WHITE PEAK Planning

Heritage Statement

Edgar Wood Centre, Daisy Bank Road, Manchester

J.P.S. Property Company Ltd.

March 2018

Ref: 2017.006.004

White Peak Planning Ltd
Didsbury Business Centre
137 Barlow Moor Road
Manchester
M20 2PW

T: 0845 034 7323
E: info@whitepeakplanning.co.uk

www.whitepeakplanning.co.uk

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Authorised for and on behalf of White Peak Planning Ltd.



Rob White
Director

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party. Any such party relies on this report at their own risk.

WHITE PEAK Planning

Tel: 0845 034 7323

robw@whitepeakplanning.co.uk

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1.0 Introduction

1.1.1 This Heritage Statement has been prepared by White Peak Planning on behalf of J.P.S. Property Company Ltd. The statement has been provided to accompany the application for planning permission for "*change of use of the Edgar Wood Centre from a church (D1 Use) to an events centre (Sui Generis Use)".*

1.1.2 It is proposed that the building is used to provide an event facility for weddings, conferences and other events. **No internal or external alterations are proposed to the building or the grounds.**

1.1.3 The building is Grade I Listed and lies within the Victoria Park Conservation Area. The building is currently vacant since the former church occupier vacated.

1.1.4 The proposed change of use seeks to ensure the building is brought into an active and viable use without delay.

1.1.5 This statement has been prepared in accordance with national and local planning policy guidance and following a visual and photographic survey of the site and immediate surroundings, together with examination, analysis and assessment of readily available literature.

1.1.6 This statement should be read in conjunction with the Planning Statement and supporting documents submitted with the planning application.

1.1.7 This statement includes:

- Description of the application site;
- Overview of the scheme proposals;
- Review of the relevant heritage, national and local planning policy guidance;
- An assessment of the potential impact of the change of use on the Edgar Wood Centre and Victoria Park Conservation Area; and
- Conclusion.



Figure 1: Edgar Wood Centre viewed from the lych gate on Daisy Bank Road

2.0 The Application Site

2.1 Site and Surroundings

2.1.1 The site is the Edgar Wood Centre, located on Daisy Bank Road, within the Victoria Park Conservation Area of Manchester. The Listed Building and Conservation Area are designated heritage assets.



Figure 2: Aerial view of the proposed site

2.1.2 The property currently comprises the Edgar Wood Centre, a Grade I Listed Building set in approximately 0.5ha of land, with an existing vehicle access from Daisy Bank Road and parking area.

2.1.3 A separate pedestrian access is also provided through a Lych Gate onto Daisy Bank Road which is Grade II Listed.



Figure 3: Lych Gate

2.1.4 A York Stone pathway runs from the pedestrian entrance to the front entrance of the building and around the perimeter of the building.



Figure 4: Pathway

2.1.5 The grounds are grassed with mature tree planting along the eastern, southern and western perimeter. The front boundary along Daisy Bank Road is defined by hedgerow and railings.



Figure 5: Boundary planting

2.1.6 A circular car park from the vehicle access gate provides approximately 26 parking spaces.

2.1.7 The building has been vacant for over six months since the former tenant 'UCKG Church', vacated the premises when their tenancy ended.

2.1 Listing Descriptions

2.1.1 The building is Grade I Listed, and was first Listed on 18 December 1963, amended on 6 June 1994. The description reads:

"*Red brick with some render, steeply-pitched tiled roof to the main range (wings re-roofed with slate). Y-shaped plan formed by very tall narrow main range set back and at right-angles to the street, with low splayed wings projected to the front, and a cylindrical turret clasped in the angle between the gable of the main range and the right wing. Unusual Expressionist style with Art Nouveau detailing. The gable of the main range is mostly rendered, and has a wide semicircular - headed doorway with splayed sandstone sides and multiply-stepped brick head, above this a cruciform window feature with arched centre light and two-light arms all in a stone surround, and a plain stone pilaster breaking through the apex. The turret on the right, rising to eaves level, has a window of two small rectangular lights at ground floor and an interrupted band of 1, 2, 2, and 2 similar lights under the eaves of a conical roof. To the rear of this rises a tall rectangular chimney. The right-hand side wall of this range (not visible from the front) has low buttresses, two small four-light windows in the wall and six tall gabled dormers in the roof; and attached to the further end an unusual porch or porte cochere with a segmental-headed arch.*

The projected wings differ: that to the left has a gabled porch to the right, a tall canted window breaking through the eaves left of centre with transomed lights and a high parapet rising to the centre, low three-light windows under the eaves either side of this bay, and a curved gable wall with a long diagonal corner buttress, a parapet and a square chimney in the centre; that to the right has five buttressed bays with a door in the first, simplified Diocletian windows under the eaves of the other bays, a corner buttress like that of the other wing, and a gable wall with diagonal chimney flues flanked by Diocletian windows. Attached to the west corner of this gable is a screen with a round-headed entrance archway under a stone panel lettered "FIRST CHURCH OF CHRIST SCIENTIST" (this entrance leading a drive to the porch attached to the west side of the main range)."

