Heaton Park Farm Centre

Proposed Fabric Repairs

Design and Access Statement and
Heritage Impact Assessment

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HEATON PARK FARM CENTRE: DESIGN AND ACCESS STATEMENT AND HERITAGE IMPACT ASSESSMENT

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1.00 INTRODUCTION AND HISTORY, DESCRIPTION, AND SETTING OF THE STABLE BLOCK

1.01 Historical Background and Architectural History

What is today known as the Farm Centre at Heaton Park, began life as a stable block serving the adjacent Heaton Hall, which is located to the east of the stable block and addressed by the stables' principal, east, elevation. Following the Corporation of Manchester's purchase of Heaton Park and associated buildings from the 4th Earl of Wilton in 1902, the stables became redundant for their original purpose and have housed a variety of functions since. Built to the design of Samual Wyatt in 1777, the Grade II Listed stables are arranged around a central courtyard, with the areas of the principal, east, range, north of the arched entrance through to the courtyard, having been used as offices and maintenance workshops for the Park for some considerable time.



The principal, east, elevation of the former Stable Block

South of the central archway, the east wing is largely occupied by a well-used café with associated Kitchen and WC facilities created around 2002 as part of a successful HLF funded project of parkland restoration in the early years of the C21st. Whilst this was primarily landscape led, attention was given to the creative use of the smaller, underused, buildings scattered around the park, including the stable block. Creation of the WCs directly accessible from both cafe and Park, in the east range south pavilion's former carriage house, also formed part of the grant aided works, west of which the south range was converted to house an education centre and provide further WCs for the Park.



WCs for the Park in the south pavilion (L), education centre and WCs in the courtyard, south range (R)

North of an opening through to the animal centre behind, the west and north ranges, until relatively recently, still stabled animals for viewing by the public, although these no longer serve this purpose. The pens in the southern half of the west block have been enclosed by a timber clad screen incorporating high level windows, the lower sections of which are in poor condition. The Council wish to reverse this intervention.

1.02 Description and Materials

The stable block is believed to be by Samual Wyatt and dates from 1777. It is built around a central, rectangular, courtyard. The principal wing, or range, is that to the east, which is a symmetrical composition comprising three bay 2 no. storey entrance pavilion in the centre of the wing, smaller, single bay 2 no. storey Pavilions at each end, and three bay single story elements linking the taller blocks. The central bay of the entrance pavilion, around which the composition is mirrored, is filled by a large 2 no. storey entrance arch with Diocletian window infilling the arch at first floor level. Beneath this, large timber doors open into a passageway at lower level leading through the central block to the courtyard. flanked by round-headed, 6 over 6 pattern, sash windows.





Composition of the central pavilion, east wall (L), round headed sash windows in passageway (R)

The arch is flanked by pedimented, 2 no. storey bays which project a single brick forward of the building line and have first floor bands which abut the lintel over the opening through the block (beneath the Diocletian window). The projecting bays have 6 over 6 pane tilting timber casement windows at ground floor level, beneath the 3 over 3 casements which light the upper storey over, except the ground floor window to the right of the arch, which is a fixed casement. All openings are detailed with slate cills and flat, gauged brick arched, heads.

The shallow pitched slated roofs behind the pediments hip into the main pyramidal roof over the block, which is crowned by an octagonal, timber boarded, turret, containing a single bell and a clock facing east. The remaining faces of the timber clad turret walls have rectangular openings corresponding to the points of the compass, with circular openings in the facets between. Above the boarded sides, the lead clad pyramidal turret roof has wood cored rolls over the hips which divide the roof into 8 no. panels. These collect against the lead clad circular base of the weathervane, which surmounts the structure over the centre of the block.




The south-east pavilion and link to the centre block (L), the north-east pavilion (R)

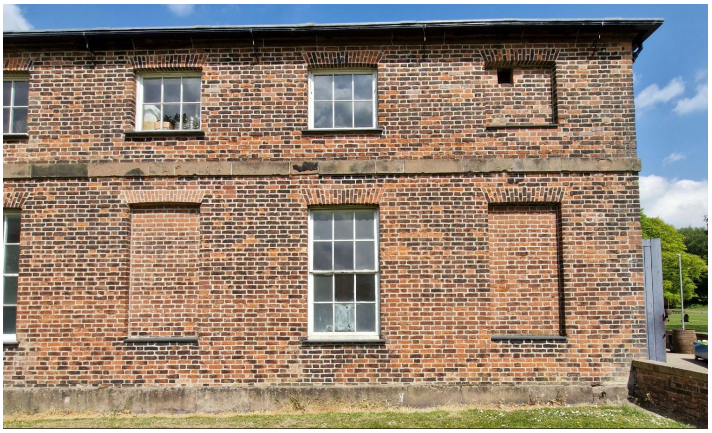
The east elevations of the smaller, 2 no. storey, single bay pavilions at each end of the block are dominated by 2 no. story arches with Diocletian windows over large timber doors, the detail of which is consistent with those in the centre of the block, except the doors open into areas which, presumably, formerly housed carriages. The pavilions project a single brick forward of the main building line and have shallow pitched, hipped, slated, roofs with lead weathered ridges and hips over wood cored rolls. Between the central and end pavilions are 3 no. bay, single storey, ranges with 3 no. 6 over 6 pane tilting timber casement windows in brick openings with slate cills and gauged brick arched heads, beneath simple, shallow pitched, slate roofs with lead ridge weatherings over wood cored rolls. The roofs simply abut the walls of the higher central and end pavilions, and small, timber ventilators sit centrally on each ridge.

From the courtyard, the west elevation of the principal block is similar to the front, except the end pavilions are abutted by the lower, north and south ranges, and the central pavilion lacks the recessed central bay and flanking pediments. Similarly, the spacing between the windows in the low, link, blocks is reduced to accommodate single storey arched entrances into the end blocks set in 45 degree splayed walls. The northernmost opening in the north range appears to have been rebuilt to accommodate a door and the central window opening in the south range has been altered to insert a doorway into the Café.



