Statement of Significance and Heritage Impact Assessment

Mawlawi Kurdish Cultural Centre, Chichester Road, Hulme, the former St Mary's Junior School



Site name: Mawlawi Kurdish Cultural Centre, the former St Mary's Junior School

Address: Parsonage Street, Hulme, Manchester, M15 5DW

Local Planning Authority: Manchester City Council

Conservation Area: N/A

Scheduled Monument: N/A

Date of Property: 1858-9 with 20th century alterations, including extensions

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in support of Live Site Project CIC

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1. Executive Summary

This report has been prepared by Michelle Martin, RIBA BA (Hons) MArch ADPPA AIA.Int ARB supported by the research of Sarah Neville, MA, Prof Dev Dip Historic Building Conservation & Repair, both of and in support of Live Site Project CIC on behalf of the applicant, Mawlawi Kurdish Cultural Centre [MKCC] and in consultation with their Project Architect, Soreen Billbas, of TH3M Architects. The research and writing took place in February - April 2020, following a site visit on 8th February. This assessment is intended to inform and accompany the application for planning permission and listed building consent for internal works and proposed extension to maximise space, associated with the use of the building as a cultural centre.

This report is intended to convey the heritage significance of the building by providing information about the origins, development and historic character of the former St Mary's Junior School and its current character as a cultural centre.

Situated in the Manchester inner city suburb of Hulme, located approximately 3km south of the city centre, it was erected in 1858-9 and housed the junior school, associated with St Mary's Church, until the school closed in the late 1960s. After a period of disuse when the building stood empty, it was functioning as a social services centre when the building was first listed in 1981 and was bought by the Mawlawi cultural association in 2014.

The voluntary controlled Church of England school institution, formerly housed in the building now hosting the MKCC, survived and still thrives in the local area with the opening of St Mary's Primary School in 1975 in nearby Adscombe Street.

The building was added to the list of buildings of special architectural or historic interest at Grade II in April 1981, as was the playground wall on the west, north and east sides of the building. These two heritage assets form a group along with Church of St Mary (Grade II*), St Mary's House (Grade II), and Moss Side People's Centre (former teachers' house, Grade II).

The significance of the former St Mary's Junior School lies both in its Gothic domestic design by the architect JS Crowther (1820 – 1893), forming part of the group of buildings he designed, and in its value as part of the social history of Hulme and the evolution of communities in Manchester. The proposed work is considered not to result in any significant harm to the special interest of the building and those elements that positively contribute to its significance. This is due to the development of the proposed scheme, which has been carefully and thoughtfully designed to provide enhanced and extended facilities to elegantly meet the needs of the Mawlawi Cultural Centre's users, complementing rather than jeopardising the building's distinctive Victorian Gothic architecture. The development is also linked to a programme of proposed external repairs to the building and the successful delivery of these two strands will ensure the continued usefulness of the former St Mary's Junior School to its current guardians, with the capacity to continue to host positive cultural, spiritual and social activities for a thriving local community more than 160 years after its foundations were laid.

Given the above, this report finds that the proposals accord with the heritage provisions within the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework and local heritage planning policy. The report does comment on the consideration of these elements of change in relation to the harm it may be causing to the historic significance of the building and site.

2. Introduction

2.1 Purpose

The purpose of this statement of heritage significance is to support an application for planning permission and listed building consent.

The aims of the report are to:

- Inform the applicant and their project team with respect to the heritage implications of the proposed works.
- Provide a tool to help the planning authority to understand the development of the site, its significance and the contribution that it makes to the setting of the Mawlawi Kurdish Cultural Centre
- Assist those in the planning system to advise and assess future plans for change at the site and satisfy the requirement of paragraph 189 of the National Planning Policy Framework [NPPF], which indicates that applicants should provide a description of the significance of any heritage assets affected by their proposals (including any contribution made by their setting.

The National Planning Policy Framework [NPPF] defines significance as 'the value of a heritage asset to this and future generations because of its heritage interest'. Such interest may be archaeological, architectural, artistic or historic and it may derive 'not only from a heritage asset's physical presence, but also from its setting'.

This assessment is based on a site visit, in the company of the Project Architect, Soreen Billbas of TH3M Architects on 8 February 2020, along with research through archives and historic publications which are noted in the appendix of this report. Specific historic information on the building has been limited, therefore the research has been focussed on the site-wide development, observations and development of the building's history and an assessment of the impact the new proposals may have on the historical significance.

Objective assessments have been made in accordance with the relevant procedures and documented guidance identified by Historic England, the NPPF and Manchester's Local Authority policies, which are referenced in the report and in the appendix of this document.

Michelle Martin and Sarah Neville have commented on the heritage impact of the proposed scheme, the design is solely the work of TH3M Architects. Therefore, this report does not include technical explanations of the designs' relation to historic precedents: this relationship and the design development is illustrated in the design report prepared by TH3M Architects.

2.2 The Nature of the Proposal

The nature of the proposal which forms the basis of this application is to carry out repair works to the existing fabric of the former St Mary's school building and to implement designs proposed by TH3M Architects to create a reversible mezzanine in the former school hall, which is a large single storey space with an existing mezzanine to the south of the hall, along with an extension to the West side of the building and re clad the existing structure to the East elevation of the building. The scheme intends to extend the capacity of this space to enable the participation and inclusion in communal activities of more members of the community served by the Mawlawi Kurdish Cultural Centre.

3. Designation records for the heritage asset

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

Heritage Category: Listed Building

Grade: II

List Entry Number: 1208702

Date first listed: 23-Apr-1981

Statutory Address: ST MARYS JUNIOR SCHOOL, CHICHESTER ROAD

District: Manchester (Metropolitan Authority)

National Grid Reference: SJ 83378 96038

Details: SJ 89 NW, 698-1/4/715

MANCHESTER, CHICHESTER ROAD, Hulme (East side),

School, now Social Services centre. 1855-60. Red brick with blue brick bands and sandstone dressings, steeply-pitched fishscale slate roof. Hall and crosswing plan, with wing at south end. One-storey hall and 2-storey wing to same height. The hall has buttresses with offsets, and two tall gabled 6-light transomed windows breaking the eaves, with cusped lights and 2-centred arched relieving arches and arch-bands of blue brick; a gabled porch in the angle with the wing, with 2-centred arched doorway which has a chamfered surround, hoodmould, and double doors with strap hinges (and a C20 flat-roofed addition to the left of the porch). The gable of the wing has two windows each of two cusped lights at ground floor, and a large 2-centred arched 3-light window at first floor with circular tracery in the head. The north gable wall of the hall is almost completely filled by a very large 2-centred arched transomed 14-light window with plate tracery; the rear is similar to the front, but has a projecting gabled porch now surrounded by C20 additions which enclose the rear of the wing. Forms group with Church of St Mary UPPER MOSS LANE (q.v.), St Mary's Rectory, PARSONAGE STREET (q.v.), and Moss Side People's Centre, ST MARY'S STREET (q.v.).

Listing NGR: SJ8337896038

4. Site Location and Heritage Planning Context

4.1 Site Location

The application site, Mawlawi Kurdish Cultural Centre on Parsonage Street, Hulme Manchester, M15 5DW stands in an urban location approximately 3km south of Manchester city centre. Whilst it is part of a group of Victorian buildings associated with the former St Mary's church, it is surrounded by a mix of roads, industrial, retail and residential buildings.

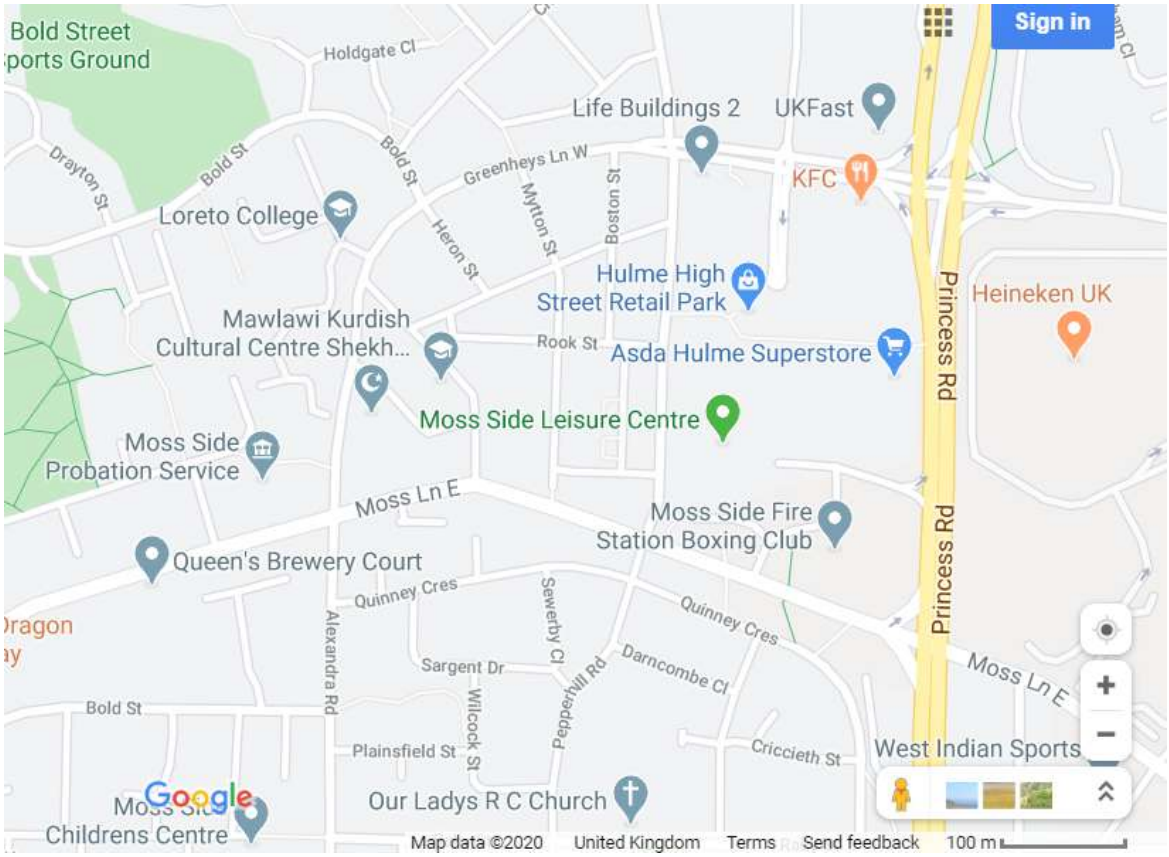


Fig 4.1 Google Maps showing location of Mawlawi Kurdish Cultural Centre.



Fig 4.2 Existing Site Plan of Mawlawi Kurdish Cultural Centre.



Fig 4.3 Site Plan of Mawlawi Kurdish Cultural Centre with current proposal.

4.2 Planning History

The Manchester City Council planning portal lists the following planning information for the Mawlawi Kurdish Cultural Centre, Parsonage Street, Hulme, Manchester M15 5WD.

- Retrospective application for elevational alterations and external works in association with the use of the building as a cultural centre

  Ref. No 105590/FO/2014/S1 Validated: Tues 23 Sep 2014 Status: Decided

- Retrospective Listed Building Consent for internal and external works in association with the use of the building as a cultural centre

  Ref. No 105591/LO/2014/S1 Validated: Thu 25 Sep 2014 Status: Decided

- Listed building consent for erection of single-storey porch to rear

  Ref. No 104221/LO/2013/S1 Validated: Mon 18 Nov 2013 Status: Decided

- Erection of single-story porch to rear entrance

- Ref. No 104220/FO/2013/S1 Validated: Mon 18 Nov 2013 Status: Decided

Comments on areas of the previous works have been made and identified in this report.