2.1.2 Within the curtilage of the building is a further structure which is subject to separate Listing. The arched gateway for the Edgar Wood Centre is a Grade II Listed structure that was first Listed on 6 June 1994. The description reads:

"Red brick in Flemish bond with some sandstone, slate roof. Segmental arch with sandstone springing, very steeply pitched gable with small semi-cylindrical oriel window, canted side buttresses with flat tops. Forms group with former First Church of Christ, Scientist. (q.v.)."

2.1.3 Copies of the full listing descriptions are included at Appendix A.

2.2 Other Heritage Assets

2.2.1 In the wider area, within the boundary of the Victoria Park Conservation Area and 150m of the site are a number of Grade II Listed Buildings.

1. Buckingham Crescent 108-112 Daisy Bank Road (Care Fertility Clinic).
2. Buckingham Crescent 114-116 Daisy Bank Road (private family homes).
3. 84-106 Daisy Bank Road, Addison Terrace (student flats).
4. Buckingham Crescent 118 – 120 Daisy Bank Road (converted to flats).
5. Church of St Chrysostom, Conyngham Road.
6. The Rampant Lion Public House and Screen Wall, 17 Anson Road.



1. List Entry No. - 1197769



2. List Entry No. - 1209544



3. List Entry No. - 1209530



4. List Entry No. - 1283059



5. List Entry No. -1197763



6. List Entry No. - 1197827

2.3 Victoria Park Conservation Area

2.3.1 The site is within the Victoria Park Conservation Area which was designated in 1972 by Manchester City Council (MCC). There is no adopted Conservation Area Appraisal or Management Plan for the Conservation Area, although a description is provided on the MCC website. A plan of the Conservation Area is provided at Appendix B.

2.3.2 The Conservation Area extends from the back of the properties to the north of Daisy Bank Road and Oxford Place to Kent Road East and West and Rusholme Grove in the south.

2.3.3 The Victoria Park area is an early Victorian suburb that was established as a private 180 acre estate in 1837 to build high quality private homes reserved for the wealthy business owners who had profited from the Industrial Revolution and were seeking to move out of the polluted City Centre.

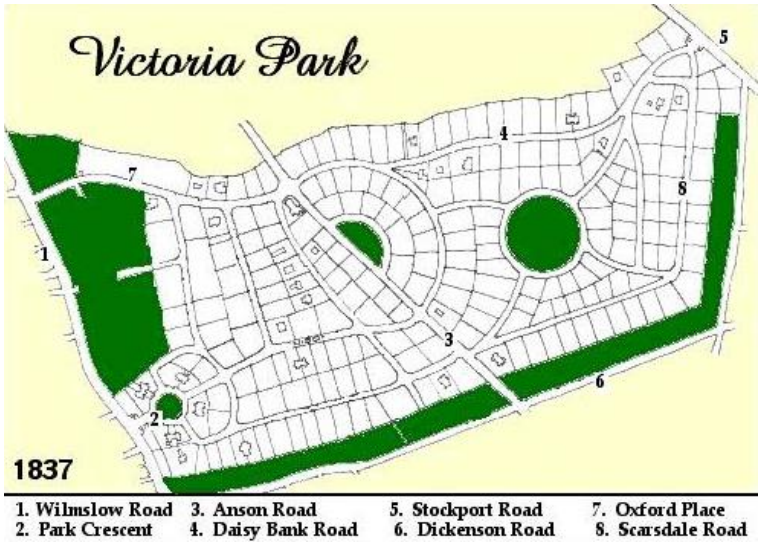


Figure 6: Victoria Park

2.3.4 Originally access to the private estate could only be gained by paying a toll at the Park's entrance gates.



Figure 7: A toll booth at the junction of Anson Road and Denison Road.

2.3.5 During the second half of the 19th century the professional classes moved into the area and a number of houses became associated with prominent politicians and artists including Charles Halle and Ford Maddox Brown who both lived on Addison Terrace to the north east of the application site.



Figure 8: Addison Terrace, Daisy Bank Road.

2.3.6 Some sites within Victoria Park remained vacant until the turn of the century. The First Church Christ Scientist (The Edgar Wood Centre) was built on an area of green space within Victoria Park in 1903.

2.3.7 In the 1920's the area was bisected by the construction of Anson Road and the area started to decline. The decline continued following the social and economic changes following the Second World War.

2.3.8 A small proportion of the original houses from the 1830s remain, however the area has seen the extension and redevelopment within the grounds of many of these 19th century villas.

2.3.9 Many properties were demolished to make way for buildings connected to the University and the area now contains a number of halls of residence and student accommodation.

2.3.10 The characteristics of the Conservation Area considered to have significance are:

- The development of a private suburb reflecting the boom in wealth within Manchester in the mid-19th century.
- The townscape quality of the large villas with mature tree planting and enclosed boundaries.
- Architectural interest of the buildings including the Victorian Villas, and the Edgar Wood Centre.
- The wide, curved roads with grass verges.