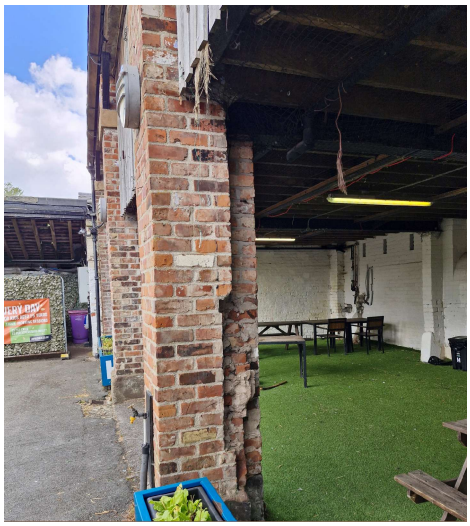

Courtyard elevation of the centre pavilion (L), corner splayed wall and Café entrance door (R)

In the north and south walls of the east block are regularly spaced openings stacked vertically, some of which are 'blind', infilled with recessed brickwork. To the north the openings containing windows have 6 over 6 pattern timber vertically sliding sash windows on the ground floor and 3 over 6 pattern sashes above. The higher units are set in modified openings, the lowered cills not corresponding to those of the 'blind' openings, which are set at a higher level. This is confirmed by the pattern seen to the south, where the ground floor sash windows have 3 over 3 pattern timber, centre tilt, casements over. All openings are detailed in the same manner as the principal east elevation, with slate cills and gauged brick heads.

'Blind' windows and sashes, north pavilion (L) casements to south (R). Note lowered cills to north.

The remaining wings completing the courtyard were originally largely open stabling for the horses and other animals used in working the estate. The north wing originally had an upper story, assumed to be a hay loft, connected by a door to the stairwell at the west end of the north-east pavilion, the others always appear to have been single storey. All have duo pitched slated roofs with lead ridges and hips, except for the west range which is of monopitched configuration. The north and south ranges have 2 no. elements behind the east range abutment, the eastern element to the north hipped, and that to the south gabled. The westernmost elements of both north and south ranges are gabled with ridges running north-south, against which each end of the west range monopitch abuts.

The north range from the courtyard (L), flooring from a former upper storey (hayloft?) remains (R)

Walls are again solid brickwork, 2.5 brick piers of which articulate the courtyard elevations of the north and south ranges into 3 no. bays, which were formerly open to the courtyard beneath the roof, the south range full height, the taller north range having boarding with air gaps between into a presumed hay loft. Beneath the boards the north range remains open to the courtyard, whereas the panels between the brick piers to the south have been infilled with glazed screens, incorporating doors in the centre bay, to form an information / education centre.

The west range is divided into 11 no. bays by a line of circular iron columns which support a beam at the high (east) side of the roof, the structure of which spans between this and the solid brickwork of the west wall. The 5 no. northern bays (animal stalls, sub-divided with painted low level blockwork walls on the gridlines) are open to the courtyard, south of which a further 5 no. bays have been enclosed with timber boarded cladding, now in poor condition and proposed for removal. A footpath from the courtyard leads through a new gated opening in the west wall of southernmost bay, giving access to the landscape and animal centre beyond.




Animal stalls at the north end of the west range (L), timber clad infill and access through to south (R)

Materially, the walls to the principal, east, range are solid brickwork, laid Flemish bond, above a stone plinth, and with a moulded stone corbel at the wall head on which the original gutter may have sat. In the case of the 2 no. storey pavilions, the stone band which runs round at first floor level lines through with the eaves moulding at the head of the lower walls of the single storey link blocks. Windows are timber casements with pivot openers, or vertically sliding sashes, the glazing configuration being as previously described.




Stone details and Flemish bond brickwork to East range (L) timber gutters into cast iron hoppers and rwps (R)

All roofs are finished in natural slate with lead hips and ridges, which drain to lead lined timber profiled eaves gutters supported on ornamental rise and fall brackets, the legs of which are built into the brickwork beneath the stone eaves band. These discharge via (painted) lead spigots into cast iron hoppers and rainwater pipes with anti-splash shoes which spill over gullies.




Gutters to west range renewed in cast iron (L), English garden wall bond brickwork to outbuildings (R)

In the ranges completing the enclosure of the courtyard the material language remains the same, but embellishment such as stone plinths at the base of walls and corbels at the head are missing. Some rainwater goods, such as the west range eaves gutters, have been renewed in cast iron, most likely due to instances of lead theft in areas which are largely visually shaded. In this respect the lining to the eaves gutter serving the south slope of the south range roof appears to be missing. The brick bond also changes from Flemish to English Garden Wall, although the spacing of the header courses varies around the outbuildings.

1.03 Setting and Site Context

The Grade II Listed stable block, situated approximately 60m north-west of the Heaton Hall, is one of several Listed buildings and structures in Heaton Park, which is itself a Grade II Listed Park and Garden. The Park, 5km north of Manchester city centre, is bounded 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. Whilst the boundary line of the parkland has changed little since the C17th, motorway widening has encroached into the northernmost point of the Park, and a C20th reservoir extends into the northernmost point of the Park, and a C20th reservoir extends into the north-west corner. Enclosure comprises a mixture of brick walls, railings, and walls surmounted by railings, representing the replacement or rebuilding of a 3m high wall built to enclose the site between 1807-14, probably under the supervision of John Webb and Lewis Wyatt. Parts of the original wall survive on Middleton Road and flanking the Grand Lodge entrance on the corner of Sheepfoot Lane and Bury Old Road.



Google Earth view of the Park (L) and Leisure Map of the Park locating key buildings / features (R)

The Park has 6 no. main entrances, 4 no. having lodges, principal of which is the early C19th Grade II* Listed Grand Lodge designed by Lewis Wyatt. All such entrances have drives leading to the Grade I Listed Heaton Hall, which were widened following acquisition by Manchester Corporation, and these, as well as later routes through the park, are predominately fenced with railings of various C20 dates. Significant of the other lodges is the late C18th neo-classical, octagonal, stone faced, Smithy Lodge, which is Listed Grade II*.





The Grand Lodge (L) and Smithy Lodge (R)

The stables, attributed to Samuel Wyatt, was built in the late C18th and is Listed grade II. Some 100m west of the stables the Home Farm can be found; where 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 20m to the north-east of the farm were excavated by the Greater Manchester Archaeological Unit in 1989.

Put into historical context, the Heaton Estate had been consolidated by the early C17th, having been acquired through marriage by the Egertons, later Earls of Wilton, in 1684. Sir Thomas Egerton, first Lord Wilton, made several payments to William Emes (1729-1803) during the period 1770-2 when the park was being redesigned. Further works to the parkland were undertaken in 1808-9 by John Webb (1754-1828), a pupil of Emes, at the same time that Lewis Wyatt (1777-1853) was working on Heaton Hall. Sir Thomas Egerton's interest in contemporary ideas about landscape is witnessed by his Grand Tour journal of 1784-5.