4.3 A Pre-Application enquiry was made by Project Architect Soreen Billbas of TH3M Architects in July 2019 feedback was received on 26 September 2019

The following respond to the points raised in the feedback

- Any repairs to the historic fabric of the buildings highlighted on the surveys will be actioned.
- The rear extension facing cluster is to be cancelled and current rear extension to be improved architecturally.
- In response to the planner's initial comments an internal mezzanine is now planned, rather than external extension, which will be considered a temporary structure.
- The front extension will be treated delicately with the possibility of reinstating the window.
- The lobby area to feature a historic timeline of building via picture frames to showcase the building's history to educate users.
- The client is also committing to host regular events to provide an opportunity for members of the wider community to visit and understand the historic significance of the building.
- The client will also actively market this via social media, website and regular leaflets they issue (Assuming will facilitate HLF Funding application).

At the heart of the ***National Planning Policy Framework (NPPF)*** *is a strong presumption in favour of sustainable development (paragraphs 7 – 11). The purpose of this heritage statement is to satisfy* **paragraph 189** *of the NPPF which states that 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contributions made by their setting'.*

For listed building consent applications Section 16(2) *Planning (Listed Buildings and Conservation Areas) Act 1990 states that 'In considering whether to grant listed building consent for any works the local planning authority or 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'. For planning applications* Section 66 *(1) of the same 1990 Act states that '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'.*

Paragraph 192 *of the NPPF requires local planning authorities to 'take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, and the desirability of new development making a positive contribution to local character and distinctiveness'.*

Paragraph 193 *of the NPPF states 'When considering the impact of a proposed development on the significance of a designated asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be) …'* ***Paragraph 194*** *states that 'Any harm to, or loss of, the significance of a designated* heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification …'.

Paragraphs 195 and 196 of the NPPF make a distinction between proposals that will lead to '… substantial harm to (or total loss of significance) …' of a designated heritage asset (paragraph 195) and proposals which will have '… less that substantial harm … ' (paragraph 196).

Manchester City Council's Local Development Framework Core Strategy Development Plan Document 2012-2027, adopted in July 2012 and makes clear that heritage assets are valued and should be safeguarded and where possible enhanced.

Extracts from this that have been referred to can be found in appendix ii.

4.4 Research was carried out using a variety of online and printed resources along with correspondence with current owners and the Diocese of Manchester.

Printed publications included:

-Communities and Local Government (2019). National Planning Policy Framework.

-English Heritage (2008). Conservation Principles, Policies and Guidance.

-Hartwell, C, (2001) Pevsner Architectural Guides, Manchester,

-Hartwell, C, Hyde, N & Pevsner, N (2004) The Buildings of England: Lancashire: Manchester and the South-East

-Stevens Curl, J (English Heritage) (1995) Victorian Churches

-Aldrich, M Gothic Revival (1997)

-Historic England, Practical Building Conservation Earth, Brick & Terracotta (2015)

Web-based sources of information included:

-National Library of Scotland, Ordnance Survey Maps https://maps.nls.uk/os/

-Google Maps www.google.com

-Manchester Victorian Architects https://manchestervictorianarchitects.org.uk/

-Manchester City Council Core Strategy Document https://www.manchester.gov.uk/directory_record/91171/core_strategy_20122027/category/766/planning

-Manchester City Council Planning Public Access System https://www.manchester.gov.uk/site/custom_scripts/public_access.php

-Planning and regeneration | Manchester City Council www.manchester.gov.uk

-'The hidden history of Moss Side's Heineken Brewery' – Manchester Evening News www.manchestereveningnews.co.uk

-Various photographs www.flickr.com

-30 Fascinating Color Photographs that Capture Street Scenes of Manchester in the 1960s www.vintagenewsdaily.com

-Victorian terrace housing, Hulme, Manchester | RIBA www.architecture.com

-Housing in Hulme, Manchester. Circa 1961. News Photo - Getty Images www.gettyimages.co.uk

-MANCHESTER ~ Hulme……. | GHOSTLY TOM'S TRAVEL BLOG….. www.toms-travels.net

-History - Bridgewater Canal www.bridgewatercanal.co.uk

-Manchester Archives and Local Studies | The National Archives www.discovery.nationalarchives.gov.uk

-Archives and local history | Manchester City Council www.manchester.gov.uk

-Schools - Diocese of Manchester www.manchester.anglican.org

Assessment of the contribution to significance of setting and views has been assessed based on observations during a site visit.

4.4 Historic significance

As the building forms part of a group, the summary of the listings for the other buildings are included in Appendix i- Listing of surrounding buildings. See fig. 4.4 which identifies the surrounding structures.

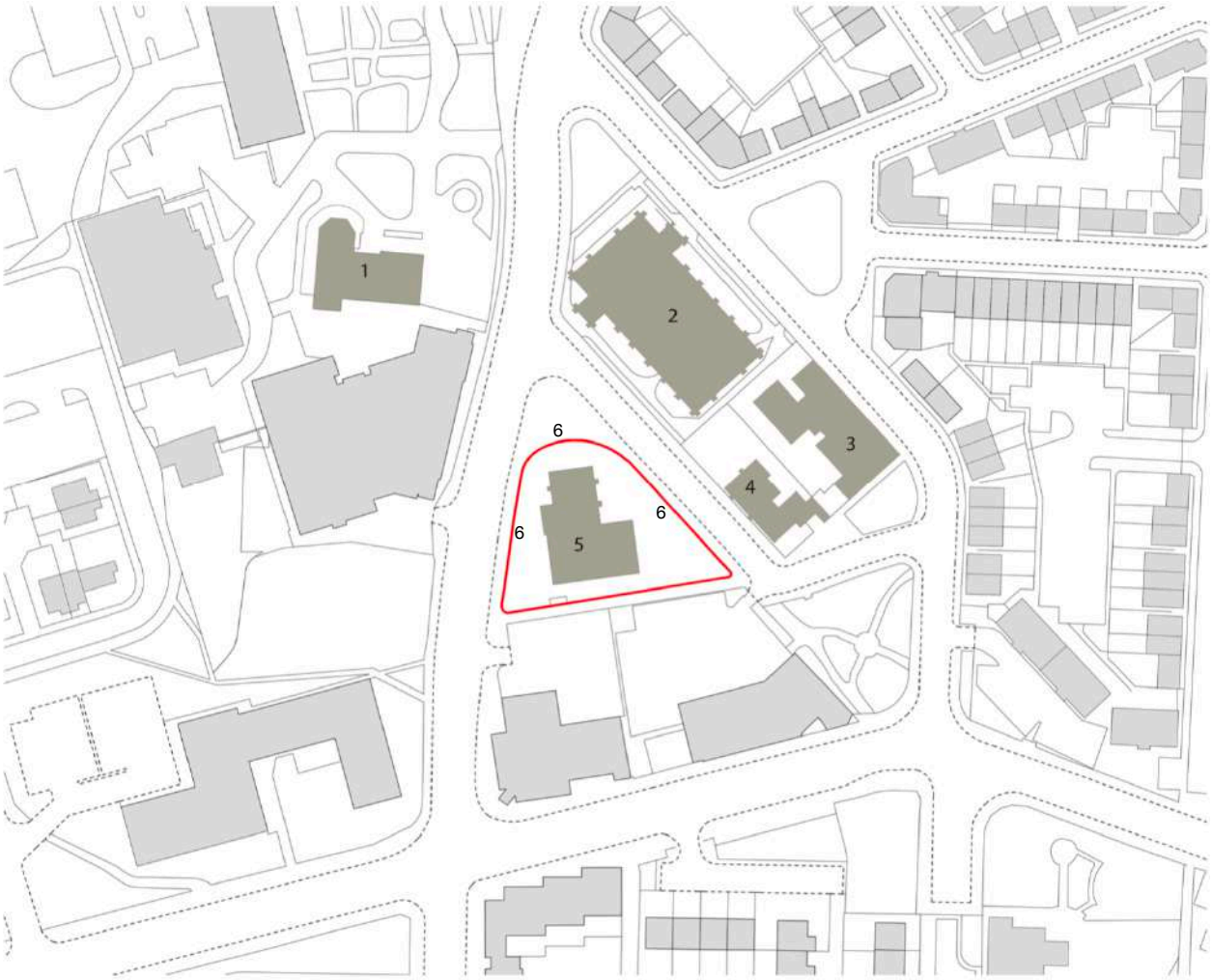


Fig 4.4 Identification of the immediate surrounding listed structures. Credit: TH3M Architects.



Fig 14 - (Student Life - Loreto College, 2020)

1

Chapel Building, Loreto College
A Grade II Listed Building in Hulme, Manchester

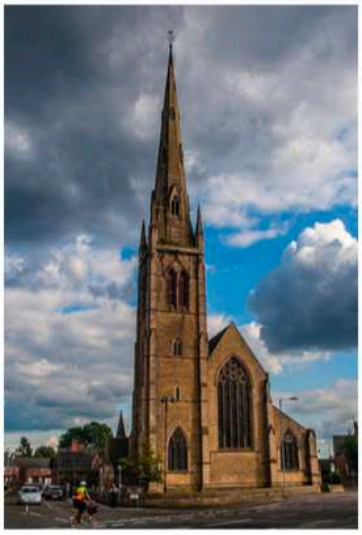


Fig 15 - (St Mary, Hulme.jpg - Wikimedia)

2

Church of St Mary
A Grade II* Listed Building in Hulme, Manchester



Fig 16 - (St Mary's Day,Nursery, 2020)

3

Bright Horizons St Mary's Day Nursery
A Grade II Listed Building in Hulme, Manchester



Fig 17 - (TH3M)

4

St Marys House
A Grade II Listed Building in Hulme, Manchester



Fig 18 - (TH3M)

5

MKCC
A Grade II Listed Building in Hulme, Manchester



6

Playground wall of St Mary's Junior School

Grade II

Hulme, Manchester

Fig 4.5 Identification of the immediate surrounding listed structures. Credit: TH3M Architects.

5. Historical background of the area

Since the building's construction in 1855-1860 the surrounding urban area has seen unprecedented change. The cluster of buildings surrounding St Mary's Church provides the only continuity through to the present day.

This description from Pevsner Architectural Guides, Manchester, Clare Hartwell details the early development of the area from the mid 18th century.

"*Until the late eighteenth century this area South East of the Bridgewater Canal [Britain's first canal, opened in 1761] was largely open land. A few Georgian villas were built in the northern part of the township, around Chester Road, one of the main routes out of Manchester, and on the East side along the Chorlton-on-Medlock border. Gradually lower grade housing sprang up on the edges of populated areas but, with increased population drawn to Manchester through the industrial revolution, a major building boom took place in the area…*

By the mid nineteenth century most of the area was packed with terraces, laid out on a gridiron plan, much of it dating from after 1844 when the Manchester Police Acts banned the construction of houses without back yards and privies. In 1849 the Morning Chronicle correspondent A.B Reach described the new district of 'humble but comfortable streets' as the most salubrious of Manchester's working class areas."



