁵.
- 3.2.3. The Orangery, which is attached to the east elevation of Heaton Hall, was built to designs by Lewis Wyatt in circa 1823. It originally comprised three south facing glass-topped conservatories with a south façade of stone piers supporting an entablature and a low parapet, fully glazed between the piers. At either end the Orangery is flanked by stone pavilions, each of which has a colonnaded loggia with a central door with niches on either side. It is thought that these niches once contained the marble statues, which are now displayed in the Saloon⁶. Following the purchase of Heaton Hall by the Manchester Corporation in the early 1900s, a number of notable changes were made to the Orangery in the early part of the 20th century. These included the replacement of the original pitched, domed and vaulted glazed roofs with a flat asphalt roof during the inter-war period. The two internal piers were also removed at this time, as were all the glass windows and dividing

⁴ Manchester City Council (MCC) Heaton Hall Heritage Statement - Project Ref. DH 43906, Phase 4 Fabric Repairs 2017 p2

⁵ Ibid pp2-3

⁶ Lloyd Evans Prichard Ltd, Heaton Hall Conservation Management Plan: Volume 1 2015 p63

screens⁷. In 1963 the existing fenestration pattern to the south elevation of the Orangery was introduced, comprising narrower window openings. A number of internal alterations were also carried out at this time to form a café space⁸. The existing sash windows to the south elevation were refurbished more recently⁹. The door to the western pavilion is also a more contemporary replacement.

- 3.2.4. The two pavilions to the Orangery were once subdivided into smaller rooms. The western pavilion had one room entered directly from the adjacent secondary staircase, and a central passage entered from a door in the north wall. The subdividing walls have since been altered. The eastern pavilion appears also to have been subdivided and again these walls have since been removed. The existing window opening in the east elevation is likely a later insertion.¹⁰
- 3.2.5. The park was originally laid out by William Emes in the style of Capability Brown. It has long been used for public events such as the Heaton Park races, which were established by the second Earl in 1827. The races were run on a course on the site of the present-day boating lake until 1839 when they moved to Aintree near Liverpool, now the venue for the Grand National. During the 19th century when the railway to Bury was being laid, it stopped short of Heaton Park, as Lord Wilton was not prepared to see his estate disfigured by a railway. As a compromise the line was run under the estate in a tunnel and a railway station opened adjacent to the Whittaker Lane/Bury Old Road entrance in 1879 (now Heaton Park Metrolink station). Consequently, the decision by Lord Wilton to put the hall and park up for sale was greeted with dismay, especially when it became known that the site was being eyed by a property developer. A pressure group was formed to persuade MCC to purchase it as a museum and municipal park. Alderman Fletcher Moss, a prominent antiquarian was a notable influence in this movement. The park was purchased by MCC from the Earl of Wilton in 1902 and opened to the public. Unfortunately, the council was not prepared to purchase the contents of the hall, so the furniture and paintings were sold at auction. The hall was considered by the council to be of little architectural or historical significance and the saloon was initially used as a tea-room¹¹.
- 3.2.6. Heaton Park has one of the United Kingdom's few concrete towers, the Heaton Park BT Tower¹².

⁷ Lloyd Evans Prichard Ltd, Heaton Hall Conservation Management Plan: Volume 1 2015 p63

⁸ Ibid p20

⁹ Manchester City Council Listed Building Consent Decision Notice 115427/LO/2017 dated 25 May 2017

¹⁰ Lloyd Evans Prichard Ltd, Heaton Hall Conservation Management Plan: Volume 1 2015 p63

¹¹ Manchester City Council (MCC) Heaton Hall Heritage Statement - Project Ref. DH 43906, Phase 4 Fabric Repairs 2017 p3

¹² Lloyd Evans Prichard Ltd, Heaton Hall Conservation Management Plan: Volume 1 2015 p63

- 3.2.7. During World War I, the park was used as a training camp for the Pals battalions of the Manchester Regiment, whilst Heaton Hall became a military hospital¹³.
- 3.2.8. In World War II, the park was a camp for the Royal Air Force, where 133,516 aircrew were trained. The park was home to a barrage balloon anchorage and an ack-ack emplacement. Two 'prefab' housing estates and an infants' school were built in the south of the park, the houses providing much-needed homes until they were demolished in the 1960s. The school building was used by MCC until 2012, when it was demolished¹⁴.
- 3.2.9. The park was renovated as part of a millennium project partnership between the Heritage Lottery Fund (HLF) and MCC at a cost of over £10 million. It contains an 18-hole golf course, tennis courts, a boating lake, an animal farm, a pitch and putt course, a golf driving range, woodlands, ornamental gardens, an observatory, an adventure playground, a Papal Monument and a volunteer-run tram system and museum and is listed Grade II on the Historic England Register of Parks and Gardens. It has the only flat green bowling greens in Manchester, built for the 2002 Commonwealth Games.
- 3.2.10. Heaton Park is situated circa 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 20th century 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 3 metre high wall which was built to enclose the park 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 circa 240 hectares park is situated on land which rises from the south and west, and there is a valley running through the northern and northeastern part of the park. 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.