The south front of Heaton Hall with the ha-ha in the foreground

Heaton Hall, Listed Grade I, was designed by James Wyatt 1772-89 for Sir Thomas Egerton, seventh baronet. An engraving that part of an earlier house, shown on an engraving of c 1750, was incorporated into the design. Located almost centrally in the Park, the south-east facing Hall is claimed as the finest of its type in the region and one of the finest in the country (Pevsner 1969). In the early C19th, local additions and remodelling of the north-west front, and later, in 1830, an orangery was added to the east wing of the Hall, with these works attributed to Lewis Wyatt. To the north-east of the Hall, the late C18th Grade II* Listed Heaton Park Temple, by James Wyatt, sits on the highest viewpoint in Manchester and is believed to have been built as an observatory for the first Earl of Wilton.

The pleasure grounds comprise 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 map of 1866. The ha-ha partially survives and is well-preserved through C20th repair. A path shown on the first edition OS map (surveyed 1844) leads along its inside edge, following the contours of the slope, from a point 50m north of the Hall around to the south front of the building, where it disappears into the landscape to the south-east of the Orangery.





The Grade II Listed Temple (L) and western area of the Pleasure Grounds (R)*

The Park has tree belts around parts of the northern, north-western, and north-eastern park boundaries. These are survivors of extensive perimeter planting seen on the 1844 OS map. The northern and north-eastern part of the park (former deer park) has 3 no. small lakes and a stream running in a steep wooded valley, with the remainder of this area of the Park being mainly open grassland converted into a golf course.

Some 300m north-west of the Hall, on the edge of woodland screening the south-east end of the reservoir, a late C18th Grade II Listed ornamental temple called the Dower House was converted for holiday use as part of the early C20th grant aided work to the Park. The reservoir, constructed in the 1930s, encroaches into 15ha of the north-west corner of the park, at the east end of which a water treatment plant was added during the 1950s. To the south-east of the reservoir the telecommunication tower was erected in the 1960s. Playing fields, the Garden Centre and bowling greens are situated south of the reservoir in the north-west corner of the park.

The southern part of the park is also open grassland, with fenced areas to the south-west for grazing cattle, and tree cover lining the C20th avenues leading into the Park from the Grand Lodge and Heaton Gates. A watercolour of 1802 showing the Park after the 1770s redesign (Manchester City Art Galleries 1972) indicates extensive tree cover and planting north and west of the Hall.

Views by John Ferneley (ibid), painted in 1829 after John Webb's involvement with the landscape, show a racecourse 600m from the Hall in the south-east corner of the Park, and thinned tree cover affording better views to and from the Hall. The racecourse made way for a large boating lake with western shore boathouse in 1912-13, at which time part of the facade of Manchester's former Town Hall, designed by Frances Goodwin in 1822-4 and Listed Grade II*, was erected 20m south-west of the south end of the lake. A tram line runs east from the north end of the lake to a large tram shed of early to mid C20 date c 280m west of Heaton Gate.



The Dower House (L), and the Colonnade salvaged from the old Town Hall (R)

A section of the metro network, railway lines for which are shown on the 1889 OS map, emerges from a tunnel 1km south-west of the Hall and runs for a short distance through the park and thence into a tunnel beneath Bury Old Road.

A brick-walled kitchen garden can be found 400m west of the Hall. Now the Horticultural Centre, 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.

2.00 LISTING DESCRIPTION:

This application covers fabric repairs to the roof, masonry, windows and doors, and rainwater goods of the Farm Centre, at Heaton Park, Prestwich, Manchester.

The Farm Centre (former Stable Block) is listed Grade II. The official list entry description taken from Historic England's website reads as follows:

FORMER STABLES TO NORTH WEST OF HEATON HALL

Overview

Heritage Category: Listed Building
Grade: II
List Entry Number: 1282993
Date first l isted: 03-Oct-1974
List Entry Name: FORMER STABLES TO NORTH-WEST OF HEATON HALL
Statutory Address 1: FORMER STABLES TO NORTH-WEST OF HEATON HALL, HEATON PARK

Location:

Statutory Address: FORMER STABLES TO NORTH-WEST OF HEATON HALL, HEATON PARK
The building or site itself may lie within the boundary of more than one authority.
District: Manchester (Metropolitan Authority)
Parish: Non Civil Parish
National Grid Reference: SD 83175 04428

Details

MANCHESTER
SD80SW HEATON PARK, Crumpsall 698-1/2/627 Former Stables to north-west of 03/10/74 Heaton Hall

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), al l 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.

Listing NGR: SD8317504428

Legacy

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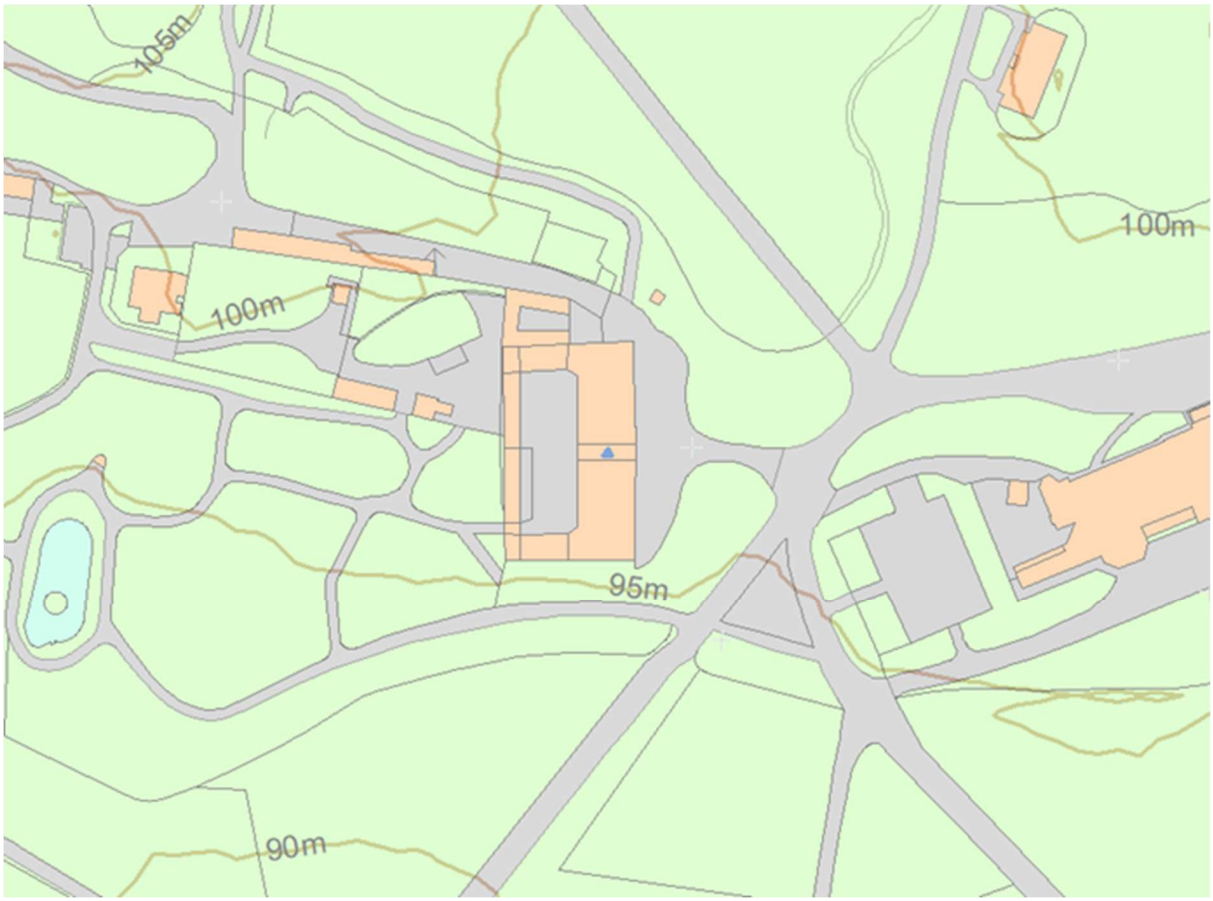
Sources