Fig. 5.1 1893 map (above)



Fig. 5.2 Aerial view of Hulme showing 19th century development of brick built housing surrounding St Mary's Church and associated buildings, including St Mary's Junior School (indicated by red arrow) Credit: Manchester Libraries

During the Manchester Blitz in World War II, several terraces were damaged by bombing and the area became run down. In the period immediately after the end of World War II the City of Manchester Plan of 1945 envisaged wholesale rebuilding, mainly with low-rise housing. Hulme continued to decline further throughout the 1940s, 50s and 60s. In 1955 the former parishes of St. Mary's, Hulme and St. Paul's, Hulme, joined as St. Mary's, which became the parish church.



Fig. 5.3 + 5.4 Two mid-20th century photos of showing St Mary's Church (with Junior School just visible on the right of left hand photo) and example of the extensive brick built terraced housing surrounding the church and school Credits: Manchester Libraries (lhs) and Getty images (rhs)



Fig. 5.6 1953 map (above)



Fig. 5.7 Terraced houses in Lucknow Grove, Hulme, mid 1960s. Credit: MMU Visual resources



Fig. 5.8. Corner shop and terraced housing in Hulme c. 1967. Credit: MMU Visual resources

Clearance of the Victorian 'slum' housing didn't take place until the mid to late 1960s and in the 1969 edition of the Buildings of England: South Lancashire described Hulme as "the largest redevelopment area of Manchester, many say of England, some Europe. At the time of writing whole blocks lie waste, streets are blocked and new streets are made".



Fig. 5.9 View along Radnor Street, Hulme, around 1967. Photographed at the time when most of the area had been cleared for wholesale redevelopment. All of the buildings in the middle ground, including the Raglan Hotel (on the right) were subsequently demolished to make way for the extensive housing scheme of the late 1960s and early 70s. St Mary's church is on the left of the picture. Credit: MMU Visual resources.



Fig. 5.10 View over Hulme looking south west towards St Mary's church around 1967, showing the extensive area cleared in readiness for redevelopment. The then newly built South Hulme High School (later Birley High School) can be seen to the right of the church. Credit: MMU Visual resources.



Fig. 5.11 View over Hulme looking north from near to St Mary's church around 1967, showing the extensive area cleared in readiness for redevelopment. Credit: MMU Visual resources.



Fig. 5.12 View across Hulme showing areas cleared for redevelopment. Taken from the extension to the Manchester College of Art and Design (the current Chatham Building) around 1966. St Mary's is visible on the left hand side. Credit: MMU Visual resources.

With the demolition of the former housing the local population moved elsewhere and so the school buildings became redundant. As the primary school was now established in another location the existing building was never returned to its original purpose. The church closed in Oct. 1978 and the parish joined the Ascension, Hulme (London Gazette, 1 Nov. 1978)

By 1971 3,284 new deck access homes and fifteen tower blocks were completed, including, most prominently, the 'Crescents' designed by Wilson and Womersley, but, as described in the *1969 edition of the Buildings of England : South Lancashire* this development '*became a byword for the failures of post-war social housing*'. Problems became apparent almost immediately and '*in less than a decade this was one of the most notoriously defective and dysfunctional housing estates in Europe*'. (Pevsner Architectural Guides : Manchester 2001) Demolition began in 1991, including the 1970s deck-access housing, but some of the nine and thirteen-storey tower blocks survive.



Fig 5.13 John Nash Cresent 1972 (now demolished) with St Mary's Church Credit: MMU Visual resources.



Fig. 5.14 Some of the deck access flats that were cleared to make way for the brewery's expansion Credit: Manchester Evening News

Subsequently, the importance of resident participation and extensive consultation was recognised and put into practice and thanks to City Challenge funds successfully bid for in 1991, and cooperation between developers and planners, a number of new, successful housing projects have been implemented in the area surrounding the Mawlawi Kurdish Cultural Centre, along with evolution and expansion of industrial sites (eg what in 1875 was the Albert Brewery which is now the Heineken brewery complex) new roads, retail and office developments.



Fig 5.15 2012 map (above)



Fig 5.16 Google Earth image from May 2019 (above)

St Mary's Church is described in Pevsner Buildings of England volume for Manchester as *having stood through two complete cycles of urban decay, dereliction, destruction and renewal, standing alone amid utter desolation in the 1960s and again in the 1990s.*

Having lost its congregation due to the decline in the local population, St Mary's Church has since been deconsecrated and repurposed as residential accommodation. The new intervention within the church can be seen below.



Fig 5.17 Images of the 'residential pods' now stood inside St Mary's Church, designed by ateliermb. Credit: ateliermb.website

6. Origins of the building

The area that is now Hulme, South East of the Bridgewater Canal, was open land until the end of the 18th century. By 1831 high density accommodation was being built and by the 1850's the area was largely covered by terraced housing. This rapid rise in population resulted in the need for facilities such as churches and schools.

An article on the front page of The Manchester Guardian of 4 February 1852 announced the plan to construct St Mary's Church as Hulme was rapidly expanding:

"NEW CHURCH AND SCHOOLS IN HULME. The township of Hulme contains a population of 53,399, whilst there is only church accommodation for 4,200; and including the places set apart for divine service by all denominations, there still remains about 40,000 souls at this present time without any opportunity for the public worship of their God. To provide in part for this spiritual destitution, it is proposed immediately to BUILD a CHURCH and SCHOOLS in Boston Street, Moss Lane Hulme, at a cost of £6,000, towards which several donations have already been received – Wilbraham Egerton Esq of Tatton Park having kindly given an endowment and site for the church. We would suggest that this case differs from others for which public aid may be solicited, in that the population of Hulme is rapidly increasing; indeed, so far is this true, that we fear more for the future than the present; and we feel that unless assistance is granted towards the present undertaking, the inhabitants of Manchester, hereafter may have to be invited to the work of building churches specially for this poor and populous neighbourhood. We rest our claim upon Christian sympathy upon the above alarming statement, and pray that it may receive thoughtful consideration. We would suggest that the Manchester Diocesan Church Building Society will be a convenient channel for donations towards the present object."

The Egertons of Tatton Park were major landowners in the area and closely related to the vastly rich Earls of Bridgewater who had created the Bridgewater Canal. It was Wilbraham Egerton of Tatton (1781 – 1856), an anti-Catholic Conservative Member of Parliament for Cheshire (from 1812 – 1831) who had instigated the building of a church to serve the neighbouring part of the parish of St. George's Hulme. Not only did he donate one and a half acres of land but established endowment funds of £100 and £50 through chief rents from property in Hulme and paid the entire building costs of approximately £16,000.

Wilbraham Egerton died in 1856 and it was his son William Tatton Egerton (1806 – 1883), Conservative Member of Parliament for Lymington from 1830 – 31 and for Cheshire North from 1832 – 58, who completed what his father had begun. He became the patron of the church and paid for the building of the rectory and girls and infants school, which were designed at the same time.

Designed to accommodate 1000 people with 308 appropriated paid for places and 692 free places, St Mary's Church was consecrated on 13th November 1858 by James Prince Lee, the first Bishop of Manchester. St Mary's Junior School was then built between 1858-9 funded by William Tatton Egerton, the son of the church's benefactor Wilbraham Egerton. This was reported on page 3 of The Manchester Guardian of 15th November 1858:

CONSECRATION OF ST MARY'S CHURCH HULME – The spacious and beautiful Church of St Mary, at the junction of Upper Moss Lane and Boston Street, Hulme, Manchester. … St Mary's Church has not only been built, endowed and fitted at the sole cost of the late Mr Wilbraham Egerton, but that gentleman gave the site, as well as ground upon which a rectory house is now in the course of erection, ***and a further piece upon which schools will shortly be commenced at the sole cost of Mr W T Egerton,*** *who will thus worthily complete what his father so nobly began. The rectory will stand near the south-east end of the church; the schools near the north-east angle.*

JS Crowther, Architect of St Mary's Church and St Mary's Junior School

The architect Joseph Stretch Crowther (1820 – 1893) is described on the website www.manchestervictorianarchitects.org.uk as 'A scholarly and talented church architect, one of the first Manchester architects to adopt the principles of the Ecclesiological Society', a learned architectural society founded in 1839 to promote the study of Gothic architecture, advocating a return to a medieval style of church architecture. The society was particularly influential in the 1840s and enjoyed wide influence over the design of English churches throughout the 19th century. Their philosophy was that the corruption and ugliness of the 19th century could be escaped by the earnest attempt to recapture the piety and beauty of the Middle Ages. Crowther retained a lifetime devotion to Gothic architecture of the Middle Ages, rather than evolving the style in the way fellow architects of the time such as William Butterfield (1814 – 1900), George Edmund Street (1824-81) and Alfred Waterhouse (1830 -1905) did. Crowther's best churches were high and beautifully proportioned and his detail was usually of great finesse.

Born in Coventry, the son of an architect, from 1838 JS Crowther moved to Manchester to join the practice of architect Richard Tattersall, who had a strong interest in Gothic architecture, and worked with him on the restoration of parts of Manchester Cathedral. Crowther later travelled around Britain studying Gothic architecture, worked for an architect called Whittaker in Bolton, then joined established Manchester architect Henry Bowman. Bowman took Crowther into partnership with him in 1846, the year he published his first book, 'Specimens of the Ecclesiastical Architecture of Great Britain', for which Crowther contributed some of the drawings. With Crowther, between 1849 and 1852 Bowman also produced his better known publication 'Churches of the Middle Ages.' According to www.manchestervictorianarchitects.org.uk :

"Crowther's association with Bowman for a time placed him at the vanguard of church architecture, and any national reputation Crowther was to obtain was based on the book which they compiled together. The publication of 'Churches of the Middle Ages' between 1849-52 for the first time gave architects source details of Gothic parish churches in the archeologically correct styles advocated by Pugin. His first major church, St. Mary's, Hulme, shows Crowther's use of medieval precedent and his liking for the picturesque in the careful massing of the domestic buildings and the placement of the tower and spire. However, the progress of the Gothic Revival was so rapid that even before the book and church were complete, Butterfield and Street had begun to develop new ideas, a progression from the strict copying of medieval examples. Crowther was never again to be at the forefront of the High Victorian Gothic Movement. Although highly talented and capable of great finesse, he was not a naturally inventive or innovative architect. Details that had once proved satisfactory were used repeatedly in later projects. Elements such as the gable cross and quatrefoil air vents became standard on all his churches, acting almost as a trademark. The details gathered for Churches of the Middle Ages were to provide the precedent for much of his later work."

Between 1846 and 1853 the partnership Bowman & Crowther designed several buildings in Leeds, Manchester, Huddersfield, Bury, Stockport and the Lake District. In 1853 the partnership with Bowman was dissolved and JS Crowther continued to work alone on new build and restoration projects throughout the North of England until his death in 1893. He was elected a fellow of the Royal Institute of British Architects (RIBA) in 1888.

Further Information about the origins of this group of buildings is available on www.Manchestervictorianarchitects.org.uk

Some of Crowther's other works;



Fig 6.1 St John's Church, Alvanley, Cheshire 1859



Fig 6.2 Church of St John the Evangelist, Scunthorpe, 1891 (image from 1922)



Fig 6.3 View of West Elevation of building with St Mary's Church in background Google Earth image from June 2018



Fig 6.4 View of West Elevation of the building, Google Earth Image from July 2018

7. The heritage asset and its significance

Buildings are listed by the Department of Culture, Media and Sport (DCMS) for their special architectural or historic interest. The building in question has been listed as it falls into the category of:

'Buildings between 1840 and 1914 of definite quality and character (including principal works of principal architects)'

The majority of listed buildings in Manchester date from the Victorian and Edwardian periods at the time of the city's rapid expansion.