¹³ Lloyd Evans Prichard Ltd, Heaton Hall Conservation Management Plan: Volume 1 2015 p63

¹⁴ *ibid*

3.3 Heritage Assets

Listed Buildings

Heaton Hall: Grade I Listed

- 3.3.1. The Site forms part of the Grade I Listed Heaton Hall, National Heritage List for England (NHLE) ref. 1200809. The hall dates to the mid-18th century, with the Orangery dating from the early 19th century. The NHLE provides the following description for the heritage asset:

Country house, now museum and art gallery (etc). Mid C18, remodelled 1772-89 by James Wyatt for Sir Thomas Egerton, enlarged and orangery added c.1823 by Lewis Wyatt. Sandstone ashlar with dressings of Coade stone, hipped slate roofs. Long range on east-west axis, composed of central block linked by colonnaded wings to octagonal pavilions (kitchen to west, library to east), with 1823 additions to north side of wings and pavilions, and orangery continued at east end. Palladian style. One and two storeys with entrance front to north and principal facade to south, both symmetrical. The south facade, entirely by James Wyatt, is composed of a 2-storey 5-bay centre with a prominent 3-window bow, flanked by single-storey 7-bay wings with tall colonnades mounted on steps and linked to slightly higher octagonal single-storey pavilions. The centre block has steps up to the bow flanked by a lion and lioness of cast lead on stone pedestals; giant Ionic semi-columns to the bow and pilasters to the outer bays, a guilloche string-course, plain frieze, cornice and blocking course; its bow has 12- and 9-pane sashed windows, Coade stone panels between floors depicting classical rustic scenes, and a shallow domed lead roof; and each outer bay has a large Venetian window in a blank arch at ground floor, and a 9-pane sash above. The colonnades have fluted friezes enriched with antique ox-skulls (bucrania), and very tall 15-pane windows (those of the left wing now boarded). The pavilions each have pilasters and a frieze like the colonnades, a cornice and high parapet, a large Venetian window in the centre and swagged panels over the windows in the canted side bays. The north front of the main block, 2:3:2 bays, with pedimented centre breaking forwards, 1st-floor sill-band, moulded cornice and blocking course, has a tetrastyle portico mounted on steps, tall 12-pane sashed windows at ground floor, horizontal panels above these, and 9-pane sashed windows at 1st floor; and attached at each side of this are the 1823 additions to the rear of the wings, 2 lower storeys and 7 bays each, with pilasters and sashed windows (differing slightly), and massive clustered chimney stacks. The former orangery to the east, facing south, is a long symmetrical single-storey range, 3:3:5:3:3 bays, with projected polygonal centre, the ends colonnaded and the rest pilastered with a full-height window in each bay, a moulded cornice and blocking course carried round the whole, and now with a flat roof replacing the original glazed central dome and pitched roofs.

INTERIOR: fine original features including entrance hall, staircase hall with imperial staircase and colonnaded landing, saloon, dining room, billiard room, music room, library, and at 1st floor the Cupola Room which has very rare survival of complete

Etruscan style decoration; for details, see "Heaton Hall: a Short Account of its History and Architecture", Manchester City Council, 1984. East wing and kitchen derelict and restoration suspended at time of survey, containing some original features, e.g. servants' stairs, fielded panel cupboards in former house-keeper's room, and 2 large segmental-arched fireplaces in opposed walls of kitchen (Manchester City Council: Heaton Hall: a short account of its History and Architecture: 1984).

- 3.3.2. Heaton Hall is also on the Historic England Heritage at Risk Register. The register provides the following description for the heritage asset:

Neoclassical country house, 1772, by James Wyatt. The west wing is an empty shell following a fire in the 1980s. Historic England has grant-aided three phases of work, including repairs to stonework, windows, rendering and the Orangery. Manchester City Council has developed a strategic plan to deliver a sustainable future for Heaton Park, with the reactivated Hall as its focal point. A phase of maintenance repair work has recently been completed. The ongoing partnership with the Friends of Heaton Hall is resulting in increased usage of the building through guided tours.

Sundial to South of the Orangery at Heaton Hall: Grade II Listed

- 3.3.3. The Grade II 'Sundial to the south of the Orangery at Heaton Hall' (NHLE 1282995) is located on the lawned area a short distance from the projecting bay window to the Orangery. The NHLE provides the following description for the heritage asset:

Sundial. Dated 1756, by Daniel Clegg Joiner of Manchester. Sandstone. Vase pedestal carved with leaves at the base and neck, drapery round the body; copper plate with inscription including signature and date 1756, gnomon damaged. Only surviving relic of mid C18 park before its remodelling in later C18.