Other
Register of Parks and Gardens of Special Historic Interest in England, Part 18 Greater Manchester,

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Map



3.00 BACKGROUND TO THE PROPOSED WORKS

After helping the Council gain permission for works to the nearby Horticultural Centre wall, and having a long-term association with the Listed structures throughout Heaton Park, Kepczyk Sanderson + Associates was approached to provide assistance in gaining Listed Building Consent for another project in the Park which was finding it difficult to navigate the Listed Building Consent process. An application made for works to the former stables, now Farm Centre, ref: 133768/LO/2022, required responses to issues raised following the submission's referral to the Council's Conservation Officer, and, whilst some had been addressed, a number were still outstanding when KS+A was approached.

A review of the submitted material suggested that the best course of action would be to make a new application, supported by drawn and other information which would better describe the scope and detail of the works. No adequate digital information was available for the building at the time, so a survey was commissioned to provide accurate and detailed base drawings for developing the proposals submitted in support of this application.

4.00 THE NEED FOR THE PROPOSED WORKS

It is clear from the condition of the stable block that the collection of buildings around the courtyard have had little attention or planned preventative maintenance in recent years, perhaps dating back to the major works undertaken in the park at the beginning of the C21st. The nature of more recent work appears to have been reactive, providing short term solutions to issues with the building fabric rather than addressing the underlying issues. This is seen in the use of felt and other inferior materials in areas of the roof subject to lead theft (ridge weatherings in the south-west corner and the head flashing to the monopitch of the west range), and is, perhaps, understandable given that CCTV and security measures have not proved to be a deterrent, but is unsightly and unlikely to maintain the integrity of the roof finishes for any length of time.




Felt ridge weatherings in the south west corner (L) and monopitch flashing to the west range (R)

More recent window replacement has been undertaken to a much better standard, 'like for like' in material and detailing, but this work is also beginning to look tired due to the lack of cyclical decoration. This, together with the loss of putty securing the glass to the slim profile glazing bars, potentially puts the public using the building and courtyard at risk from falling glass.

Climate change has also contributed to the need for action. The increased intensity of rainfall experienced in the C21st surcharges the current rainwater systems, whilst the efficient transfer of run off to ground is compromised by the accumulation of leaf debris in the gutters and sections of gutter being lost to timber decay. This results in local saturation of the walls with a 'knock on' effect on plasterwork and internal finishes. The use of slate finishes at roof pitches lower than the recommended minimum for the material also leads to direct water penetration of the roof.



Missing eaves gutter, south-west corner of central pavilion (L), saturated wall in café (R)

5.00 CONDITION OF THE ASSET COVERED BY THE PROPOSED WORKS

5.01 General Assessment of Condition:

At the time of the c2002 works the condition of the stable block was reported as *'fair'*, and that the Council had 'invested in a *'continuing programme of refurbishment through its revenue budget concentrating on roof repairs and gutter replacement.'* From knowledge of the works undertaken at the time it appears that the areas addressed were largely confined to the east wing south of the central arch, and the south wing to form the café, education centre and toilets to serve the Park.

In terms of fabric repairs, the slating was removed to the single storey element of the south-east range and the slates relayed on felt and battens, with new gutters and rainwater pipes, leadwork, including to the front pediments of the east range, and patch pointing and local masonry replacement where necessary in the work area only. This suggests that the remainder of the block has had few, if any, serious programmes of restoration or remedial works since the late C20th, and this is reflected in the condition of the stable block today, where there is a backlog of general maintenance and cyclical decoration.

Despite this, the condition of the building can still be considered 'fair', as few serious issues were noted when assessing the condition of the fabric. There is little to suggest foundation weakness or structural movement, other than cracking largely attributable to cement pointing limiting thermal expansion, although some flat arched window heads were seen to have dropped. All such instances appear to be historic, with no apparent active movement.

There are, however, still areas of concern in respect of various elements of the fabric, which require addressing as part of the proposed works. Taking each in turn, these are as follows:

5.02 Brickwork and Masonry Walling and Pointing

The building would have originally been pointed in lime mortar, and most remedial work has been undertaken in a sympathetic lime / sand mix. There are a few isolated areas of cement rich mortar which may, ultimately, prove too strong for the brick / stone it is binding, but the accelerated weathering of stone features requiring renewal or indent repair is largely attributable to issues other than mortar mixes.




Erosion to sone plinth (L) and contour scaling to string course (R)

The condition of the walling has been exacerbated in local areas where deficiencies in the rainwater disposal system have led to saturation of the masonry, causing unsightly staining and supporting organic growth, and washing out of mortar. Once the rainwater issues have been attended to, and any rooting vegetation removed, (see 6.04) the masonry will require cleaning by the DOFF method and, in local areas, treated with a biocide wash.