The former St Mary's Junior School is relatively simple in its form but highly decorative in terms of material and detail. It consists of a single storey hall and attached two-storey wing at the south end. It is built of red and blue brick with sandstone dressings. The bi-coloured bricks are used to create patterns, some of which are based on Christian crosses, others are geometric and used to pick out architectural features such as door and window surrounds and string courses. The idea of using bricks of contrasting colours to produce decorative patterns - called 'diaper work' originally came to Britain from France in the 15th century. It continued to be popular up to the 17th century then became fashionable again during the 19th century Gothic Revival. It is not surprising that the architect, J S Crowther, a pioneering advocate of the Gothic Revival, chose to apply this polychromatic style to the school building. Also, although St Mary's Church, the principal building in this group, is built of stone, the choice of brick is typical of the Domestic Gothic style. There are several reasons for the increase in the popularity of bricks, including polychromatic bricks, as a building material in 1858. These include the repealing of the Brick Tax in 1850 (which had been introduced in 1784), new technological advances and improvements which allowed for the increased production of higher quality bricks and economical prices and improved transport links. The improvement in the availability, cost and quality of bricks will have helped allow J S Crowther to specify the extravagant but attractive header bond, which used more bricks than other bonds (eg English bond or Garden Wall bond).

The rich colour and fine craftsmanship evidenced in the brickwork and slates it is likely J S Crowther is demonstrating the influence of John Ruskin's The Stones of Venice, published between 1851 and 1853. A comparable example of polychrome brickwork from the same decade is leading Gothic Revival architect William Butterfield's Anglican All Saint's Church, Margaret Street in London (Grade I listed), designed and built between 1850 and 1859.

Attention should also be drawn to the unusual ribbed-effect brickwork at the base of a chimney on the North elevation and to skilful 'tumbled-in' brickwork (in a slightly redder brick) on the diminishing edges of the gables.

Supporting information for historical material research can be referred to in Appendix ii.





Fig 7.1, 7.2, 7.3, 7.4 Images of the existing gable windows of the MKCC. Patch repair to tracery of the window. The style variation to the placement of the windows.





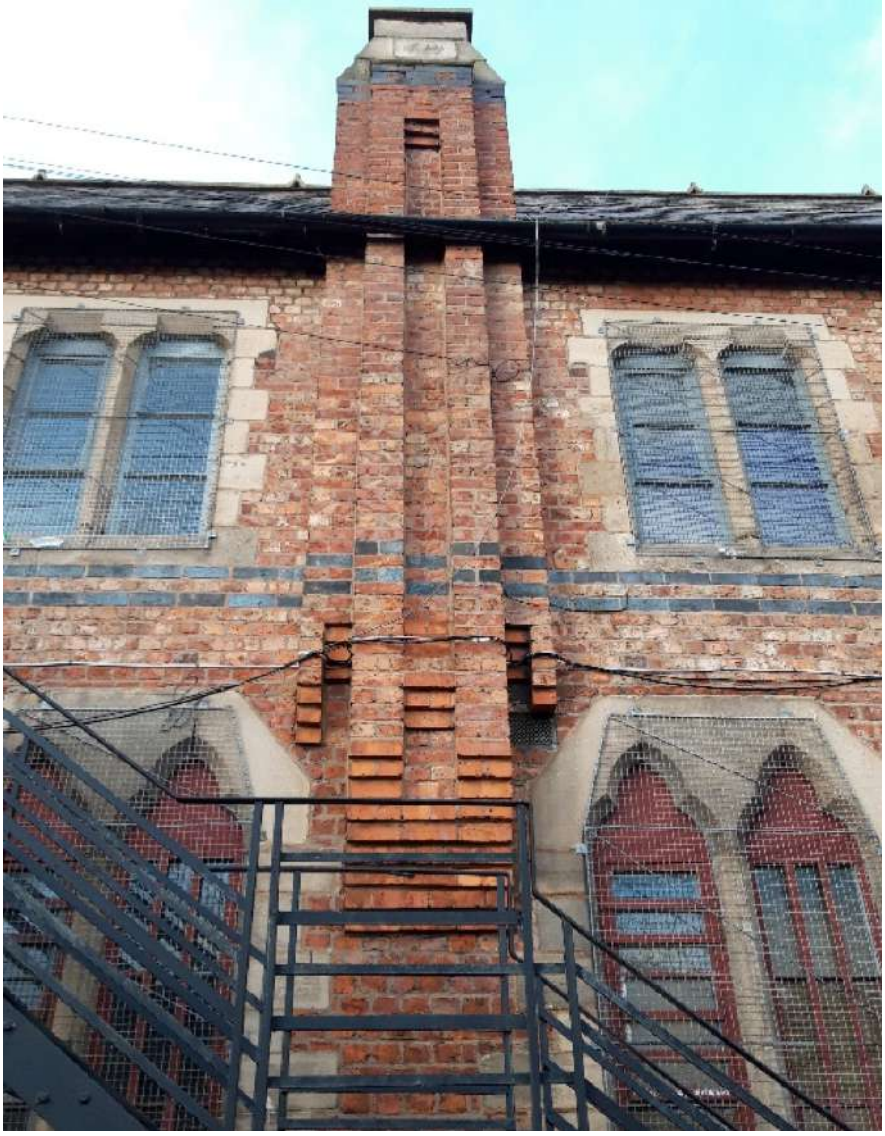


Fig 7.5 MKCC South Elevation. Fig 7.6 MKCC North Elevation







Fig 7.7 MKCC North Elevation. Fig 7.8 MKCC North Elevation close up of stone plaque located below the North window.

8. Existing materials, condition and details

The building is constructed from a red brick with blue brick bands and stone window sets. The external brick-faced walls are in a poor condition with areas of spalling and deterioration. Patch repair work has been done to the building in areas that now require repair in the appropriate materials. The ornate detail on the brick chimneys is in keeping with the style of the surrounding buildings.

The windows are in poor condition, with areas of deterioration on the surrounding stone sets and stone mullions. The current door is timber with a metal strap hinge and shares detail with the associated buildings in the cluster. The windows are still intact, though are covered with protective grills, and the sandstone has deterioration damage in areas on the tracery. The window to the west of the site has been partially blocked up. The north window is considered to be of high significance to the building as it creates a visual connection to St Mary's Church and to the associated listed buildings in the group.

The roof is made of slate with both square cut and fish scale bands. It has some signs of defect that will be identified in a full structural and condition survey.

There are areas of damaged slates as well as areas of failing flashing, rainwater gutters and down pipes. There are signs of water ingress to the rear of the main hall. No works are proposed to the interior of the east extension. Images of the existing condition are catalogued in the Appendix iii of this document.





Fig 8.1 MKCC East Elevation of extension. Fig 8.2 MKCC East Elevation showing failing down pipe.

9. Description of the proposed scheme & the impact on the building's significance

Comments on the building elements and the accompanying plans give an assessment of the relative significance of the building and its key heritage values. 'Conservation Principles' (Historic England website, 2020) sets out a range of heritage values that can be used to establish the significance of a building or place. These include evidential value (the physical aspects of a building that yield evidence about its past), historical value (the extent to which a building is associated with or illustrative of historic events or people), aesthetic value (includes design, visual, landscape and architectural value) and communal value (includes social and commemorative value and local identity). These values may be tangible, for example, the listed building's grade, or they may intangible, for example, the site's association with a past event or group of people. This assessment has been done with guidance from material from Historic England's Conservation Principles, Policies and Guidance, Conservation Basics, Understanding Historic Buildings, Managing Significance in Decision-Taking in the Historic Environment.

Significance is a concept for measuring the cultural value of a place, using judgement to assess the place and its different aspects in a hierarchy. The concept was first developed in Australia by James Semple Kerr, to assist with the management of cultural assets. It has been adopted by the Heritage Lottery Fund and in adapted forms by organisations such The National Trust and English Heritage / Historic England.

- Exceptional – important at national to international levels, reflected in statutory designations, such as Grade I listed buildings and scheduled ancient monuments.
- High – important at regional or sometimes a higher level, e.g. Grade II listed buildings
- Medium – important at a local level, and possibly at a regional level, for example for group value
- Low – of no more than local value
- Negative or intrusive features – features which in their present form detract from the value of the site.

9.1 Significance of the building and its surrounding buildings

The significance of the building in its setting is that it is one of a group of listed buildings that are each important in their own right. As noted in the background research of the building, the cluster has survived through many urban changes and therefore, the trace of its historic credit can be considered to be of high significance. The additions, and surrounding architecture, have led to changes over time. Nevertheless, the whole group of buildings maintains its historic significance through setting, materials used, craft and detail.



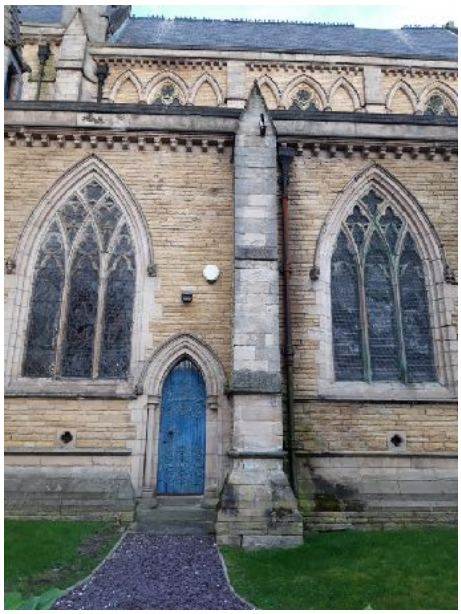






Fig 9.1 - 9.4 Photographs of details from surrounding buildings in the grouped listing.

Fig 9.5 Examples of windows from the surrounding buildings taken from the design statement.





9.2 Significance of the building and impact assessment of the proposal

The significance of both the building itself, and as part of the group of buildings, lies in the fact that it has always been an important presence in the area as well as being of real benefit to the community. Historically, it is also a fine example of the architectural style of the time. Consequently, the building can be considered to be of high significance, although certain additions made over time have adversely affected both its appearance and its historical fabric.

For example, the extensions to the east and west of the building are considered to be of negative value. Although they have provided additional space, they have not contributed to the integrity of the existing structure or its fabric. This is due to the design of these extensions not being sympathetic to the building's style or language. The extensions currently detract from the existing building, obscuring and harming the elevational appearance, also disrupting the original plan form of the MKCC. The materials and poor detailing of the earlier extensions are harmful the existing structure, both visually and physically. Therefore, it would be of benefit to remove and replace these elements in order reinstate the building's character, fabric and original appearance. However, as these extensions are undoubtedly a part of the building's history and development, consideration for this has been made with the proposed scheme. Further description of this can be found on pages 35 and 36 of the design report.

It is intended to remove the west extension and replace it with a more transparent structure. This is considered to be a significant improvement on the current structure and, while this will be a contemporary intervention, it will be influenced by, and take precedent from, details of the existing building. Further development to the details are required to ensure the chosen materials and technical details are cost-effective and sympathetic to the original building. The extension does not protrude over the external elevational line of the porch area as this is considered to an integral part of the existing elevational presence. Instead, it is to be constructed as a self-loading structure causing no significant harm to the existing building's integrity, therefore could be easily removed if this is desired in the future.



Fig 9.6 Render of the proposed North/West elevation of MKCC. Credit: TH3M Architects.

9.3 Internal Intervention

Over time, the spaces have been altered internally, and through the most recent historical research of the building, it's been found that areas have been refurbished and changed to suit its current use. These include a second level and a panel wall to the south of the hall. Images of the existing building can be found in the appendix of this document.