Temple to North-East of Heaton Hall: Grade II* Listed

- 3.3.4. The Grade II* 'Temple to the north-east of Heaton Hall' (NHLE 1200813) is located 135 metres to the north-east of the Orangery. There is, however, limited intervisibility between Heaton Hall and the temple given the extensive wooded area between them. The NHLE provides the following description for the heritage asset:

Ornamental temple. Probably late C18, by James Wyatt; altered. Sandstone ashlar painted white, with copper-cladding to roof. Small rotunda of Tuscan columns with dentilled cornice and domed roof (former encircling balustrade and lantern missing at time of inspection); doorway in south side of inner vessel and windows in east and west side now covered.

Former Stables to North-West of Heaton Hall: Grade II Listed

- 3.3.5. The Grade II 'Former Stables to the north-west of Heaton Hall' (NHLE 1200813) is located 100 metres approx. to the north-west of Heaton hall. There is some intervisibility between Heaton Hall and the former stables, although the visual connections between the Orangery

and the heritage asset is limited. The NHLE provides the following description for the heritage asset:

Stable block. 1777, by Samuel Wyatt. Red brick in Flemish bond with sandstone dressings and hipped slate roofs. Extended U-shaped plan formed by long main range with receding wings. One and 2 storeys, 1:3:3:3:1 windows, symmetrical. Central 2-storey entrance block with giant round-headed entrance arch (upper portion filled by Diocletian window) flanked by pedimented bays which break forwards slightly and have 1st-floor bands, 12-pane windows at ground floor and low 6-pane windows above (tilting casements except that to right at ground floor which is fixed), all with flat-arched heads; octagonal clock turret on roof. Single-storey side ranges with similar 12-pane tilting casements. Two storey wings (coach-houses) with giant round-headed arches containing C20 double doors and Diocletian windows above. Through-passage with segmental-headed doorway in each side, both with fielded panel double doors, and flanked by round-headed 12-pane sashed windows. Rear similar to front except south range altered by insertion of doorway and addition of fire escape; wings continued as open-fronted cart sheds.

Registered Parks and Gardens

- 3.3.6. The Site is located within the Grade II Registered Heaton Park (NHLE 1000854), which dates to the early 16th century. The following extract is taken from the NHLE:

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. 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.

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.

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 now dominated by a large boating lake which was made on the site of the racecourse in 1912-13.

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.

4 Proposed Development and Potential Impact on Heritage Assets

4.1 Background

- 4.1.1. Heaton Hall has been disused as a country home since the late-19th century and although it had various other uses over the years, the hall has been largely disused. In the 1980s there was a fire in the west wing, which left the building an empty shell. Due to the state of disrepair, the hall is currently on Historic England's Heritage at Risk Register. MCC has developed a strategic plan to deliver a sustainable future for Heaton Park as a whole, with Heaton Hall as a focal point. Maintenance repair is currently underway at the hall, with works to the Orangery to be completed as part of the next phase.

4.2 The Proposed Development

- 4.2.1. The Proposed Development is to provide a blank canvas event space within the Orangery of Heaton Hall. In order to achieve this, a variety of works need to take place both externally and internally. These include alterations and repairs, which are set out in detail in the Design & Access Statement (DAS) dated February 2024 and the supporting drawings. The key works include the following:

Externally

- Replacement of modern roof structure and coverings to the lobby and boiler room. Note that the main roof and toilet area have previously been replaced with a Bauder system build-up felt roof with cut-to-falls insulation.
- Replacement of rainwater goods with cast iron to match originals.
- Introduction of 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.
- Removal of existing render to north wall and replacement with a new lime-based render to terminate 150mm above ground level.
- Removal of render to rear brickwork and replacement with a lime-based render.
- Removal of render from toilet block wall and replacement with Siberian larch timber cladding.
- Repair of south elevation windows including new timber cills and complete redecoration.
- Introduction of a new UV film to the interior face of the glazing to the existing windows.
- Repair of north external door to west pavilion.
- Removal of boiler room door and frame, increase opening size and provide new braced door and frame.

- Introduction of brick wall to boiler room with timber cladding.
- Adjustment to existing leadwork above cornice and renewal where required to match existing details.
- Replacement of circular pattern paving either side of bay window (i.e. within loggias) with York stone flags.
- Replacement of courtyard paving with reclaimed York stone flags.
- Provision of new timber enclosure with concrete base to house 3 no. wheelie bins for kitchen waste. This new structure will be sited close to the east elevation of the Orangery and will be screened by existing hedging.
- Provision of mechanical heat recovery ventilation units at roof level to provide energy efficient ventilation for the occupants (the existing windows are fragile and are not suitable to achieve this).
- Provision of a Variable Refrigerant Flow (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.
- Installation of external floodlighting within the ground shall be provided as part of the main hall rewiring to the Orangery (which will be integrated with the Main Hall upgrade).
- Installation of new external lighting provided by IP65 uplighters within the new Courtyard paving.
- Creation of level access to main entrance and fire exits.