Deficiencies in the rainwater systems leading to saturation of the outer and courtyard walls

Despite the continued use of lime mortar for remedial pointing, there are local areas where cracks, assumed due to thermal expansion, are seen in the masonry and which also transmit to the inner face of the walls. Where present, such cracks have generally been pointed up with no indication of further displacement or active movement. Concrete / impermeable paving however, has been built up against the north wall of the east range, following the general increase in external ground levels from east to west. This has swallowed the plinth, the paving finishing just below cill level at the west end of the wall, with surface water being directed against the brickwork, saturating the wall above the internal floor level. The masonry will require cleaning and repointing, the paving cut back to allow regrading of the land, and the installation of land drainage to release hydrostatic pressure on the wall.




Pointed crack in Café not displaced (L), paving directly abutting north wall leading to saturation (R)

5.03 Roofing:

With reference to BS 5534 The recommended minimum pitch for a natural slate roof in the UK is 20 degrees for sites considered to have sheltered or moderate exposure, though this increases to 22.5 or 25 degrees where the roof is subject to severe driving rain or is considered to be in an exposed location. Of the roof areas around the stable block, only the north and south pavilions of the east range, and the abutting roofs over the north and south wings have pitches which comply with the standard, with the single storey elements of the east range between the centre and end pavilions having pitches between 13 and 15 degrees.

There are signs, in the café, that these roofs allow water penetration, despite this area being re-roofed as part of the 2002 works. Staining seen on the plasterboard soffit adjacent to the ridge, behind purlins, and at abutments, led to local opening up of the roof to determine construction details when preparing this application. The number of fixing holes seen in each slate suggested that the slates had been reused at least once previously, and that wind driven rain could penetrate the covering and pool in the redundant fixing holes, causing rot in the battens beneath.



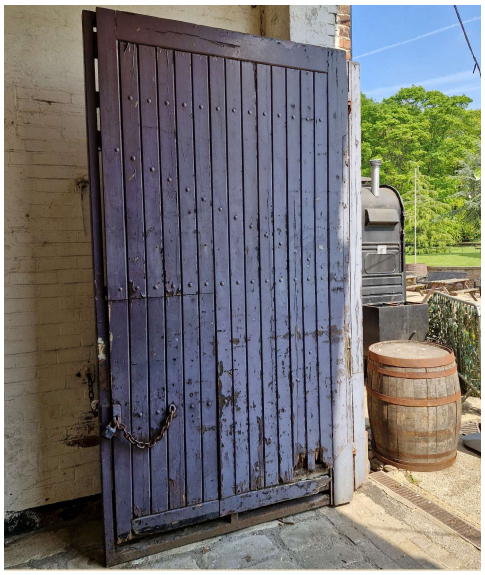


Staning on café celing (L), opening up works (C), hay loft in north range, note no roofing felt (R)

Without the benefit of felt, wind driven rain could directly penetrate the roof, and some roof areas of the stable block, notably the north and west ranges, do not have the benefit of roofing felt. Whilst these do not necessarily enclose 'internal' spaces, the roofs would benefit from including felt in the build-up when re-roofed. Given the issues of compliance with current standards noted above, a number of options were considered for re-roofing the stable block which will be outlined in Section 6.01.

5.04 Windows and Doors:

Except forrecent, replacement, windows, it appears that there has not been a comprehensive programme of external decoration to the windows and doors for some time. The result of this is that some windows are in poor decorative and structural condition, with areas of bare wood showing, defective seals around the window and door frames, and defects in the glazing. This has resulted in the poor condition of some timber elements, notably the lower, less sheltered, areas of the window frames and cills, many of which will need to be cut out and renewed. Similarly, the timbers forming the lower areas of the doors, particularly the large steel framed, timber boarded doors into the end pavilions of the east range and the central passage through to the courtyard, have sections displaced and lost to timber decay, and local areas will need cutting out and renewing.

Decay to cill of box sash window (L), Missing bottom rail and decayed boarding to door leaf (R)

Many surviving older pivot casements have missing cover moulds which perform a weathering function between the opening casements and frame. In some instances, daylight can be seen suggesting they will not be able to withstand driving rain. In addition to putting frames at risk of decay, lack of attention to decoration has also resulted in loss of putty securing the glass panes to the finely profiled glazing bars, increasing the risk of glass displacement and putting the public at risk, particularly over the passage into the courtyard. Many windows are also inoperable, compromising the fabric by limiting opportunities to ventilate the internal spaces.




Daylight between frame and casement missing its cover moulds (L) new casement with sealing mouldings (R)

5.05 Rainwater goods:

With the exception of the cast iron gutters to the west range north of the Male WC block, eaves gutters throughout the former stable block are profiled timber, lined in lead, and supported on cast iron brackets, the ends of which are built into the brickwork at the wall head, beneath the stone cornice mould. Many sections of the gutters have rotted away in inaccessible areas, their deterioration in local areas having been accelerated by lead theft. The gutters drain, via circular lead spigot outlets, into cast iron hoppers and rainwater pipes, which spill discharge via anti-splash shoes over gullies.



Decayed section of gutter end and stained masonry (L), decayed timber where lead linings removed (R)

As noted in Section 5.02, defects in the timber profiles and lead linings has resulted in local saturation of wall areas, and, where gutter sections have been lost, accelerated weathering of the masonry corbel at the eaves, where run off is directed over the masonry rather than being collected in the gutter. Areas where sections of the gutters have collapsed, such as to the rear of the east wing centre pavilion, put users of the courtyard at risk from further collapse, whilst the current condition of the system has not been helped by the lack of maintenance, the gutters being full of leaves and supporting vegetation in some areas.



Missing section of gutter and eroded corbel blocks (L), gutters blocked with leaf / organic debris (R)