The main hall is considered to be of high significance as it is the main central gathering space and has visual connections to the neighbouring, and similarly historically significant properties, in particular through the large window to the north, facing St Mary's Church. This will continue to be the main gathering space, although the proposal is to add more space to create a better area for community use. The extra space will be created by introducing a mezzanine level which sits in line with the transom bar of the existing windows. The use of the proposed mezzanine area will maintain the double height space to the front of the hall. Although the hall was originally designed to be one open space, by introducing a reversible, self-supported structure into the existing area it will provide extra capacity without causing any undue minor harm to the existing structure. It will also introduce a new perspective in the space.

The mezzanine level extends to a point between trusses 2 and 3, covering two thirds of windows E01 and W01. This interrupts the internal elevation of both the east and west wall in the main hall. Ideally, from a heritage perspective, it would be preferable to maintain the original window presence in the full height space, with the new columns in line with existing trusses. However, taking into consideration the advantages of: the structure's reversibility; the additional usable space created with only partial projection over these windows; and the new connection to the east when viewed from the first floor mezzanine and giving a new perspective to the space, the intervention is considered to have minor impact on the building's significance. The visual connection to the listed St Mary's Church and to other neighbouring buildings is maintained and, in some cases, enhanced.

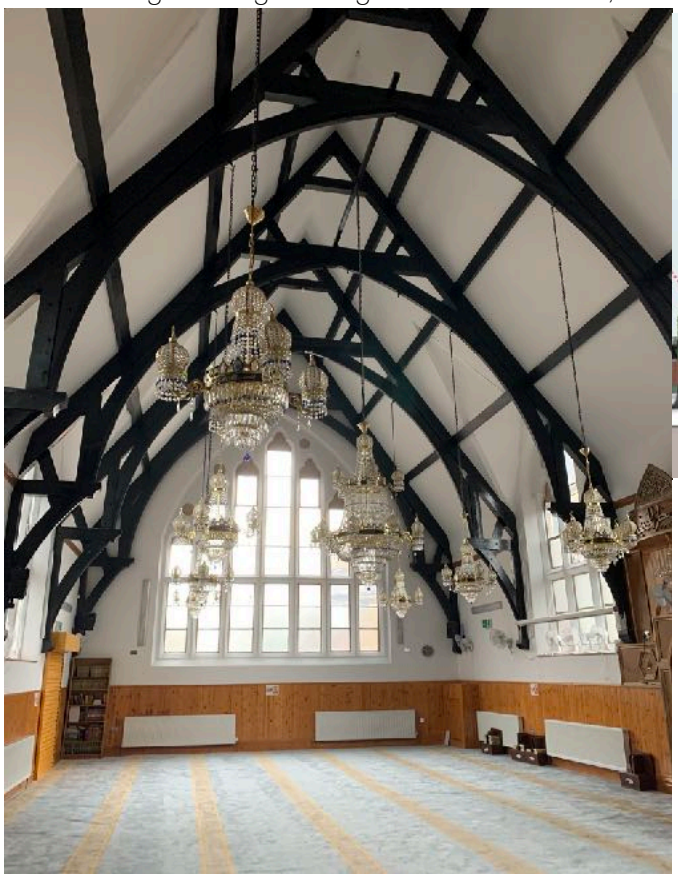


Fig 9.7 Photograph of the main Hall in MKCC looking to North window.

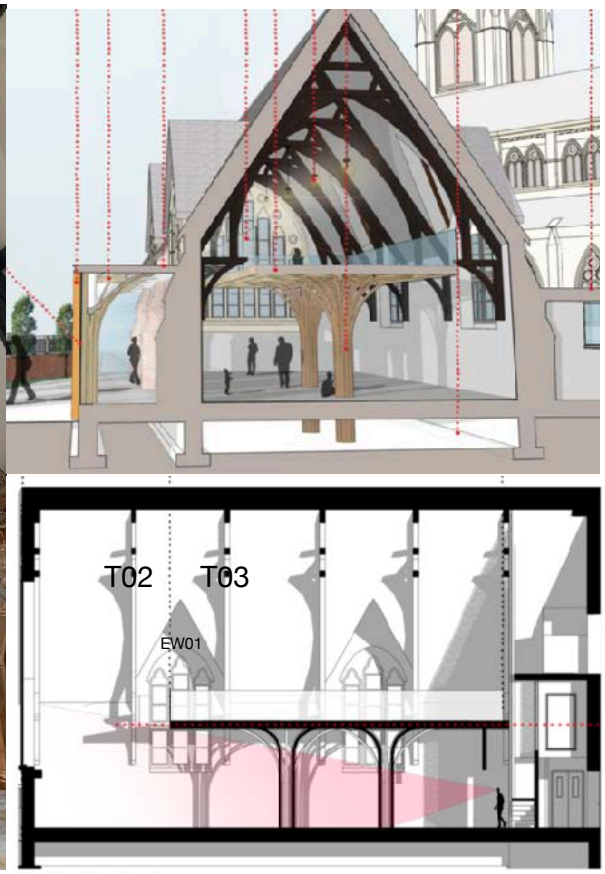
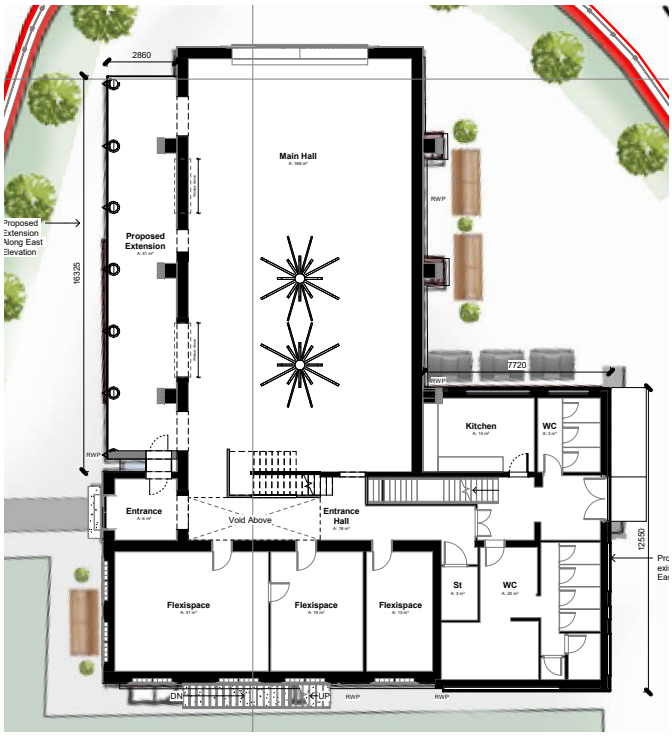
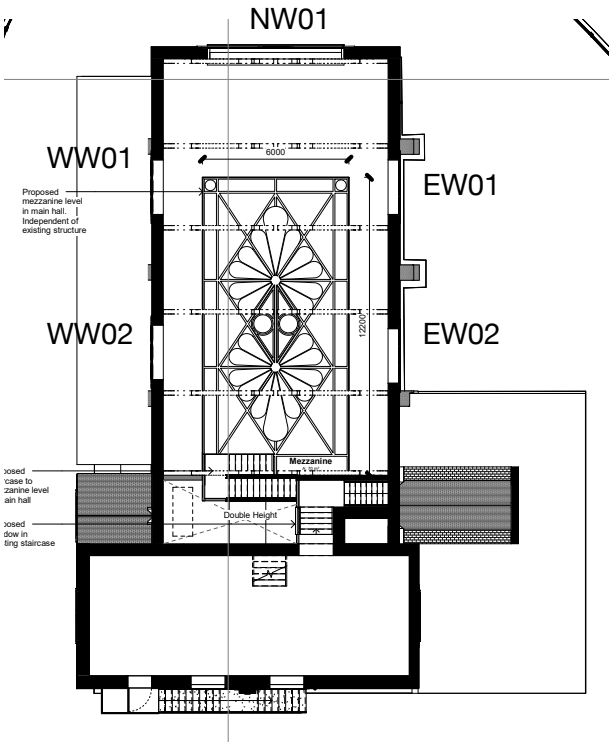


Fig 9.8, 9.9 concept design sketches of the main hall

Credit: TH3M Architects.





9.10 + 9.11 proposed ground floor and first floor plan Credit: TH3M Architects.

Consideration has been given to the location of the columns in relation to the windows, space, orientation, and symbolism. This placement is illustrated on pages 47 and 48 of the design report. No alterations are to be made to the existing trusses and these will still be a feature in this space, although to part of the hall they will be viewed from a different level. Consideration is to be made when detailing the balustrade for the mezzanine to not interfere with the visual connections to the adjacent buildings. The detailing to the underside of the mezzanine may also reflect the geometry of the trusses above.

The existing floor to the hall is carpet on floor boards, on a suspended floor approximately 900mm over a solid base. The proposed support for the mezzanine is to be constructed from two main structural posts that are to be set into a formed foundation in the ground below, ensuring that the structural integrity of the existing building is not compromised in any way. The existing carpet holds no historic value - during this study there has been no record of the original floor finish materials in this space. The loss of historic fabric in this area will be minimal where the connection between the new structures sections through the floor boards. The timber panelling to the walls have been added later therefore hold no significant value.

A timber-panelled stud wall partition, which is assumed to be a later addition to the building, will be removed and replaced with a stud partition featuring brass, patterned screens. These will be a continuation of the detail to be found on the re-cladding of extension to the east side of the building.

The development of the panel design is described on pages 55 and 56 of the design report: the concept that guided the detail of the trellis was derived from a fusion of Islamic geometric shapes and observation of shapes and motifs found on the existing building.

As seen in fig. 9.12, part of the southern gallery is to be removed to allow light to flood into the entry space on the ground floor. Whether this area is a part of the original fabric is not known. It is considered that this intervention benefits the building by providing a lighter, more

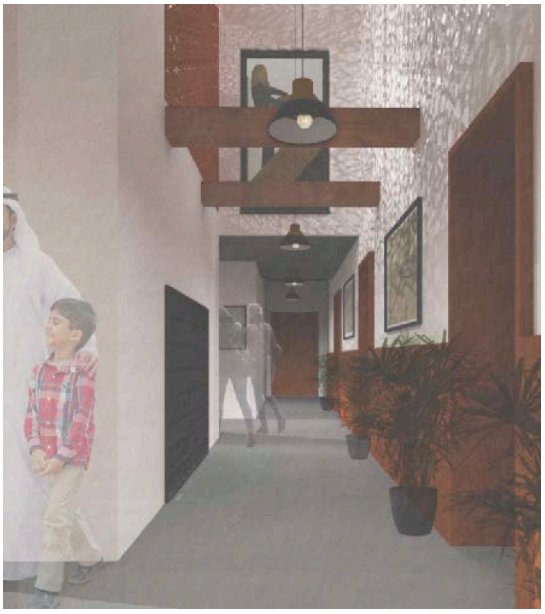
welcoming space with improved flow for visitors. The exploration of this space is illustrated on pages 44 and 45 of the design report. It is proposed that the water ingress to the left of the existing roof light be made good as a part of these works. Photographs of the existing condition can be found in the appendix of this report.

The panels are integrated in this area to cast shadows in the double height entry hall, referencing and enhancing the decorative richness of the original architecture while celebrating both Christian and Islamic design. The panels are reversible and are not considered to cause significant harm to the building. While the building was originally a school, the current use of the building is a place for cultural activities, education and prayer. The proposal features a gallery to highlight the history and heritage of the building, illustrating both its significance and the many changes and improvements that have been made over time, as seen in the images fig 9.12, 9.13 and 9.14.