Internally

- Make good internal finishes damaged as a result of water ingress.
- De-scaling of 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.
- Removal of paper finishes in the function room and allow walls to dry out naturally.
- Re-plastering of areas where rising and penetrating damp is an issue in a breathable lime-based plaster.
- De-scaling of tie rods and corroding sections of beams in west loggia cellar.
- Provision of decorative ceiling raft to carry service runs and screen off mechanical and electrical services.
- Replacement of radiators alongside windows with trench heating under windows with traditional style grilles in brass finish.
- Removal of water heater and other redundant M&E fittings from toilet area. Install new water heater(s) and hot and cold distribution pipework.

- Provision of local extract ventilation to toilet cleaners' cupboard and staff changing – these are to exhaust via roofs to avoid penetrations through elevations and associated exhaust grilles.
- Provision of new dedicated electrical distribution boards and sub mains cabling fed from the main hall basement electrical switch room.
- Installation of 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. Emergency lighting will be included within the general luminaires as integral units.
- Rewiring of the fire and security alarm systems, which shall be linked back into the main hall central control panels.
- Refurbish main toilet area to create a fully accessible unisex facility.
- Stripping out of bar and provision of spurs to enable provider to fit out as desired.
- Stripping out commercial kitchen and provide spurs – create blank canvas for caterers.
- Replacement of a number of internal doors as necessary to ensure access for all. Note that mainly modern doors are being replaced.

4.3 Potential Impacts on Heritage Assets

Grade I Listed Heaton Hall (including the Orangery)

Significance and Setting

- 4.3.1. The CMP 2015 provides a detailed description of Heaton Hall, which includes the Orangery, and assesses the significance of the building. It also discusses the importance of the parkland setting of the heritage asset and provides management guidelines to inform future change. The following significance assessment extract is taken from the CMP 2015:

The Hall as a whole is of exceptional historic aesthetic, communal and evidential value. Many of the spaces within the Hall have more than one level of significance, for example the Music Room. This is contained within the East Wing, which is of exceptional configuration and external appearance, and some features of the Room (such as its organ and decoration) are also of exceptional value, while the more recent 19th century finishes are of medium interest. The table and plans are therefore necessarily simplified in their representation but provide a useful broad brush picture. A more detailed analysis of the significance of the specific constituent spaces of the Hall is given in the Gazetteer¹⁵.

¹⁵ Heaton Hall Conservation Management Plan, December 2015, p107

Historical value

Heaton Hall is of exceptional historical significance for several reasons. This includes association with the Egerton/Wilton families as a reflection of the philanthropy and patronage on the part of a leading aristocratic family in Manchester. This goes beyond the benign local stewardship of the first Earl of Wilton, whose keen sense of responsibility and public service exemplified the gentry class of the 18th century and onward to the Second Earl and his wife, whose social and personal associations and heady lifestyle lead to a degree of social notoriety¹⁶.

Also relevant is the fact that the Hall is recognised and appreciated as a work of architecture and a cultural resource in an enduring way. It was added to the statutory list of buildings in 1952, and whilst not always greatly appreciated as a piece of architecture, firmly established its architectural importance¹⁷.

These are not the only historical values embedded in the structure of Heaton Hall. The physical Hall at the centre of the listed parkland has associations with the use of the wider landscape for private and public recreation (the Heaton Park Races between 1827 and 1839 before they relocated to Aintree). This extends right up to modern times through the stewardship of Manchester City Council and the Hall's use as a branch gallery. Even the use of the Wing as the club house and associated facilities for the golf course added a layer of 20th century meaning to the rich history of the building¹⁸.

Aesthetic value

Whilst some of the constituent parts of the Hall can be considered to be of lower value, the overall categorisation can only be of exceptional aesthetic significance. Even in its present condition, the Hall is a fine example of a Georgian Neoclassical country house and demonstrates a keen appreciation of the aspect of setting within the associated (listed) landscape. The Hall's relatively early passage into local authority ownership may have fortuitously protected the original structure from the wilful destruction that led to the loss of many of its contemporaries. This resulted in the retention of most of the original finishes and decoration, much of which can still be seen today. The only substantial original elements to have been lost are the roof to the Orangery (1839) and the internal finishes of the West Wing through the fire of 1983. The restoration of the

¹⁶ Ibid

¹⁷ Ibid, p108

¹⁸ Ibid

landscape has re-established the synergy between the built form and its historic setting, placing the Hall at the centre of Park activity¹⁹.

As previously acknowledged, it should be recognised that not all the individual elements of the architectural composition are of exceptional value. Through a combination of circumstance and misguided change, limited parts of that which cannot be considered as of the highest architectural merit. For example, the lost interior fabric resulting from the fire that decimated the West Wing can only allow this area to be classified as of medium aesthetic significance whilst its north façade can be classified as of high aesthetic significance. Likewise the remnants of the Orangery structure are diminished by the loss of its original roof and elevation glazing and can only be considered as of medium significance²⁰.