2.3.11 With regard to controlling development within the Victoria Park Conservation Area MCC advise that development proposals should respect the setting of Listed buildings and the leafy character of the area.

3.0 Heritage Policy Context

3.1 Introduction

3.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. This establishes the development plan as the primary decision making document when considering planning applications.

3.2 The Development Plan

3.2.1 The development plan for Manchester comprises the Core Strategy Development Plan Document 2012 – 2027 (Core Strategy) and saved policies from the Unitary Development Plan for the City of Manchester 1995 (UDP).

3.2.2 The following sets out the policies considered to be relevant in determining the proposed change of use of the Listed Building.

3.3 Core Strategy

3.3.1 The Core Strategy contains various core strategic objectives which seek to support and encourage economic growth, cultural development, investment and job creation within the City over the plan period. The proposed development is therefore supported in principle by the strategic economic development policies of the plan.

3.3.2 Policy EN3 is entitled Heritage and advises that proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset. The proposals to change the use to bring the building back into active use are therefore in accordance with the Heritage Policy.

3.4 UDP

3.4.1 Saved policy DC19 is the key UDP policy of relevance to the proposal.

'*In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:*

a. not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;

b. not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;

c. not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;

d. seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity,

e. permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;

f. not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.

3.4.2 DC18.1 Conservation Areas advises that the Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

-the relationship of new structures to neighbouring buildings and spaces;

-the effect of major changes to the appearance of existing buildings;

-the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);

-the effect of signs and advertisements;

-any further guidance on specific areas which has been approved by the Council'.

3.4.3 In summary, the proposed change of use is compliant with all parts of DC19 and DC18.

3.5 National Planning Policy

National Planning Policy Framework

3.5.1 The National Planning Policy Framework (NPPF) was published in 2012 and sets out the Government's planning policies regarding the conservation of the historic environment. The aim of the NPPF is to ensure there is a presumption in favour of sustainable development and that positive planning solutions are found to ensure development is brought forward.

3.5.2 The NPPF places great emphasis on the role of decision makers to promote sustainable development.

3.5.3 Paragraph 7 advises that sustainable development has three dimensions: '*economic, social and environmental*'. Having regard to these factors, the proposed scheme will provide significant economic benefits through investment and job creation; social and cultural benefits through the new use and, environmental benefits through bringing a vacant building back into active use on a site that is located in a highly accessible and sustainable location.

3.5.4 Section 12 of the NPPF deals with conserving and enhancing the historic environment. Paragraph 128 advises that:

"*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting".*

3.5.5 'Significance' is defined by Annex 2: 'Glossary of NPPF' as: '*The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic*. Significance derives not only from a heritage asset's physical presence, but also from its setting'.

3.5.6 'Setting of a heritage asset' is also defined by Annex 2 as "*The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral*."

3.5.7 Paragraph 129 of the NPPF advises that:

"*Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal*".

3.5.8 Paragraph 131 of the NPPF advises that:

"*In determining planning applications, local planning authorities should take account of; the desirability of* ***sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation****; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness*".

3.5.9 Paragraph 132 of the NPPF advises that:

"*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building should be exceptional. Substantial harm to or loss of the highest significance (including grade I and II* listed buildings), should be wholly exceptional".*

3.5.10 Paragraph 133 advises that:

"*Where a proposed development will lead to substantial harm to the significance of a designated heritage asset, local planning authorities should refuse consent,*

unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss".

3.5.11 Paragraph 134 advises that:

"*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal,* ***including securing its optimum viable use***".

3.5.12 In summary this statement provides an assessment of the significance of the heritage assets and the contribution made by their setting. The change of use proposes no alterations to the building. The change of use will secure the optimum viable use for the building to allow it to remain in active use. The proposal is therefore in accordance with the NPPF

National Planning Practice Guidance

3.5.13 With regard to assessing harm, paragraph 017 of the National Planning Practice Guidance (NPPG) advises the following:

"*whether a proposal causes substantial harm will be a judgement for the decision taker, having regard to the circumstances of the case and the policy in the NPPF.*

In general terms, substantial harm is a high test, so ***it may not arise in many cases****. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the assets significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset, or from development within its setting*."

3.5.14 Paragraph 019 states that harm can be avoided or minimised by ensuring a clear understanding of the significance of a heritage asset and its setting is necessary to develop proposals which avoid or minimise harm. Early consideration can help to deliver proposals that will deliver public benefits in the most sustainable and appropriate way.

3.5.15 Paragraph 020 expands upon what is meant by public benefits:

"*public benefits may follow from many developments and could be* ***anything that delivers economic, social or environmental progress*** *as described in the NPPF. Public benefits should flow from the proposed development they should be of benefit to the public at large. However benefits do not always have to be visible or accessible to the public in order to be genuine public benefits. They may include heritage benefits such as:*

i. Sustaining or enhancing the significance of a heritage asset and the contribution of its setting;

ii. Reducing or removing risks to a heritage asset;

iii. *Securing the optimum viable use of a heritage asset in support of its long term conservation*."