Fig 9.12 Left - photograph of existing hallway.
Fig 9.13 Upper Right - Render image of proposed looking to porch
Fig 9.14 Lower Right - Render image of proposed
Credit: TH3M Architects.



Further to the south of the building is a basement under the flexible spaces. The basement has vaulted ceilings which can be accessed from the external stairs (Plans of

the existing can be found in the Appendix of this document). No works are proposed to this area.

The internal interventions illustrated in the proposals are considered to have a low/medium impact on the building and its significance. Though in some areas historic fabric is being lost, the proposed works will result in an overall improvement to the building and its use.

9.4 External Intervention

As stated in the Pre-app feedback, '*ideally a proposal would remove these extensions and restore the building to its original form and appearance. If this is not possible a proposal that improves their appearance but without their enlargement could be accepted but this would be dependent upon the proposed detailed design which would need to demonstrate a design response to the original building and be expected, as at present, to retain the original building as the dominant built form*'

Although the extension to the east elevation is of negative value to the building, unfortunately, the removal of this is not feasible in this application. It is proposed that this area is re-clad. The cladding will be of timber, with brass-detailed panels to both mask poor quality brickwork and break up the elevation. The concept behind these is expressed on page 56 of the design report. There is no historic evidence of brass fixtures in the building, although there is evidence of finely crafted details around the wider site. This contemporary intervention can be interpreted as a continuation of the craft design tradition. The design report illustrates the development of the design of the patterned panels, which has been referred to in 9.3. Like copper, brass, will oxidise over time, although its more golden colour may be considered to better complement the building's existing palette. Unless, when selecting the brass, treatment to minimise the visual impact of the material's oxidisation is specified, it should be taken into account how the weathered material will look on the building. From a heritage perspective, the choice of brass is considered to have neutral impact.

Demolition of the historic fabric in the external west wall is considered to have medium impact to the existing building. The openings are to be kept as existing with removal of the doors. The opening directly under the blocked up window where there is the later added opening will be extended down to the finished floor level.

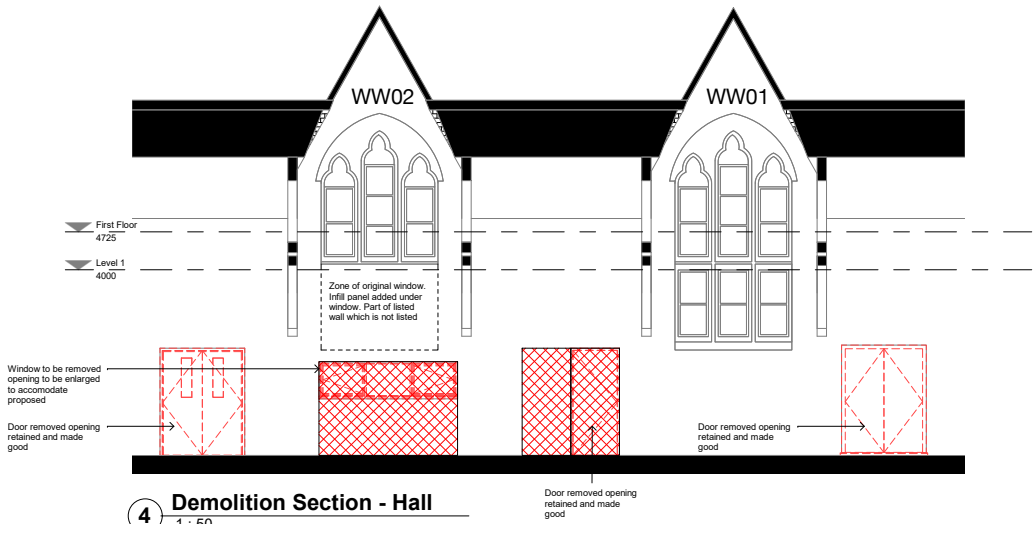


Fig 9.15 MKCC Demolition internal elevation of the west wall from the Main Hall. Credit: TH3M Architects.

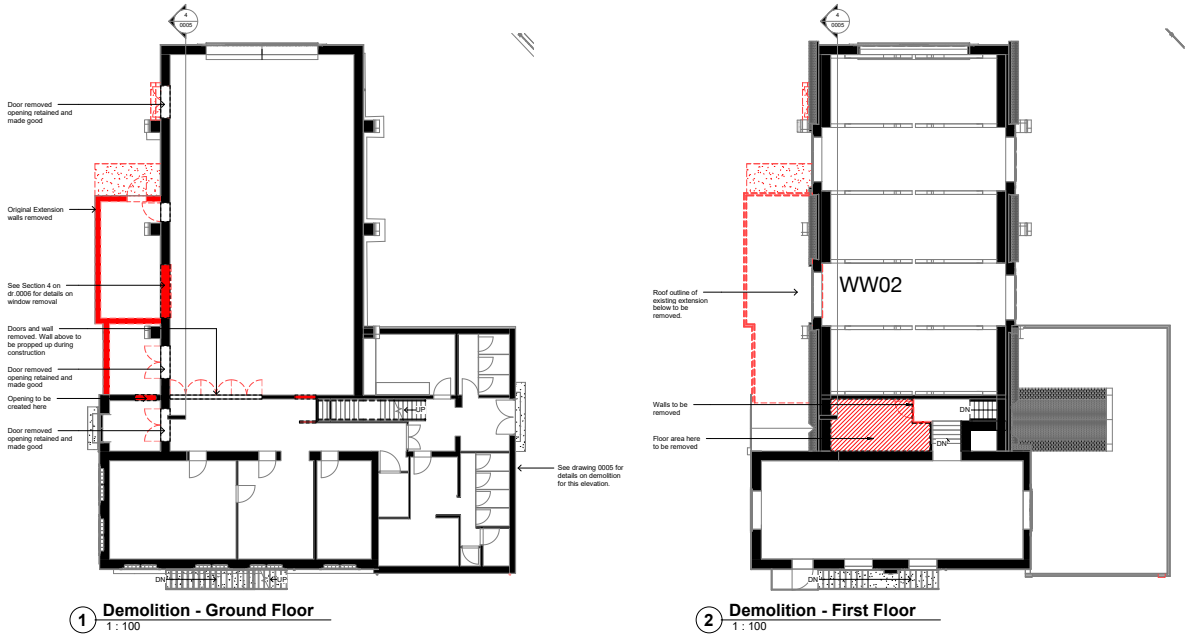


Fig 9.16 MKCC Demolition floor plans Credit: TH3M Architects.

As stated earlier in the report, the extension that currently stands to the west side is of poor quality materially and may be considered to be of negative value. The existing west external wall has altered over time. The proposal takes this into consideration when analysing the flow through the two spaces via the proposed openings from the new extension to the main hall, these design observations have been made and illustrated on pages 42 and 43 of the design report. Some of the openings are being maintained although it is proposed to remove the later added doors. From a heritage perspective, ideally the window that has previously been blocked up would ie reinstated, refer to WW02 in fig. 9.15. But, taking into account the original fabric has already been destroyed and the new interventions require flow through that space, this may not be possible. When weighing up the benefit for the building's users of the improved access, the conclusion being to leave it blocked up with opening below. A new opening from the entry porch to the new extension will involve some loss of the existing fabric, which is considered to be of medium significance. Again, the public benefit of the increased functionality and accessibility of this side of the building seems like a reasonable justification for this.





Fig 9.12 MKCC North elevation of existing west side extension. Fig 9.13 MKCC West elevation of the building showing existing fire escape.

The buttresses are of poor condition. It is proposed that the general condition of the materials of that elevation are to be inspected and repaired on a like for like basis, using best conservation practice.

The new extension to the west elevation is proposed to be a self supported structure with minimal connections to the external face of the existing building. These details are to be developed to ensure the proposed structure has little impact on the original building's fabric and structural integrity.

The extension is to be faced with brass fins and trim. This provides continuity with the brass panels, introduced throughout the interior of the building and also used on the re-cladded east elevation. When specifying this material, the same consideration should be given to the visual and physical impact oxidisation.

The use of branched glulam columns to the interior of this facade echoes the language of the main hall's mezzanine structure, which, in turn, are influenced by the shapes of window heads and hood moulds throughout the cluster of buildings. This theme is explored on pages 52 and 53 of the design report. The design sensitively interprets the detail of this elevation: glazing is proposed between the brass fins, with subtle use of lighting on the buttresses and arches which reference its original features and partially reinstate the elevation's visual appearance. .

The connection between the new west extension and the porch has been designed as an understated glass link. This is considered as being sensitive to the existing structure, a well-balanced and discrete transition.



9.14 Render of the proposed West elevation of MKCC. Credit: TH3M Architects.

9.5 Summary of Significance

The building, as a whole, is considered to be of high significance. The evidence for this lies in its architectural style, the continuation of detail throughout the whole cluster of buildings and its relationship both with Crowther's other works and the influence he had. The historical value is explored earlier in the report and involved the building's survival through a series of events that had huge impact on the surrounding built environment. It also includes its aesthetic value and the dominance of the building in its setting**.** Finding evidence of the original building's history and plan progression has proved difficult, although OS maps at different stages illustrate spaces that have been added over time, as illustrated in section 5 of this report.

Unfortunately, the later added extensions have had negative impact but the proposal addresses this in a positive manner. The value to the community will be enhanced by the proposal as it will it will increase the building's capacity and improve its usability.

9.6 Avoiding harmful impact

In reference to Para 196 of the NPPF '*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*'

Being mindful of the neglect the building has endured through abandonment and insensitive additions throughout its history, this proposal plans improvements to the building's existing fabric and the enhancement of its value to the community. Some of the historic fabric will be lost through the scheme, although the interventions have been sensitively considered, ensuring the impact to the existing building will be minimal and that many of the proposed changes will be reversible. The details of how the new elements are to interact with the existing structure and fabric are to be carefully considered to ensure its integrity is not compromised.

10 Conclusion

It is considered that the proposal of ;

1. Re-cladding the existing extension to the east elevation, though not returning the building to its original form, is considered to be a betterment of what currently stands. The material and detail of this has been considered to compliment the building's current material palette. To visually enhance the presence of the existing building in its setting.
2. Reversible mezzanine level to the main hall and works associated to the internal decoration is considered to be of neutral impact. The structure being carefully designed and integrated into the main hall, accommodating the need of additional space, while sensitively considering the historically significant elements within the space and its plan form while maintaining the visual connection to the surrounding buildings.
3. The removal of the panelled stud wall to the main hall, a later addition, replacing it with partially solid stud walls with brass panels. The loss of part of the ceiling / floor to the hall's south gallery is to considered be of low/medium impact. It will allow the entrance hall to be opened up to become a double height space, permitting light to come through and creating an informed and pleasant entry point. It is considered to bring benefit to the building.
4. Removal of the poorly designed and constructed extension to the west of the building, replacing with a new, better suited structure. This is to be considered a betterment to what currently stands. The detailed and sensitively approached design sits elegantly on the west elevation, partially reinstating the elevation visually. It is restrained but with well-balanced reference to both the original MKCC building and St Mary's church. The extension's horizontal roof line doesn't compete with either the windows or the porch.

The scheme provides solutions to issues MKCC currently holds. It is considered these interventions have been researched and sensitively guided by the sites history.