Communal value

The Hall sits at the centre of the manmade landscape and has exceptional communal value through its contribution to the overall composition of the parkland. However, its worth goes way beyond what can be considered as a static value through its recreational and cultural meaning to generation after generation of local people. This started long before the Park became a Council asset, as the Wiltons regularly opened up their boundaries for wider public access, notably for the widely and raucously attended Heaton Park Race and at harvest time²¹.

Evidential value

The building exhibits several different phases demonstrating change over a period of over a century at the hands of three members of the Wyatt family. Evidential value may also be present in the historic fabric, such as wall finishes where layers of paint may be analysed to reveal the original colours of different spaces, to inform future re-decoration. . . This establishes the building as of high evidential value on a number of different levels²².

- 4.3.2. The Orangery is identified in the CMP 2015 as having a high level of significance overall. It is also acknowledged that notable change has occurred to the Orangery, including the loss of its original roof form, more recent replacement windows and extensive interior change. With reference to the interior of the Orangery the main interior space is identified as having a medium level of significance, with the rear courtyard area having a low level of significance. The later single-storey 20th century toilet block, which occupies the western

¹⁹ Heaton Hall Conservation Management Plan, December 2015, p108

²⁰ Ibid

²¹ Ibid, p109

²² Ibid

part of the rear courtyard, has no heritage value. The replacement flat roof to the Orangery is also deemed to be of no heritage value. The Orangery is flanked by stone pavilions at either end of its south elevation. The timber door within the western pavilion is modern (**Plate 9**), with the door within the eastern pavilion being more historic.

- 4.3.3. The two pavilions were originally subdivided into smaller rooms²³. The western pavilion had one room entered directly from the adjacent secondary staircase, and a central passage entered from a door in the north wall. There are high level windows on either side of the door lighting the two internal rooms, with the historic subdividing walls having been altered. The eastern pavilion appears also to have been subdivided historically and these walls have also been removed.
- 4.3.4. Timber sash windows to the principal south elevation of the Orangery were originally introduced in the 1960s, when the Orangery became a restaurant and events venue²⁴. These windows have been replaced more recently. The width of the window openings was also reduced in the 1960s.
- 4.3.5. To the rear of the Orangery is a wall, which encloses a narrow passage at either end and widens in an arc to enclose a courtyard behind the central bay.
- 4.3.6. The interior of the Orangery has seen substantial change over time, with the open layout in the main space introduced in the 1960s. The layout to the eastern and western pavilions has also been altered, with partitioning having been removed.
- 4.3.7. The concrete and circular slabs to the eastern and western loggias also date to the 20th century (**Plates 9 and 10**).
- 4.3.8. The central bay of the Orangery projects north and south with three sided bays and was originally capped by a cast iron glazed dome. The dome was supported internally by two piers, which have also been removed (**Plate 11**). The bays either side of the central projecting bays originally had hipped glazed roofs.
- 4.3.9. The historic rear elevation to the Orangery has high level timber windows (**Plate 12**). The 1914 plan in the CMP 2015²⁵ shows three windows either side of the projecting bay to the rear elevation. There are also lead rainwater hoppers that survive on the rear elevation.
- 4.3.10. In setting terms, the view of the principal south elevation to the Orangery is evident in longer views from within the parkland (i.e. the area to the south looking north). The north (rear) elevation is largely screened by the wooded area to the north.

²³ Heaton Hall Conservation Management Plan, December 2015, p109

²⁴ Ibid, p110

²⁵ Ibid, p61



Plate 9 – View of existing door to the western pavilion of the Orangery.



Plate 10 – View of the eastern loggia to the Orangery. Note the 20th century concrete and circular slabs.



Plate 11 – View of the main interior space to the Orangery. Note that this picture is taken from the central bay looking east (towards eastern end of the Orangery). Note that the pier that supported the original dome (both removed) and associated partitioning would have been located to the left and right of the arrow.



Plate 12 – View of high-level windows to rear elevation of the Orangery.

Impact Assessment: Exterior

- 4.3.11. The exterior works have been considered in a sensitive manner. Where interventions are proposed they follow standard conservation practice and principles. This will ensure that there is no adverse harm to the significance and setting of the heritage asset. The key aspects of the proposal are considered further below.
- 4.3.12. The replacement of uPVC rainwater goods with cast iron to match originals, represents an enhancement given the use of traditional materials.
- 4.3.13. The removal of the existing render to the north elevation of the Orangery and its replacement with a new lime-based render to terminate 150mm above ground level will result in no adverse harm. A traditional approach and materials palette will be utilised to ensure that the building retains its ability to breathe.
- 4.3.14. The removal of render from the exterior face to the toilet block (which dates from the 20th century and is of no heritage value) will result in no harm. The render will be replaced with Siberian larch timber cladding, which will distinguish the later addition from the more historic

rear elevation to the Orangery. The finish to the timber will ensure that this element does not compete with the render to the Orangery. The location of the proposed timber cladding within the enclosed rear courtyard (concealed by the existing wall) will also ensure that the cladding is not overly evident visually from within the parkland.