3.5.16 As the change of use does not require alterations to the building, it is considered there is no harm, as per paragraph 018. The significance of the building is clearly demonstrated throughout this statement and an understanding of the significance has led to the proposals for change of use as the optimum viable use of the building to secure its future. The proposed change of use provides all of the above public benefits as listed in para 019.

3.6 Historic England Guidance

3.6.1 Regard has been had to guidance provided by English Heritage including the following publications:

- Conservation Principles, Policies and Guidance for the sustainable management of the Historic Environment (2008).
- Advice Note 3: The Setting of Heritage Assets (2015).

4.0 Heritage Appraisal

4.1 Background to the Architect Edgar Wood

4.1.1 The building was designed by the architect Edgar Wood (1860-1935) who was born in Middleton. His father was a successful cotton mill owner, who following his education wanted him to work in the family business. Wood however, wanted to be an artist and so the compromise was a career in architecture.

4.1.2 Wood's work is greatly admired and his career has been extensively studied by David Morris[1] who divides his work into three distinct phases.

Early buildings 1885-1895, before his architectural emancipation

4.1.3 Wood started his architectural training with Mills and Murgatroyd, a prominent Manchester practice whose buildings included the redesigned Royal Exchange and the Gothic Manchester High School for Girls.

4.1.4 He had established his own practice in Middleton and he designed several buildings and structures in Middleton. These included the Manchester and Salford bank which clad in pink terracotta tiles with three gabled dormers, and the characteristic asymmetry between windows at ground and upper three gabled dormers.

4.1.5 He designed his own house in Middleton, Redcroft which was built in 1885. Many of his commissions were for houses in Middleton, Rochdale, Oldham, Hale and Huddersfield.

1891- 1903 those buildings more inspired by the Arts and Crafts

4.1.6 Reflective of his interest in art, Wood also supervised aspects of design such as metalwork, stained glass, sculpture and furnishings, establishing a high level of skilful workmanship in his projects.

4.1.7 Wood thereby incorporated the ethos of the Arts and Crafts movement into his buildings, preserving and emphasising the quality of materials and unity of art, architecture and design.

4.1.8 The Long Street Church was completed in 1901. The complex of connected buildings on Long Street in Middleton are arranged around a courtyard garden. They originally comprised the Long Street Methodist Church and School buildings, though some were demolished in the early 2000's.

[1] David Morris (2013) 'Here, by experiment'; Edgar Wood in Middleton in Bulletin of the John Rylands University Library of Manchester Vol89:1 2012/13

4.1.9 It is the largest church designed by Edgar Wood and is a tall, simple brick building in the Gothic Style with red sandstone used for the basecourse, dressings and tracery windows.

4.1.10 David Morris describes the design as "*particularly forward looking and demonstrates Woods inclination to combine expression in form with restraint in materials*".

4.1.11 By 1904 Wood went into partnership with an Oldham based architect J.H. Sellers, although both continued to practice independently under their own names.

4.1.12 Wood's assistant was G.Shwabe. Working with a single assistant allowed Wood to keep control of his projects. Wood's designs place windows and doors where they were required functionally, rather than seeking to create symmetrical elevations.

4.2 Historic Background to the First Church of Christ Scientist

4.2.1 The building was commissioned in 1902 as the First Church of Christ Scientist. Wood had just completed the Long Street Wesleyan Church in Middleton and was still exploring and developing architecturally.

4.2.2 It was the first church to be purpose built in Britain for the Christian Scientists and therefore there was no precedent for the design, allowing freedom for Wood to design.

4.2.3 The brief was simple- a main space for worship, a subsidiary space as a reading room for the study of scriptures.

4.2.4 Though Wood's primary source was the vernacular buildings of the north of England, he used their forms in a wildly distorted manner to achieve theatrical effect and produce this eclectic and artistic building.

4.2.5 The original sketches included an octagonal hall with wings radiating off. However budgetary requirements led to the modification of the design to a rectangular hall which would allow the building to be constructed in stages, with wings being added on later.

4.2.6 The construction of the building was carried out in phases between 1903–1907. The first phase was the construction of the vestibule, the main hall and a circular stair turret located in the internal angle and serving a gallery. This opened in 1904 and immediately the construction of the two front wings commenced. The front section of the church was completed by 1905, including the light gate, paving and gardens.

4.2.7 In the autumn of 1905, Edgar Wood was asked to complete the church by adding vestries and a board room. These were incorporated into a rear wing that projects from the back of the church at right angles to the main hall.

4.2.8 When completed in 1907 the building comprised a challenging exterior with large gable and canted walls which is juxtaposed with the tranquil interior with a quiet rhythm of arches, simple plain colour, natural materials including unusual green marble and absence of superfluous decoration reflective of the simple form of Christianity practiced by the Church of Christ, Scientist.