Accompanying these works, identified throughout the scheme, is the repair works to the existing fabric and publicly displaying the history of the building and its building group through a series of images at the entry. Prolonging, enhancing and emphasising the importance of the building and its progression through time. This is considered to be a betterment to the building, adding value to its historic significance.

It is considered that the proposal will make a positive contribution to the building, and increase understanding of its importance. This report finds that the proposals accord with the heritage provisions within the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework and local heritage planning policy.

This report has been prepared by Michelle Martin, supported by the research of Sarah Neville, both in support of Live Site Project CIC.

Michelle Martin
RIBA BA (Hons) MArch ADPPA AIA.Int. ARB

11. Appendix

i Listing of surrounding buildings

Listing details of the other buildings and structures, which, together with St Mary's Junior School, form part of a group.

PLAYGROUND WALL OF ST MARYS JUNIOR SCHOOL, ON WEST, NORTH AND EAST SIDES

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1197792

Date first listed: 23-Apr-1981

Statutory Address: PLAYGROUND WALL OF ST MARYS JUNIOR SCHOOL, ON WEST, NORTH AND EAST SIDES, CHICHESTER ROAD

Location

District: Manchester (Metropolitan Authority)

National Grid Reference: SJ 83370 96062

Details

MANCHESTER

SJ89NW CHICHESTER ROAD, Hulme 698-1/4/716 (East side) 23/04/81 Playground wall of St Mary's Junior School, on west, north and east sides

School playground wall. 1855-60. Brown brick with black brick string, and ashlar coping. Dwarf wall: gabled arch with 2-centred double-chamfered brick gateway and much black brick and ashlar polychrome ornamental. Cast-iron railings with simple bipod pattern finials. Forms group with St Mary's Junior School (q.v.), Church of St Mary UPPER MOSS LANE (q.v.), St Mary's Rectory PARSONAGE STREET (q.v.), and Moss Side People's Centre ST MARY'S STREET (q.v.).

https://historicengland.org.uk/listing/the-list/list-entry/1197792

CHURCH OF ST MARY

Heritage Category: Listed Building

Grade: II*

List Entry Number: 1270659

Date first listed: 03-Oct-1974

Statutory Address: CHURCH OF ST MARY, UPPER MOSS LANE

District: Manchester (Metropolitan Authority)

National Grid Reference: SJ 83396 96089

Anglican church, now Shaw Ardell African Methodist Evangelical church. 1856-8, by J.S.Crowther. Coursed sandstone rubble with ashlar dressings, slate roof. Early C14 Geometrical style. Large nave and chancel with north and south aisles and very tall north-west steeple. The 4-stage tower has angle-buttresses, 3-light windows to the 1st stage, cusped lancets to the 2nd stage, cusped 2-light windows to the 3rd stage, tall coupled belfry windows (formerly 2-lights but now void), with 3 orders of moulding and crocketed gablets, a carved corbel table with a gargoyle in the centre of each side, parapet with crocketed corner pinnacles, and a tall slender octagonal spire with lucarnes on 4 levels (the lowest of 2 lights). The tall 5-bay nave has pilasters, a corbel table to each bay, parapet with pitched coping terminating with large crocketed pinnacles at the junction with the chancel, and coupled 2-centred arched 2-light clerestory windows which have trefoil lights, quatrefoils in the heads, double-chamfered surrounds and hoodmoulds with figured stops (all diffferent, as are the stops to all other hoodmoulds); and a very large 5-light west window with geometrical tracery. The 3-bay chancel, to almost the same height, has a clerestory with one window in similar style in each bay flanked by decorated blind arches, and a huge east window with 6 very tall lights in 2 groups with multifoil tracery and a wheel in the head. The buttressed aisles have large 2-centred arched 3-light windows with intersecting mullions, trefoil-headed lights and multifoil tracery in the heads, and hoodmoulds with carved stops (those to the nave aisle figured, and those to the chancel aisle foliated), and large crocketed pinnacles at the junction between nave and chancel; and at the west end of each aisle a gabled porch which has angle buttresses, a 2-centred arched outer doorway (that on the south side with shafts and 2 orders of moulding, and that on the north side with semi-octagonal responds and wrought-iron gates), both with scissor-braced roofs and 2-centred arched inner doorways with moulded surrounds and doors with elaborately foliated strap hinges. Interior not inspected. Forms group with St Mary's Junior School CHICHESTER ROAD (q.v.), St Mary's Rectory PARSONAGE STREET (q.v.), and Moss Side People's Centre ST MARY'S STREET (q.v.).

https://historicengland.org.uk/listing/the-list/list-entry/1270659

ST MARYS HOUSE

Heritage Category: Listed Building

Grade: II

List Entry Number: 1271229

Date first listed: 23-Apr-1981

Date of most recent amendment: 06-Jun-1994

Statutory Address: ST MARYS HOUSE, PARSONAGE GARDENS

District: Manchester (Metropolitan Authority)

National Grid Reference: SJ 83417 96046

Details

Rectory, now manse. 1855-60. Brown brick with sandstone dressings and red tiled roof. Rectangular plan parallel to street. Vernacular Gothic style. Two storeys and 4 bays, the centre treated as a one-and-a-half storey hall range and the ends as gabled wings, that to the right half-hipped; with a buttress in the centre of the 1st bay and another between the 2nd and 3rd bays (both with offsets); the entrance, to the left of the 2nd bay, has a shouldered doorway and double doors with ornamental strap hinges, and a quatrefoil overlight, set in a 2-centred stone arch with chamfered surround. The windows are mostly stone-mullioned with straight stone lintels and segmental brick relieving arches, 2 at ground floor of the main range with cusped lights and those above set in half-dormers with hipped roofs; in addition the 1st floor of the 1st bay has a large arched window of 3 arched lights with multifoils in the head, and the 4th bay has an attic window. The left gable wall has 2 windows like those at ground floor of the main range; the right-hand gable has an extruded chimney stack. Interior: moulded 2-centred arch between entrance hall and stairwell; open-well staircase with 2 brattished rails. Forms group with Church of St Mary UPPER MOSS LANE (q.v.), St Mary's Junior School and schoolyard railings CHICHESTER ROAD (q.v.) and Moss Side People's centre ST MARY'S STREET (q.v.).

https://historicengland.org.uk/listing/the-list/list-entry/1271229

MOSS SIDE PEOPLES CENTRE

Heritage Category: Listed Building

Grade: II

List Entry Number: 1270695

Date first listed: 23-Apr-1981

Statutory Address: MOSS SIDE PEOPLES CENTRE, ST MARYS STREET

District: Manchester (Metropolitan Authority)

National Grid Reference: SJ 83435 96062

Details:

Former school incorporating teacher's house, now social centre. 1855-60. Brown brick in header bond (now mostly painted in various colours), fishscale slate roof. Irregular plan with hall range parallel to street, domestic wing at left end, 2 crosswings at the right-hand end, and various wings to the rear. Gothic style. The hall range has a chamfered 2-centred arched doorway and 2 tall gabled traceried windows, the wing to the right has a large 4-light traceried window and the outer wing attached to this has a 2-light window. A rear wing projecting to the right has a front aisle, and in the gable wall a 3-light window with intersecting tracery. The left return facade (the teacher's house) has two 8-light mullion-and-transom windows flanking a central 2-centred arched doorway with chamfered surround, above and to the right of this a battered chimney stack ending in a conical louvre, and at 1st floor mullioned windows of 2, 3 and 4 lights. Interior not inspected. Forms group with Church of St Mary UPPER MOSS LANE (q.v.), St Mary's Junior School and schoolyard railings CHICHESTER ROAD (q.v.), and St Mary's Rectory PARSONAGE STREET (q.v.).

https://historicengland.org.uk/listing/the-list/list-entry/1270695

11. Appendix

ii- Additional research, supporting the report content

Cont… of

7. The Heritage Asset and its Significance

The majority of listed buildings in Manchester are dated from the Victorian and Edwardian periods at the time of the city's rapid expansion.

https://secure.manchester.gov.uk/info/514/listed_buildings_register/1906/what_is_a_listed_building)

Fm Historic England, Practical Building Conservation Series, pub Ashgate

Earth, Brick & Terracotta Part B P 465-7

The pace of urban development and the important role that bricks played in this …

Victorian urban landscape where brick is the predominant construction material

The Brick Tax was repealed in 1850, and new technological advances and improvements made bricks an even more economical choice. Steam-powered machinery enabled clay to be processed, and bricks to be made at a speed and in quantities that were unprecedented. More efficient kilns that could be fired continuously also contributed to increased production. Furthermore, coal mining in the Midlands and the north yielded not only fuel, but vast quantities of Coal Measures shale that could be turned into bricks using the newly invented machinery.

Moss Side is an inner-city area of Manchester, England, 1.9 miles (3.1 km) south of the city centre, It had a population of 18,902 at the 2011 census.[1] Moss Side is bounded by Hulme to the north, Chorlton-on-Medlock, Rusholme and Fallowfield to the east, Whalley Range to the south, and Old Trafford to the west.

Following the Industrial Revolution there was a process of unplanned urbanisation and a rapid increase in population size. The population in 1801 was 151 but by 1901 this had increased to 26,677.[3] The industrial growth of the area resulted in a densely populated area, so much so, that a part of the township of Moss Side was amalgamated into the expanding city of Manchester in 1885, with the rest joining in 1904.[4]

Mass development in Moss Side occurred in the late 19th and early 20th centuries when large numbers of red brick terraced houses were built, and soon attracted numerous Irish immigrants and other working people.

During the Manchester Blitz in the Second World War many of the terraced houses were damaged by German bombing on the night of 22/23 December 1940.

Migrants from the Indian subcontinent and Caribbean settled in the locality during the 1950s and 1960s, and by the 1980s Moss Side was the hub of Manchester's Afro-Caribbean community.[6]

During the 1960s and early 1970s, Manchester City Council demolished many of the Victorian and terraced houses to the west of Moss Side and replaced these with new council houses and flats. Most of the newer properties, built around the turn of the 20th century, were refurbished instead of demolished during the final two decades of the century.

In 1981, the Moss Side area was one of England's inner city areas affected by a series of riots. Analysts trace the 1970s origins of Manchester's gang crime to social deprivation in the south-central part of the city – Hulme, Longsight and Moss Side – where the activity of the underground economy encouraged a trade in illegal narcotics and firearms contributing to Manchester's later nickname of "Gunchester".[7] "Turf wars" between rival drugs 'gangs', resulted in a high number of fatal shootings.[6]

Moss Side has benefited from very substantial redevelopment and regeneration since the mid-1990s including improvement of the existing housing and residential environment along with several major housing projects currently in process or nearing completion. There has been considerable renovation of existing housing stock, such as local terrace housing and the Alexandra Park Estate

https://en.wikipedia.org/wiki/Moss_Side

NEW CHURCH AND SCHOOLS IN HULME. The township of Hulme contains a population of 53,399, whilst there is only church accommodation for 4,200; and including the places set apart for divine service by all denominations, there still remains about 40,000 souls at this present time without any opportunity for the public worship of their Goad. To provide in part for this spiritual destitution, it is proposed immediately to BUILD a CHURCH and SCHOOLS in Boston Street, Moss Lane Hulme, at a cost of £6,000, towards which several donations have already been received – Wilbraham Egerton Esq of Tatton Park having kindly given an endowment and site for the church. We would suggest that this case differs from others for which public aid may be solicited, in that the population of Hulme is rapidly increasing; indeed, so far is this true, that we fear more for the future than the present; and we feel that unless assistance is granted towards the present undertaking, the inhabitants of Manchester, hereafter may have to be invited to the work of building churches specially for this poor and populous neighbourhood. We rest our claim upon Christian sympathy upon the above alarming statement, and pray that it may receive thoughtful consideration.