- 4.3.15. The proposed external repair works, which include new timber cills and complete redecoration of the south elevation windows (more recent additions), are also minor in nature and will be carried out on a like-for-like basis. It is noted that traditional methods and techniques will be utilised for the general repair works, such as the use of a lime-based mortar for repointing works and the repair of stonework on a like-for-like basis.
- 4.3.16. The introduction of a new UV film to the interior face of the glazing to the existing windows will be a subtle intervention i.e. the colour choice of the film will be chosen to ensure that it is not overly evident visually when viewed from the exterior.
- 4.3.17. The removal of the boiler room door and frame and an increased opening size to provide a new braced door and frame will result in no harm. The boiler room adjoins the rear elevation of the Orangery (east side of rear courtyard) and is a later infill. The introduction of a brick wall to the boiler room with timber cladding will not cause any harm, given that the boiler room is a later addition.
- 4.3.18. The replacement of the modern roof structure and coverings to the lobby and boiler room will result in no impact. No historic fabric will be impacted by this aspect of the proposal and the roof will not be evident visually in views from the immediate environs.
- 4.3.19. The replacement of the circular pattern paving either side of the bay window to the Orangery (i.e. within loggias to the south elevation) with York stone flags represents an enhancement. The existing paving (**Plates 9 and 10**) dates from the 20th century and contributes little aesthetically. The proposed York stone flags are more traditional, will be sourced from within the Park and will enhance the appearance of the loggias. The existing concrete slabs to the rear courtyard will also be replaced with York stone flags, thereby enhancing this external space.
- 4.3.20. The provision of a new timber enclosure with a concrete base to house 3 no. wheelie bins for kitchen waste will result in no harm. This new structure will be sited close to the east elevation of the Orangery and will be screened by the existing hedging. This will ensure that the new structure is not overly evident visually in views from the south and west, in particular.
- 4.3.21. The outdoor units associated with the provision of mechanical heat recovery ventilation units at roof level (to provide energy efficient ventilation for the occupants) and a VRF heat-pump system, will be concealed behind the existing parapet walls on the main roof. This will ensure that they are not visually evident in views from within the immediate environs including the parkland.
- 4.3.22. The installation of external floodlighting within the ground (as part of the rewiring to Heaton Hall including the Orangery) will be carried out in a sensitive manner to ensure that this

aspect of the proposal is not visually evident. One floodlight will be mounted on an existing stone plinth within the formal garden to the south of the Orangery, with the remainder to the north and south of Heaton Hall. Subject to the design of the light fitting being small in size and finished in a muted colour, it is unlikely to be garish in the context of the Orangery and the main hall adjacent.

Impact Assessment: Interior

- 4.3.23. The interior of the Orangery has seen substantial change over time, which has compromised its historic fabric and layout. Where interventions are proposed they will be carried out in a sensitive manner to ensure that there is no adverse harm to the interior of the heritage asset.
- 4.3.24. Where repair and refurbishment works are proposed to the interior, these will be carried out using standard conservation techniques. This includes re-plastering of areas where rising and penetrating damp is an issue using a breathable lime-based plaster.
- 4.3.25. The proposed decorative ceiling raft within the main space of the Orangery is required to carry service runs and screen off mechanical and electrical services. This aspect of the proposal is fully reversible and there will be no adverse harm associated with its installation. While contemporary in nature, it is noted that the interior of the main space has seen notable change over time and this element is considered to be an honest intervention, which can be easily removed in the future. It will also conceal mechanical and electrical services thereby ensuring that there is not a cluttered appearance of service runs internally.
- 4.3.26. The internal trench heaters at the base of the windows will minimise the harm to the heritage asset. The introduction of trench heaters will remove the need for radiators, thereby creating a less cluttered appearance.
- 4.3.27. The refurbishment of the main toilet area to create a fully accessible unisex facility will result in no harm. The toilet block is a 20th century addition and is of no heritage value.

Grade II Listed Sundial to the south of the Orangery at Heaton Hall

- 4.3.28. The proposed external works to the Orangery will cause no harm to the setting of the Grade II listed Sundial, which is located within the formal garden to the immediate south of the Orangery. The new outdoor units associated with the provision of mechanical heat recovery ventilation units at roof level and a VRF heat-pump system, will be concealed behind the existing parapet walls on the main roof. This will ensure that they are not visually evident in views from the south i.e. from within the formal garden and wider parkland and will not be seen in backdrop views of the heritage asset.