4.3 Description of the building

Exterior

4.3.1 Two features give the exterior of the building immediate impact. Firstly, the exaggeratedly steep gable on the main front of the church and secondly the Y-shaped plan with diagonally projecting wings.



Figure 9: Front gable and right hand projecting wing

4.3.2 Other elements, including the circular staircase tower, the crucifix window, the tall chimney, the canted bay and the great round arched doorway, are then carefully grouped to achieve an abstract balance of forms.

4.3.3 The building is largely of brick but the steep gable is emphasized by a facing of white painted render. The steeply-pitched roof to the main range is tiled whilst the wings have been re-roofed in slate.



Fig 10: Gable and circular stair tower



Figure 11: West wing



Fig 12: view of rear



Figure 13: view of west courtyard

Interior

4.3.4 The original windows were of stained glass, depicting the healing miracles of the Christian Scientists. These are no longer in place though some relics were saved and are housed in the Whitworth Gallery along with other items of furniture, including a library display cabinet designed by J.H. Sellers which was given to the John Rylands University Library.



Figure 14: Front gable window as existing



Figure 15: High level leaded light window



Figure 16: Modern windows with adhesive leaded strips.

4.3.5 The ornamental reredos panel on the wall behind the alter is created from quartered marbles, the centre piece containing in bias relief the Christian Science emblem of a cross and a crown.





Figures17 & 18: views of main hall

4.3.6 In contrast, at the opposite end of the hall, above the main entrance, is a screen to the organ gallery in the form of a moucharaby, an Arabic influenced open screen inserted to admit air and light but preserve privacy.



Figure 19: Cross and the Crown motif



Figure 20: Rear of screen when viewed from gallery

4.3.7 The screen consists of small panels and decorative frets of chevrons connected by rods decorated by beads and bobbins.



Figure 21: Organ Screen

4.3.8 These two visual focal points on the main axis of the building were originally linked by decorative inscriptions running the length of the church, simple texts in fine type face that carried the eye to the two features of the interior.

4.3.9 The unique building has been described as follows: "*The Edgar Wood Centre is a fine example of an architecture free from historicism, created when architects were seeking individual solutions to the problem of style that bedeviled Victorian architects. Wood's response in this widely eclectic building is poetry and artistic. In its pursuit of expression is defies rationalism but remains hauntingly memorable. It is not uncharacteristically Mancunian, but Manchester rose to the occasion in its conservation. Everyone has something to learn here, and Manchester would be an immeasurably poorer city without this building's inspiration and brilliance*."[2]

[2] http://manchesterhistory.net/manchester/churches/firstchurch.html

4.4 Evolution of the Use of the Building

4.4.1 The building was used by the First Church of Christ, Scientists as a place of worship and study for over 60 years and was preserved in almost pristine condition.

4.4.2 However population decline in the area led to the congregation numbers falling and the use of the building as a church by the First Christian Scientists ended in 1971[3].

4.4.3 The building was heavily vandalised and many of the fixtures were lost. After a period of being empty, the building was rescued and bought by the Manchester Corporation who secured its restoration.

4.4.4 It was then used as a centre for the performing arts in connection with Manchester College of Higher Education throughout the 1980's.

4.4.5 In the late 1990's the building was sold and was let and occupied as offices for over ten years. In 2007 the building was brought back into use as a church for the Universal Church Kingdom of God (UCKG). UKCG ended their tenancy in July 2017 and the premises are currently vacant.

[3] National Record of the Historic Environment: www.pastscape.org.uk

5.0 Application Proposals

5.1 Change of use

5.1.1 After extensive marketing for a range of uses, including as a church, the owner now seeks to use the Edgar Wood Building as an events centre.

5.1.2 It is envisaged the events centre would be operated by Chapman Holmes. Chapman Holmes are a well-established, Manchester based events company

"*operating for the last 20 years as one of England's most highly regarded corporate and private events service providers*". [4]

5.1.3 Chapman Holmes stage events at several locations local to Manchester including: Halle St Peters, Ancoats; Manchester Cathedral; Tatton Park and Capesthorne Hall, Cheshire.

5.1.4 Chapman Holmes offer bespoke wedding packages which include:

- Venue search services;
- Invitations, table plans and place settings;
- Floral displays;
- Photographers and videographers;
- Cakes
- Cars and transports;
- Security personnel;

5.1.5 Although it would be advertised for other events also, it is envisaged that this unique building would be mainly popular as a venue for weddings and civil ceremonies.

5.2 Similar events centre uses

5.2.1 There are several similar Listed buildings in Greater Manchester where former church buildings have been converted to uses other than religious worship, in order ensure the historic, listed buildings remain in active and viable use.

5.2.2 It is considered that the proposed use of the Edgar Wood Centre, former First Church of Christ, Scientist would operate in a similar way to these other former church venues in Greater Manchester. The following examples include Gorton Monastery, Halle St Peters and Long Street Methodist Church, Middleton.