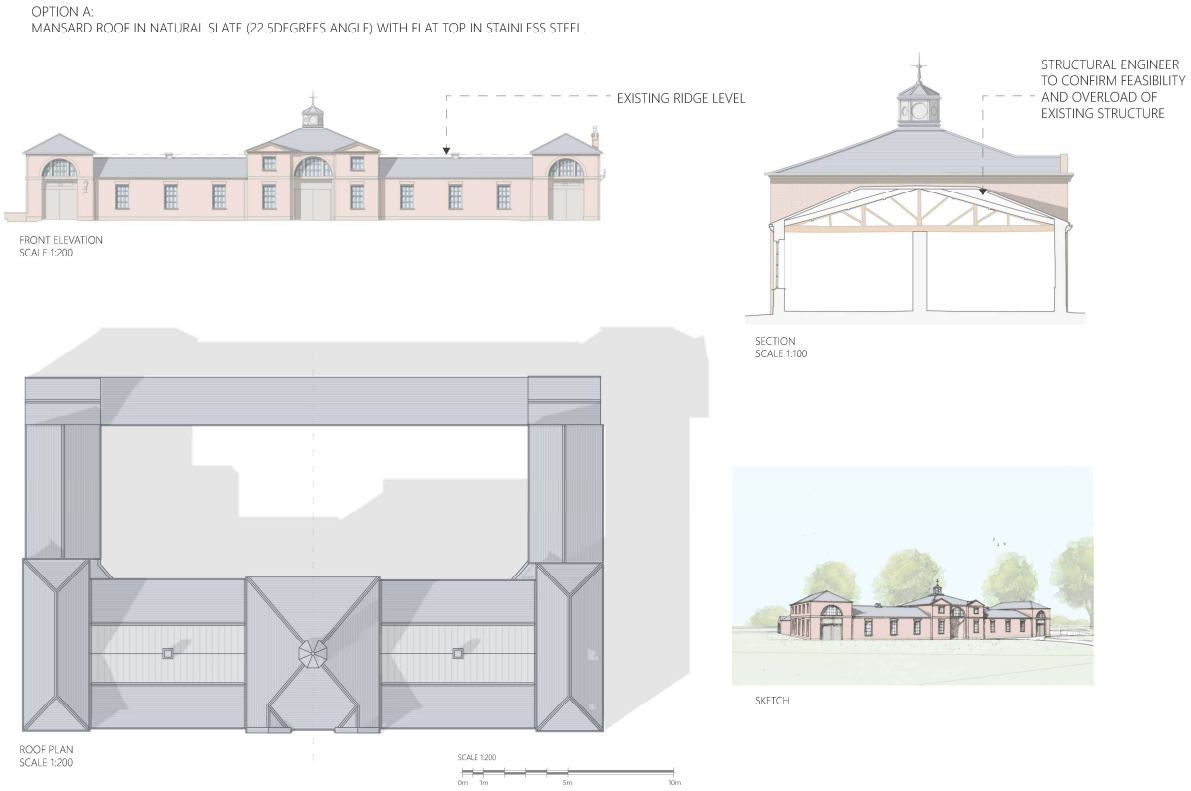
The lower sections of the system, the cast iron hoppers and downpipes, remain in reasonable condition, but will require taking off, refurbishment and redecorating to prolong their useful life. There are a few areas where sections of pipe are missing, such as the lower section of the southernmost pipe to on the principal, east, pipe and Replace with a more robust material, cast iron, to a traditional profile, as seen on the west wing, reusing / replicating the existing brackets to accommodate the gutters.

6.00 THE PROPOSED SCOPE OF WORK COVERED BY THIS APPLICATION

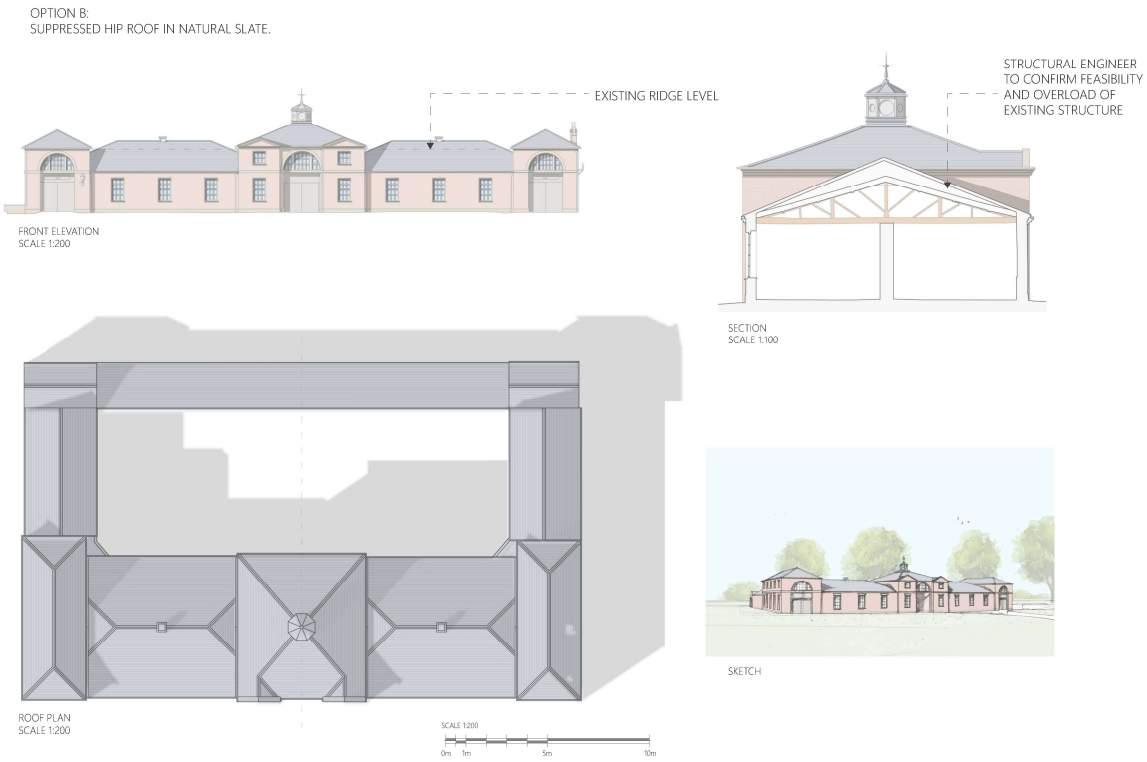
6.01 Roofing Works:

As alluded to in Section 5.03, the main issue when considering the re-roofing of the Farm Centre was finding a solution which both ensured weathertightness and compliance with current British Standards for slating whilst respecting the materials and elevational composition of the Grade II Listed former stable block. Laying slates in the traditional manner over the principal east wing (except for the north and south pavilions) and the west range will not comply with current standards and be reliant on the underlay to maintain the integrity of the finishes. With this in mind a meeting was held on site in December 2024 with the client and Local Authority Conservation Officer to discuss the issues. Out of this, the following options were explored:

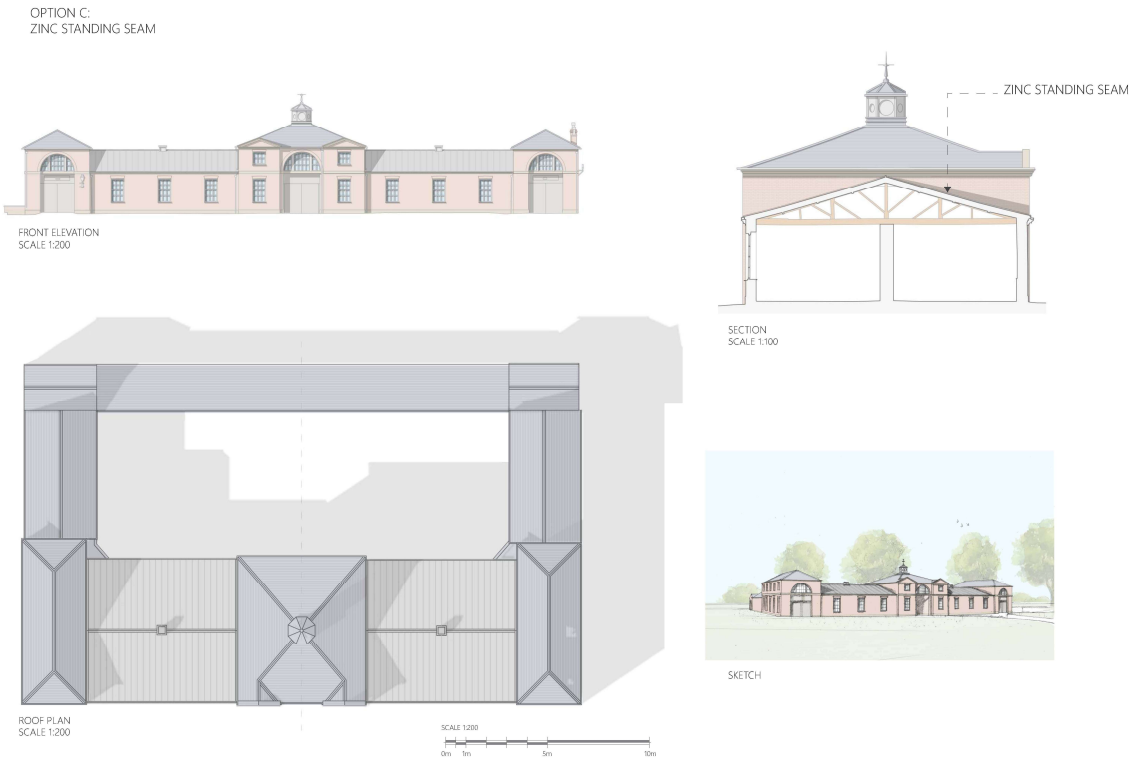
- A: Reconfiguring the roofs each side of the centre pavilion as mansards: It was thought that the pitch of the centre pavilion roof, being close to 22.5 degrees, could be slated in the traditional manner, but if slate was to be used over the lower roofs of flanking areas between here and the end pavilions the pitch and form of the roof would need to be reconsidered. A proposal was considered to form a mansard roof, with outer, slated, roofs at a pitch of 22.5 degrees, with a central, 3 degree section of roof each side of a ridge formed in stainless steel / zinc standing seam roofing and spilling over the slating beneath. This would allow the elevational appearance of the block to be maintained whilst complying with material standards. Ultimately this was discounted due to extent of structural modification required to reconfigure the roof .



- B: Reconfiguring the roofs each side of the centre pavilion as suppressed hips: A second option of reconfiguring the roofs to a 22.5 degree pitch to allow traditionally detailed, compliant, slating was considered, this time extending the rafters to meet at the ridge line. This increased the height of the ridge above the level of the eaves gutters, requiring hipped ends to the lower roof areas to maintain continuity of the eaves gutters around the central and end pavilions. Similar to Option A above, this was discounted due to extent of modification required to the existing structure, but was also considered to impact negatively on the principal elevation of the east range.



- C: Consideration of alternative roof finishes: In the writer's past work on Heaton Hall, a similar problem had arisen with the 12 degree pitch, slated roof over Music Room in the east wing of the Hall. In this instance approval was secured to renew the finishes in terne coated stainless steel standing seam roofing. The location of this roof, however, was largely out of sight, concealed behind parapets, and viewing angles made the intervention difficult to see from the ground. At the Stable Block, the use of alternative materials would be over the principal elevations, seen by all on the approach to the building. Whilst zinc was considered to be a better colour match to slate, this was considered too radical an intervention.



There are, however, proprietary systems which would allow slate to be used without resorting to changing materials or needing to reconfigure the existing structure and reconfigure the roof to achieve a roof pitch compliant with BS 5534, one such being the 'Permavent Easy Slate' system which allows slates to be used down to a pitch of 12 degrees. The advantage of this system is that for shallow pitched slate roofs, water penetration can occur due to capillary action at the perpendicular joints between slates. The Easy Slate System addresses this by sealing this joint, preventing water from tracking between adjacent slates and entering the roof structure, which allows slates to be laid at low pitches in the traditional, double lapped manner. The system carries a 40 year guarantee when installed in accordance with the manufacturer's recommendations.




The 'Easy Slate' roof system (L), and re-roofing in progress using the system at Halton Mills, Lancaster (R)

When investigating the product further, it was noted that components of the system are pvc, which may degrade under UV, (although most is concealed beneath the slating following installation). This implies that re-roofing may be necessary in, say, 40 years, but, together with the client, we considered this to be the best option for re-roofing the Stable Block, as it required minimal intervention to the existing roof structure and preserved the material form and elevational appearance of the stable block roof.

6.02 Masonry Works and Pointing:

Works to masonry and pointing will comprise local stone repairs to damaged and weathered blocks where indicated on the drawings, and any replacement of blown or damaged bricks. This has largely been necessitated by defects in the rainwater systems, concentrating run off on areas of the façade, resulting in the accelerated weathering of corbel and plinth blocks, and staining and the promotion of organic growth on the surface of the walls. In conjunction with this, areas of pointing have been washed out of the joints, and local patch pointing will be necessary.

All masonry works will be undertaken using 'like for like' stone and brick sources, to approved samples, and, similarly, defective / missing pointing will be raked out and renewed in a lime / sand mix chosen from prepared samples.

6.03 Works to Windows and Doors:

External decoration generally will be required to include all external timber to barge and fascia boards and exposed rafter ends, together with roof features such as the lantern to the central pavilion. In preparation for this the windows and doors around the Stable Block will be repaired in accordance with the drawings and schedules submitted in support of this application, and the recommendations of a specialist timber report commissioned as part of the project development work.

Repair and refurbishment will include cutting out and replacing defective and rotten timbers, largely found to the lower sections of frames, casements, and window cills, and similarly to the lower sections of doors.