Grade II* Listed Temple to North-East of Heaton Hall

- 4.3.29. There is limited intervisibility between Heaton Hall and the temple given the extensive wooded area between them. In this regard, given the low-key nature of the proposed

external works and the intervening vegetation the proposal will cause no harm to the setting of the heritage asset.

Grade II Listed Former Stables to North-West of Heaton Hall

- 4.3.30. There is some intervisibility between Heaton Hall and the former stables, although the visual connections between the Orangery and the heritage asset is limited. With this in mind, the low-key nature of the proposed works combined with the separation between the heritage asset and the Site, will ensure that there is no impact on the setting of the heritage asset.

Grade II Registered Heaton Park and Garden

- 4.3.31. The nature of the proposed works is such that they would not impact on the significance and setting of the Grade II Registered Heaton Park. The external works are restrained and would not be visually prominent in key views from the surrounding parkland. With this in mind, there would be no visual impact on the heritage asset.

5 Summary and Conclusions

5.1 Grade I Listed Heaton Hall (including Orangery)

- 5.1.1. The exterior works have been considered in a sensitive manner. Where interventions are proposed they will follow standard conservation practice and principles to ensure that any physical or visual impact is minimised. With this in mind, there will be no adverse harm to the significance and setting of the heritage asset.
- 5.1.2. The interior of the Orangery has seen substantial change over time, which has compromised the historic fabric and layout. Where interventions are proposed they will be carried out in a sensitive manner to ensure that there is no adverse harm to the interior of the heritage asset.

5.2 Grade II Listed Sundial to the south of the Orangery at Heaton Hall

- 5.2.1. The proposed external works to the Orangery will cause no harm to the setting of the Grade II listed Sundial, which is located within the formal garden to the immediate south of the Orangery.

5.3 Grade II* Listed Temple to North-East of Heaton Hall

- 5.3.1. The low-key nature of the proposed external works and the intervening vegetation between the Site and the heritage asset will ensure that the proposal will cause no harm to the setting of the heritage asset.

5.4 Grade II Listed Former Stables to North-West of Heaton Hall

- 5.4.1. The low-key nature of the proposed works combined with the separation between the heritage asset and the Site, will ensure that there is no impact on the setting of the heritage asset.

5.5 Grade II Registered Heaton Park and Garden

- 5.5.1. The nature of the proposed works is such that they would not impact on the significance and setting of the Grade II Registered Heaton Park. The external works are restrained and would not be visually prominent in key views from the surrounding parkland.

Appendix A

References

WSP

Published and documentary sources

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[Heaton Hall, Heaton Park, Crumpsall - Manchester | Historic England](#)

[Sundial in front of orangery of Heaton Hall , Non Civil Parish - 1282995 | Historic England](#)

[TEMPLE TO NORTH EAST OF HEATON HALL, Non Civil Parish - 1200813 | Historic England](#)

[FORMER STABLES TO NORTH WEST OF HEATON HALL, Non Civil Parish - 1282993 | Historic England](#)

[HEATON PARK, Non Civil Parish - 1000854 | Historic England](#)

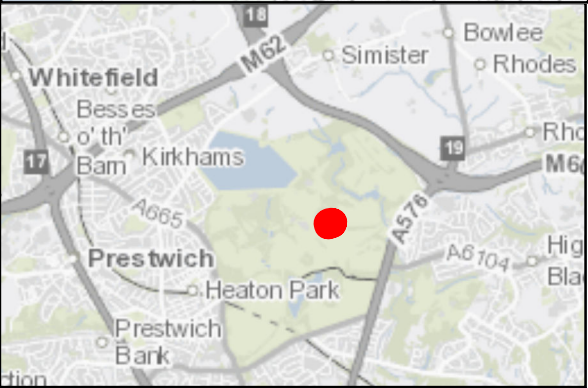
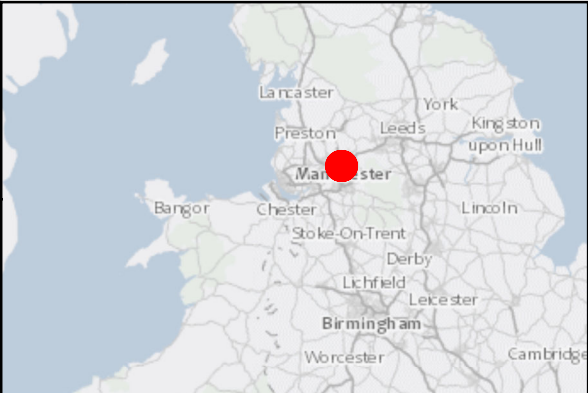
Planning applications

Manchester City Council Listed Building Consent Decision Notice 115427/LO/2017 dated 25 May 2017

Appendix B

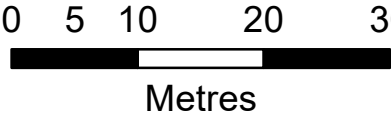
Figures

WSP



Key

 Site Boundary



Client:

Manchester City Council

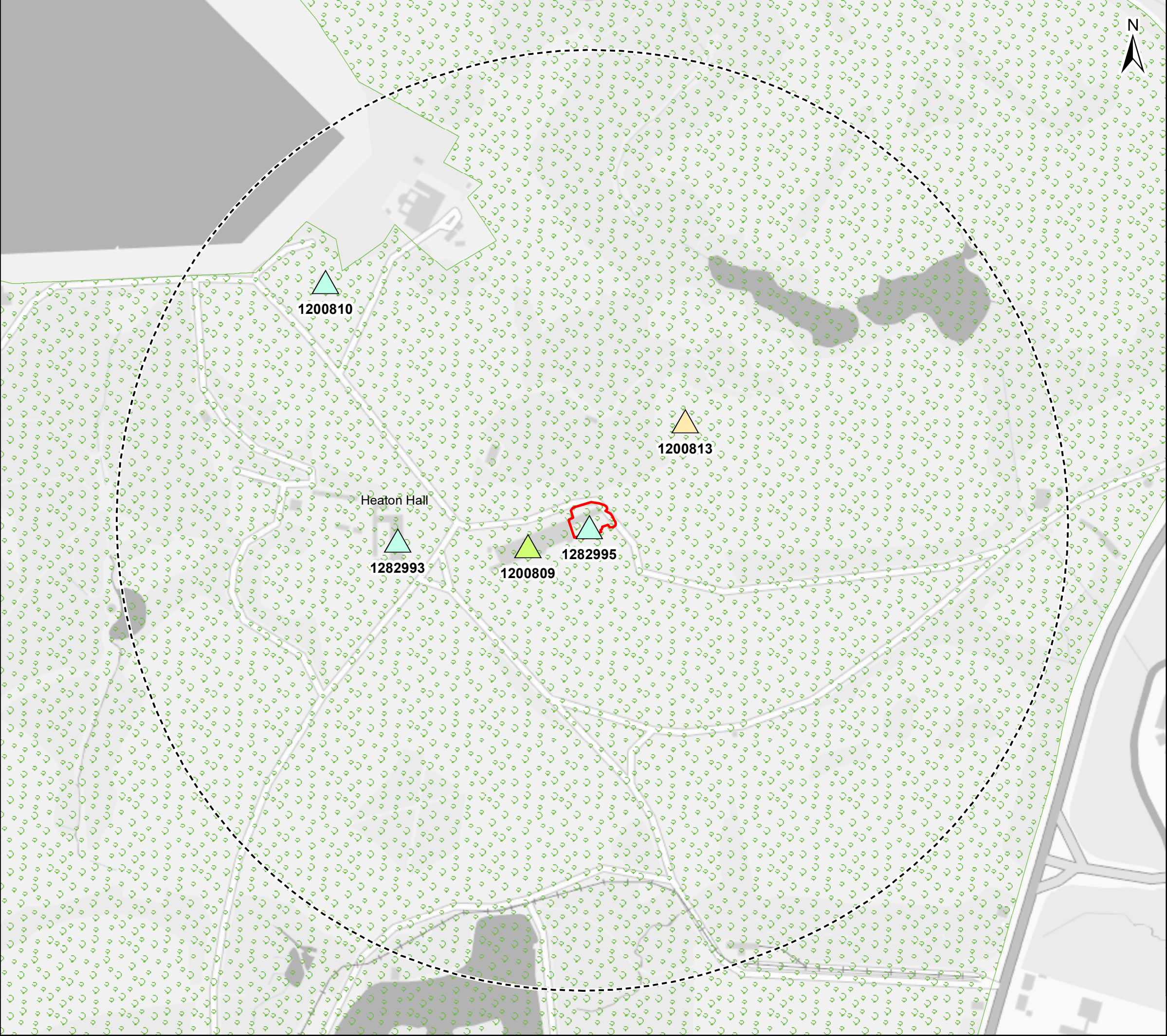
Project:

Heaton Hall Orangery

Title

Figure 1
Site Location Plan

Date:	2/23/2024	Scale:	600 @ A3
Drawn:	GD	Checked:	AB
		Approved:	CC



Key

Grade I Listed Buildings

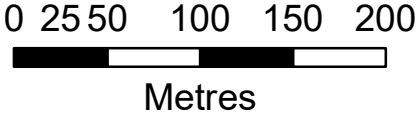
Grade II* Listed Buildings

Grade II Listed Buildings

Grade II Registered Heaton Hall Park and Garden

Site Boundary

Study area (500m)



Client:	Manchester City Council		
Project:	Heaton Hall Orangery		
Title	Figure 2 Location of Designated Built Heritage Assets		
Date:	2/23/2024	Scale:	4,067 @ A3
Drawn:	GD	Checked:	AB
		Approved:	CC



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