[4] http://chapmanholmes.com/

Gorton Monastery

5.2.3 Planning permission was granted in 2002 for the restoration of Gorton Monastery to become the Pugin Centre comprising a visitor centre, conference and events centre (ref. 06485/FO/north/2/02).

5.2.4 Through a series of related planning applications to discharge conditions and make amendments to the proposals, the Gorton Monastery now operates as a successful events centre which regularly hosts weddings, conferences and events. Extracts from the promotional website are included at Appendix C.

5.2.5 The Monastery site measures approximately 0.9ha in total and is located in Gorton, approximately 3km from the City Centre and approximately 2.2km to the northeast of the application site.

5.2.6 It is surrounded by residential uses on all sides.

Halle St Peters

5.2.7 This Grade II Listed building lies within the Ancoats Conservation Area and us surrounded by residential uses.

5.2.8 A former church, religious worship ceased following population decline in the area. In the 1990's the church was abandoned and severe vandalism resulted in removal of internal fittings, fires and severe water damage was caused to the building following theft of roof slates.

5.2.9 An historic trust acquired the building in 1997 with the aim of preserving the building.

5.2.10 Given the level of restoration that has taken place, planning history for the site is extensive.

5.2.11 The most relevant being in 2012 planning permission was granted (ref. 098781/FU/2012/N1) for the use of the former church as a rehearsal and performance space for the Halle orchestra and choir. The planning records show that no specific permission has been granted for the use of the building as an events centre hosting weddings, parties, events and conferences. However events regularly take place and functions could involve up to 350 guests. Extracts from their promotional website are included at Appendix D

5.2.12 Situated in Ancoats to the north east of the City Centre, the site is surrounding by new apartment buildings.

5.2.13 Recently planning permission was granted in 2016 for the erection of an extension at basement, ground, first and second floor on the existing car park to form a rehearsal space resulting in no onsite parking provision for the venue.

5.2.14 Highways had no concerns regarding the use as it is considered to be suitably accessible by public transport and within walking distance of bus, rail and metrolink services. Conditions attached to the permission included the requirement for an Event Management Plan to ensure that vehicles and pedestrians are well managed

at the start and end of events. The plan would need to consider pick up/drop offs, disabled parking, directing pedestrians, queue management.

Long Street Methodist Church, Middleton

5.2.15 Long Street Methodist is another building designed by the architect, Edgar Wood.

5.2.16 An application to "*change the use of the building from D1 to provide conference and event facilities (including weddings, christenings and other events) together with external alterations*"… was submitted to Rochdale Council in November 2017 (Ref 17/01310/FUL).

5.2.17 The Church building itself is still used for regular worship. However the attached Sunday School building has been under used for several years leading to its dilapidation.

5.2.18 The building is Grade II Listed and is also a rare example of Arts and Crafts style architecture. Grant funding has been secured to restore the building to allow it to be used as an events centre to ensure the continued use of the building and to generate income to enable the long term maintenance and protection of the building.

5.2.19 Having been vacant for over ten years, and other Community uses failing to generate the necessary income for its upkeep, it has been considered that an events centre is the best use for the building.

5.2.20 The site has no dedicated parking area. However the submission includes details of how travel to the venue will be organised:

"Upon confirmation of any booking with the venue, information regarding the location of public car parks will be provided to encourage guests to utilise these and to avoid on street parking. Guests will be encouraged to utilise public transport, arrive by taxi or private bus onto Long Street, or utilise one of the car parking areas nearby within an 8 minute walk of the site."

5.2.21 The planning application is currently being considered by Rochdale Council.

5.3 Pre-Application Advice

5.3.1 Pre-application advice has been sought from both MCC and Historic England. A response from MCC raised issues with regard to amenity and parking, but no comments relating to Heritage have been received from the Council's Conservation Team.

5.3.2 A response from Historic England was received in January 2018 which stated there was no anticipated harm caused by the proposed change of use. Specifically it states that "*Provided the uses would not cause any physical harm or damage to important features, then Historic England would have no objection*".

6.0 Assessment of Significance

6.1.1 This section seeks to identify the significance of the identified heritage assets that will be affected by the proposals.

6.2 Definition of Significance

6.2.1 Paragraph 129 of the National Planning Policy Framework states local planning authorities should identify and assess the particular significance of a heritage asset, including its setting, and take this into account when considering the impact of a proposal in order to avoid or minimize conflict between the asset's conservation and any aspect of the proposal.

6.2.2 Significance is defined in the NPPF Glossary as:

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

6.2.3 The NPPF Glossary defines setting as:

"*The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral*".

6.3 Significance

The Edgar Wood Centre

6.3.1 The building is a Grade I Listed Building, and therefore the significance of the building is the highest level.

6.3.2 The significance of the Edgar Wood Centre is considered to comprise the following elements:

1. The communal and historical value of the religious association attached to the building, as the first purpose built church for the Christian Scientists in Britain and only the second to be built in Europe (their Headquarters are based in Boston, USA).
2. The historical association of the building with the renowned architect Edgar Wood; and
3. The aesthetic value of the exceptional architectural innovation with strong Art Nouveau and Expressionist characteristics.