Manchester Guardian 4 February 1852 page 1]

https://manchestervictorianarchitects.org.uk/index.php/buildings/church-of-st-mary-upper-moss-lane-hulme-manchester

Additional supporting information that has been considered during research and assessment.

Extracts in support of section 4 of this report referring to Manchester City Council's Local Development Framework Core Strategy Development Plan

Policy CC 9

Design and Heritage

Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.

Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

Policy EN 1

Design Principles and Strategic Character Areas

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.

1. City Centre Character Area

The City Centre contains a rich legacy which reflects its urban evolution to the current day and includes listed buildings, conservation areas, archaeological remains and an historic street pattern. Its core area presents a particularly dense environment that accommodates a wide and closely integrated range of uses including commercial, civic and residential activities. Relative to the amount of development there is limited open space and this

- Developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.

8.53 The City Centre has 14 Conservation Areas and numerous Listed Buildings. These are essential ingredients to the City's sense of place, providing aesthetic quality and strong references to the City's past, which will always be a central part of Manchester's character. Development which fails to respond to the opportunities that this context affords should not be supported.

Heritage

12.16 Manchester is the original industrial city and much of its character is derived from the physical legacy of Victorian innovation. While the City is once again at the forefront of innovation it is important that areas of special architectural or historic interest are preserved and enhanced to create a modern and distinctive City based on its proud heritage.

12.20 The historic environment is central to our cultural heritage. It contributes to the identity of Manchester through its aesthetic value and the memories of events. The original Victorian City helps create a sense of place and enhances the quality of our daily lives. Furthermore it can provide a catalyst for regeneration.

Policy EN 3

Heritage

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.

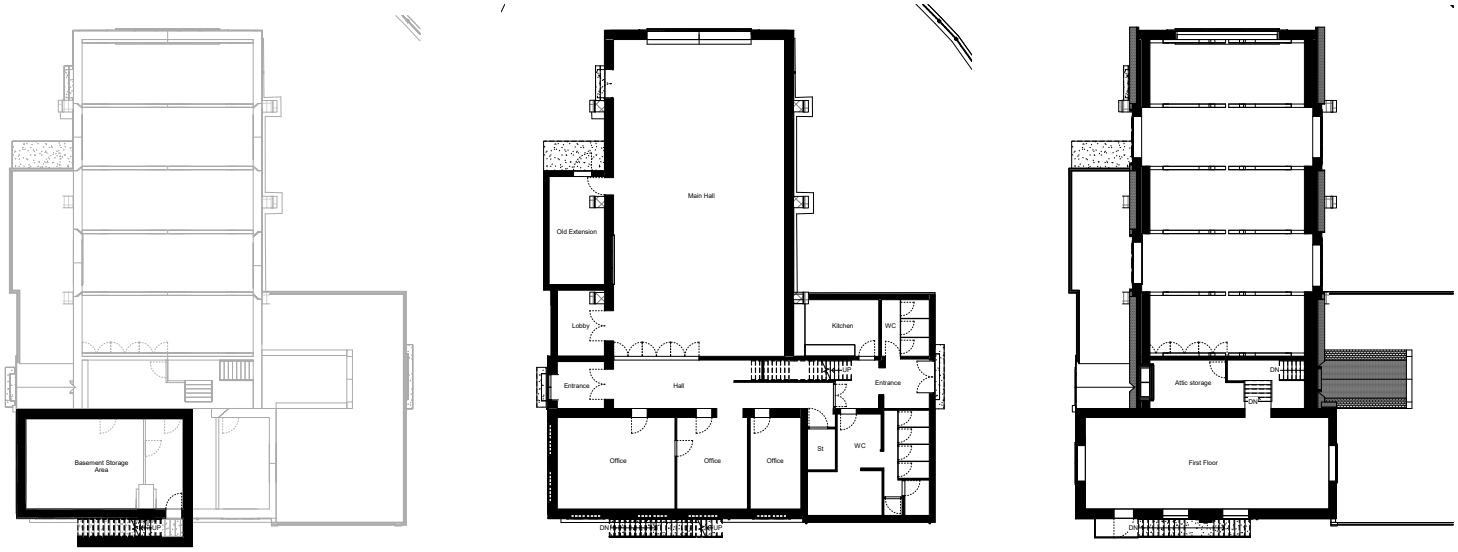
Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

12.21 Historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced both for their own heritage merits and as part of wider heritage regeneration proposals. Conservation areas (see Figure 12.2) and buildings that are statutorily listed are protected under national legislation guidance. The Council maintains information on the City's heritage assets. It is expected that developers will carry out an appropriate appraisal of issues relating to heritage assets. Re-use of empty listed buildings will be encouraged subject to consideration of the building's special interest and significance.

12.22 To ensure the special architectural and historic interest is preserved and enhanced the Council maintains a schedule of listed buildings at risk and will produce documentation that identifies the important characteristics of existing conservation areas including the identification of those areas to be preserved and those in need of enhancement.

11. Appendix

iii - Record of Existing building and condition



3 **Basement Plan** 1 : 100

2 **Ground Floor Plan** 1 : 100

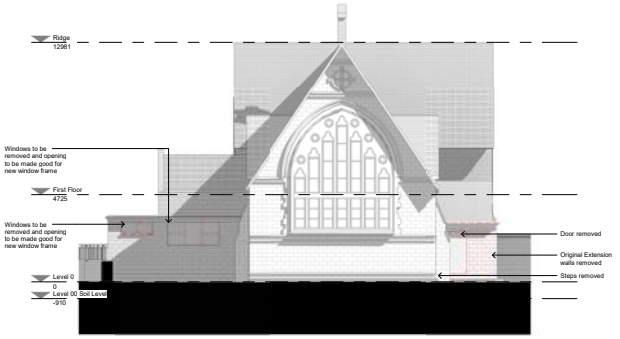
1 **First Floor Plan** 1 : 100



1 **Demolition - South Elevation** 1 : 100



2 **Demolition - East Elevation** 1 : 100



3 **Demolition - North Elevation** 1 : 100



4 **Demolition - West elevation** 1 : 100

Fig. 11.3.1 Existing floor plans. Fig 11.3.2 Existing elevations with proposed demolition notes.

Fig. 11.3.3 - 11.3.8 Photographs of the East elevation and existing extension.













Fig. 11.3.9 - 11.3.14 Photographs of the West elevation and existing extension.









Fig. 11.3.15 - 11.3.19 Photographs of the North and South elevations.



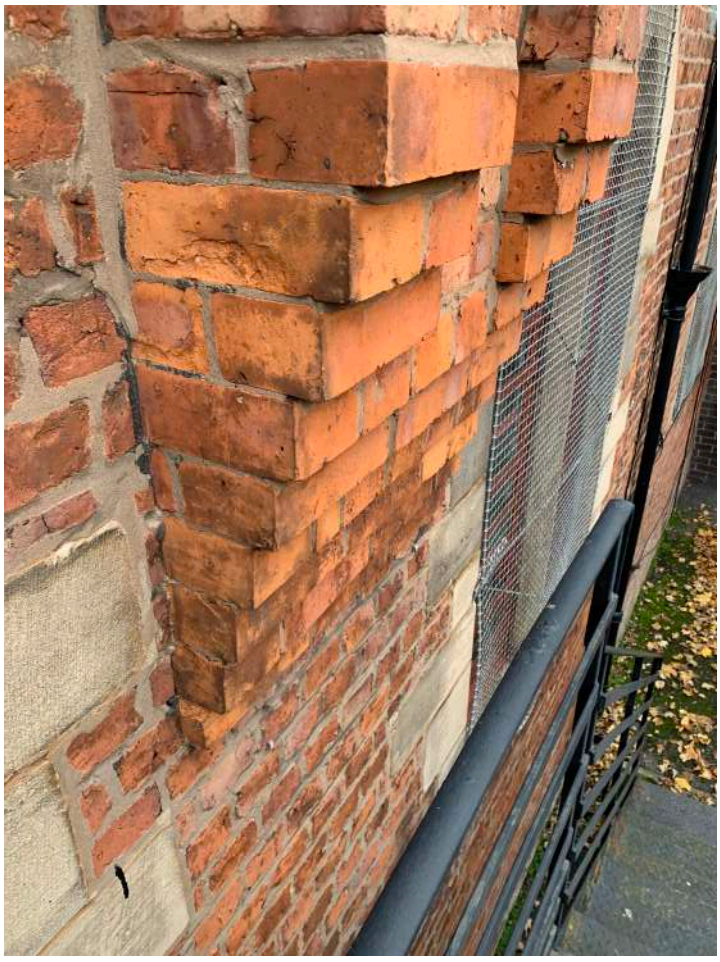


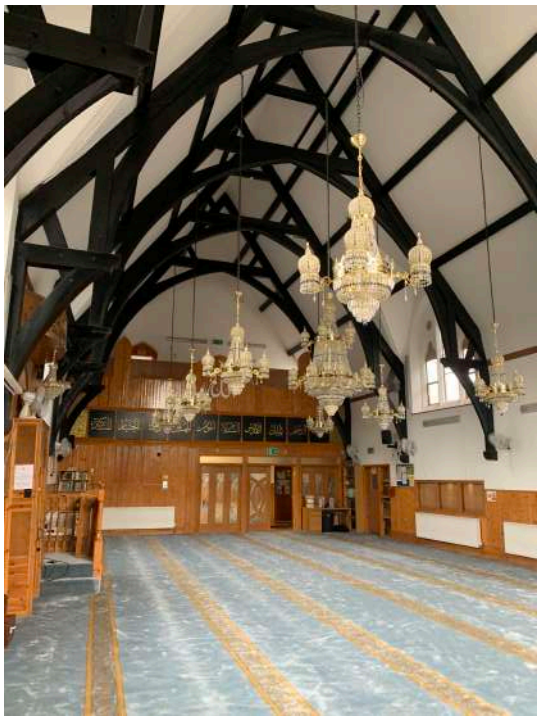






Fig. 11.3.20 - 11.3.23 Photographs of Main Hall.





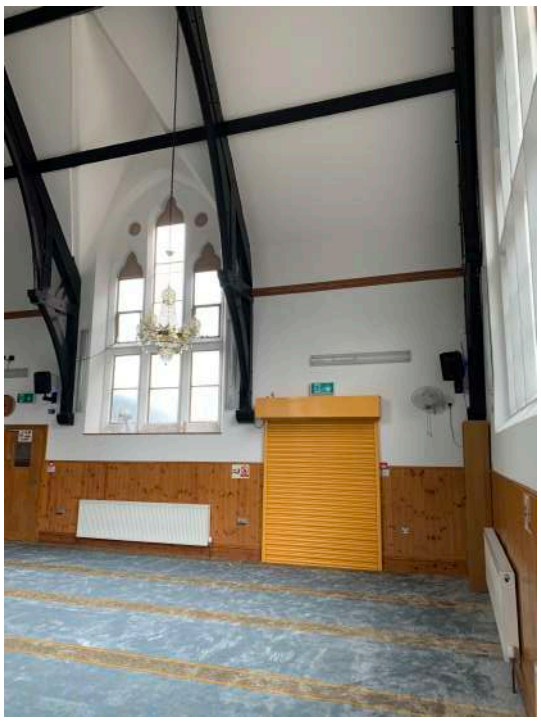




Fig. 11.3.24 - 11.3.32 Photographs of Internal spaces.