In addition, the window casements are sub-divided by slim section glazing bars to which glass is putty glazed. In older frames not subject to recent replacement, these show signs of general war and tear and loss of the putty securing the glass, and repairs will include cutting out decayed sections of glazing bars and splicing in repair pieces where necessary. Any missing mouldings, which, in the case of the centre hinged opening casements, provide a seal between the casement and frame, will be renewed and all opening lights overhauled and made operational prior to decoration.

As part of the decoration works seals between door and window frames and masonry surrounds will be renewed.

It should be noted that the matchboarded and panelled infill to the towards the southern end of the animal pens in the west range (when viewed from the courtyard) are not to be repaired and redecorated. It is the intention of the client to remove these and reveal the cast iron columns support the beam carrying the rafter ends at the top of the monopitched west range roof structure.

6.04 Works to Eaves Gutters:

As noted in Section 5.05, a combination of defects in the timber carcassing and lead linings, and lack of maintenance has resulted in timber decay, and ultimately the loss of many sections of the eaves gutters, with the resultant repercussions for other areas of the fabric, notably the walls as alluded to in Section 5.02. Whilst the proposals do not recommend 'like for like' replacement of the eaves gutters, this decision was taken with due consideration of the fact that the building requires a more robust eaves gutter system, one which is less susceptible to decay and the loss, through theft, of a vulnerable lining material essential to preserve the integrity of the system, as many areas of the system are difficult to access for maintenance.

Taking the above in mind together with the fact that the material composition of the gutters restrict capacity relative to profile size, it was felt that a cast iron gutter of traditional profile, similar to that executed in timber, would have little effect on the elevational appearance of the Stable Block whilst enabling the system to better accommodate climate change through increased capacity. The proposals, therefor, allow for renewal of the eaves gutters using J and JW Longbottoms' 'Sylum' pattern, or Hargreaves Foundry's G 46 profile eaves gutters in a similar size, 5 x 4" (125 x 100mm) to the existing timber components. It is felt that the existing ornamental gutter brackets can be refurbished and retained, drilled to accommodate 'rise and fall' brackets for the new gutters. Alternatively, the gutters may be supported on rafter brackets whilst still retaining the existing components.

The cast iron hoppers and downpipes into which the gutters drain will be retained, and remove, refurbished, redecorated and reinstated. Local missing components will be replaced.

7.00 HERITAGE IMPACT ASSESSMENT

As all works will be executed on a 'like for like' basis, both in detail and materials, the works will have minimal impact on the appearance and setting of the historic asset. Furthermore, the works will restore areas of the fabric which, in the past, have been subject to well intentioned, but ill-informed interventions.

Materially the only exceptions to this rule are the renewal of the lead lined timber eaves gutters in cast iron components of traditional sections, similar to those which can be seen locally in some of the more remote areas of the building. These will benefit the Council in the long term, being formed from a more robust, traditional, and relatively maintenance free, choice of material.

Inevitably these works will involve some loss of historic fabric, such as the decayed eaves gutters and timber frames of the casement and sash windows built into the facades, and decayed masonry and brickwork cut out for local replacement.

Any perceived loss of historic fabric must, however, be balanced by the knowledge that the components concerned have reached the end of their natural lifespan, and, rainwater gutters apart, will be replaced by components of matching materials, restoring and enhancing the appearance of the asset.

For further details of the proposed works refer to the drawings and specification submitted in support of this application.

8.00 PRE-APPLICATION ADVICE

A meeting was held on site on 03 December 2024, attended by representatives of the client team, Paul Mason, Manchester City Council's Conservation Officer, and Duncan Sanderson and Dino Kotlar of Kepczyk Sanderson + Associates Ltd. The basis of the discussions held that day form the basis of this application, much of which centred on the issue of the pitch of some roof areas and their suitability for reroofing in natural slate. The options tabled and discussed at the meeting are outlined in Section 6.01 of this document, along with reasons for adopting the proposed solution.

9.00 RESPONSE TO NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

As the works proposed can be classed as essential repairs and maintenance, it can be argued that the only relevant section of the 'National Planning Policy Framework', December 2024 edition, applicable to the works is Section 15, 'Conserving and enhancing the historic environment'.

It should, however, be noted that Manchester City Council, as part of the on-going maintenance of their Heritage Assets, have an implied commitment to upgrading of the thermal efficiency of the buildings and reducing carbon emissions where possible, given the potential negative impact this may have on the fabric of the Historic Assets.

Whilst opportunities of contributing to such measures as defined in Section 14 of the Policy Framework, 'Meeting the challenge of climate change, flooding and coastal change' are limited given the scope of works covered by this application, we have incorporated measures to improve the thermal efficiency of the roofs in areas where these enclose occupied spaces.

When developing the scope of the project relative to Section 14, consideration was given to 'future proofing' for climate change in terms of the ability of the rainwater systems to accommodate disposal of increased intensity of rainfall collecting in the eaves gutters. It was concluded that the gutters were undersized to cater for the intensity of rainfall currently experienced, and the location and detailing of some downpipes, notably serving upper roof areas where run off is transferred to the lower systems, contributed to the saturation of the masonry beneath. In such instances rainwater pipes will be relocated so they spill over the lower roofs rather than discharging directly into the gutter ends, resulting in overspilling in storm conditions

In common with most contemporary traditional buildings, a high proportion of the Farm Centre's wall areas in occupied spaces are given over to single glazed casement and sash windows. Consequently, the Listed building will suffer from high thermal loss and draughts, primarily through the windows, as the thick brick and masonry detailed walls will perform relatively well in this respect.

Over time, deterioration of the windows, including well-meant but ill-conceived repairs, will have reduced the comfort of the building occupiers due to gaps appearing between components, loss of many draft excluding beads in the case of the casement windows, and poorly functioning opening casements and sashes which allow draughts but preclude ventilation. Similarly, the loss of perimeter seals between the frames and masonry surrounds, putty sealing the individual glass panes to the timber frames and glazing beads, and general decay of the window components impacts on the comfort of the occupants and internal environment.

All the above defects to windows and masonry will be addressed by the works, which will make significant improvements to the thermal efficiency of this element of the wall construction. Due to the Listed status of the building, however, this can only be taken as far as like for like renewal, and repairs to existing components, including ensuring all windows operate effectively, and draughtproofing measures to improve the comfort of occupants.

It is felt that changes to the window type, including the glazing, to units capable of significantly improving the thermal performance of the envelope, would have a significant, and in terms of Section 16 of the NPPF, negative, impact on the appearance of the Historic Assets, and as such would be unlikely to gain support. Improvements in this respect would need to be addressed by other means, such as fitting internal secondary glazing. Whilst this is something the Council may wish to consider in future it does not form part of the scope of this work.