7.0 Assessment of Impact on Heritage Assets

7.1 Introduction

7.1.1 The NPPF requires applications affecting heritage assets to be accompanied by an assessment of the asset's significance, including any contribution made by their setting, in addition to consideration of the potential impact on the significance.

7.1.2 Historic England guidance[5] states that "*Conservation involves people managing change to a significant place in its setting, in ways that sustain, reveal or reinforce its cultural and natural heritage values… Change to a place in inevitable, if only as a result of the passage of time, but can be neutral or beneficial in its effect on heritage values. It is only harmful if (and to the extent that) significance is eroded*."

7.1.3 It is also necessary to consider the impact of proposals affecting heritage assets with regard to the impact on the 'setting' of a heritage asset.

7.1.4 With regard to the potential impact of the development proposal on the heritage assets there are two types of heritage impact that must be considered.

7.1.5 Firstly direct impacts (which would include alterations to the listed building, removal of fabric etc).

7.1.6 Secondly indirect impacts caused by the development proposal on the setting of the Edgar Wood Centre or on the setting of the Victoria Park Conservation Area.

7.2 Impact on Significance

7.2.1 In assessing the impact on the significance it is important to consider how the proposed change of use would impact on the significant elements identified in Section 6 i.e. the religious association of the building, the association with the renowned architect Edgar Wood and the built form of the innovative building.

Religious Association

7.2.2 It is clear that the building has a strong connection to the First Church of Christ Scientists and there is visible evidence on site.

7.2.3 Externally the winged archway has a stoneplaque inscribed with '*First Church of Christ Scientist*'.

[5] English Heritage (2008) Conservation Principles, Policies and Guidance



Figure 22: Sign at entrance

7.2.4 When in its last use occupied by the UCKG church, this relief sign was covered over. However in its proposed use as an events centre, this sign would once again be revealed.



Figure 23: covered

7.2.5 In addition, motifs throughout the building also reflected the doctrines of the First Church of Christ, Scientist. A remaining example includes the marble panelled reredos screen which contains the cross and crown which has long been used by

the First Church of Christ Scientist and is a legally protected trademark of the church[6].



Figure 24: Alter

7.2.6 Again, in its previous use as an UCKG church this was covered by curtains but these would be removed allowing the tri-panelled wall to be fully displayed.

7.2.7 Notwithstanding the physical reminders above, the building's association with the First Church of Christ Scientist ended nearly 50 years ago.

7.2.8 When the church abandoned the building in the early 1970's it was vandalised and high value materials were stripped away. The City Council, then the Manchester Corporation, recognised the unique architecture of the building and worked to save and restore the building, finally securing its future use as a performing arts centre associated with the University College.

7.2.9 The building has been in use by several different occupiers and tenants over the last 48 years including used as performing arts centre. The building was sold in the late 1990's to its current owner and planning permission was granted for the change of use to offices. Over a ten year period it was occupied by a company who made corporate videos and also as a business centre. Finally in 2007 permission was granted to change the use back to a place of worship and it was occupied by the UKCG church for ten years.

7.2.10 The most recent church use ended in July 2017 and the building has remained vacant since, despite extensive marketing.

7.2.11 Another church group did show interest in letting the building, but their requirements for their congregation of 360 adults, plus 140 youths meant they would need additional space in the form of a temporary structure. Their pre-application enquiries with Historic England and MCC were not well received as it

[6] https://www.marybakereddylibrary.org/research/history-of-the-cross-and-crown-emblem/

was considered a temporary structure would cause harm to the setting of the listed building.

7.2.12 In conclusion it is considered that the religious association of the building was lost in the 1970's and although it has been used for religious worship in the past, there have also been a number of other uses. It is therefore considered that the use of the building as an events centre would not cause harm.

7.2.13 However, it is considered that the proposed change of use to an events centre would not preclude the building being brought back into active use as a place of worship in the future.

Architect of Note

7.2.14 The building was designed by the architect Edgar Wood, when the use by First Church Christ Scientist ended, the Manchester Corporation bought the building and recognising the importance of the Grade I Listed building, named the building 'The Edgar Wood Centre' after the noted architect, a name that remains today.

7.2.15 The Edgar Wood Society are an enthusiastic group of people who enjoy Arts and Crafts building. Based in Middleton, the home of Edgar Wood and many of his buildings, the Society are dedicated to the restoration and reuse of the Long Street Methodist Church and also promoting the work of Edgar Wood and his contemporaries.

7.2.16 The proposed change of use would result in the events centre being marketed to the public as 'The Edgar Wood Centre' as a venue for events such as weddings etc.

7.2.17 In addition the Edgar Wood Society already host an annual programme of events, workshops, and visits to places of interest and it is hoped that as an events centre, the Society would be able to regularly enjoy the use of the building.

7.2.18 It is intended that the marketing brochure for the events centre provides detail of the architect, and the unique architecture of the building.

7.2.19 In conclusion, the proposed change of use would allow members of the public to enjoy and appreciate this unique building, secure its continued use and bringing the work of Edgar Wood to the attention of a wider audience.

Architectural Innovation

7.2.20 The proposed change of use will not require changes to the structure or fabric of the Listed building.

7.2.21 The change of use will better reveal noted features of the building and secure the optimum use of the building, allowing it to remain in active, viable use, and ensuring it is properly maintained.

7.2.22 The change of use would not affect the ability for aesthetic appreciation of the building, but would rather promote them further to all members of the public. In

securing its optimum viable use, would ensure the aesthetic values of the building are conserved for future generations.

Summary

7.2.23 In conclusion the proposal is in accordance with paragraph 132 of the NPPF and the principles of Conservation and sustainable management as set out by Historic England. There will be no direct impacts to the Heritage Asset as the proposed change of use does not require changes to the fabric of the listed building and will assist in conserving the building.

7.2.24 An assessment of significance has demonstrated that the impacts of the proposed change of use are negligible and therefore will result in no harm to the significance of the listed building.

7.3 Impact on the Setting of the Heritage Assets

7.3.1 Historic England describes 'setting' as "*the surroundings in which a heritage asset is experienced. Where that experience is capable of being affected by a proposed development (in any way) then the proposed development can be said to affect the setting of the asset*". The starting point of the analysis is to identify those heritage assets that are likely to be affected.

7.3.2 Therefore this section provides an assessment of whether the development proposal impacts on the setting of the identified Heritage Assets: Namely the Grade I Listed Edgar Wood Centre, the Victoria Park Conservation Area or the nearby listed buildings.

Setting of the Grade I Listed Building

7.3.3 The former church is sited in the north east corner of the wider 0.5ha plot, however this appears to be incidental as the existing grassed lawn, planting and car parking area were only acquired in the late 20th century.

7.3.4 The original design for the church was for a larger octagonal building, however this was not progressed due to costs, despite the revised design for a longer, rectangular hall involving the requirement to purchase of additional land to the south[7].

7.3.5 The semi enclosed area to the front of the church which is created by the diagonally projecting wings and the lych gate provides a pathway to the main entrance door and is a designed aspect of the building's setting. The unusual and asymmetrical form and character of the building are best appreciated from the front of the building, within the designed setting.

7.3.6 A further enclosed courtyard space is formed to the west by the addition of a third wing at the rear.

[7] John Archer (1975) Edgar Wood and Henry Sellers: A Decade of Partnership and Experiment

7.3.7 The quality of materials, attention to detail and use of geometric forms are consistent across all of the elevations, although it is considered these are best appreciated close to the building.





Figures. Detail and form of building when appreciated in its setting.

7.3.8 The ability to view the building in close proximity and being able to access the internal spaces are key to appreciating its unique values.

Victoria Park Conservation Area

7.3.9 The area surrounding the Edgar Wood Centre is characterised by large villas, many of which are also Grade II Listed buildings.

7.3.10 Many of the original villas have been converted to other uses including clinic and conversion to apartments/flats. Some have been demolished to provide modern high rise buildings for student halls / accommodation.

7.3.11 The grounds of the surrounding properties are relatively spacious, providing the sense of a low density built environment and the area has a number of mature trees which are recognised as being important to the character of the Conservation Area.

7.3.12 No physical works to the building are proposed to the building. The mature trees on the site will be retained and the landscaping maintained to enhance the setting of the building.

7.3.13 In this way it is considered that the proposed development will have a positive impact on the setting of the Conservation Area and the surrounding listed buildings.

Summary

7.3.14 It is considered that this application to change the use will have a positive impact on the setting of heritage asset, securing its long term viability without requiring internal or external alterations and allowing it to be appreciated up close by the public and from within its designed settings.

8.0 Conclusion

8.1.1 This Heritage Statement has been produced by White Peak Planning and accompanies a full planning application to Manchester City Council (MCC) by J.P.S Property.

8.1.2 The description of the proposed development is: '*change of use from church (D1) to an events centre (Sui Generis)'*.

8.1.3 The Statement provide background to the proposals and the policy context relating to proposals affecting heritage assets.

8.1.4 A full appraisal of the building has been carried out including details regarding the architect Edgar Wood, the development of the First Church of Christ, Scientist and external and internal appraisal of the building.

8.1.5 The significance of the heritage assets has been identified, followed by an assessment of the significance and impacts on the setting.

8.1.6 The appraisal concludes that the development proposal to change the use to an events centre will have no direct impacts on the significance of the Grade I Listed Building.

APPENDIX A

FORMER FIRST CHURCH OF CHRIST, SCIENTIST

List Entry Summary

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

Name: FORMER FIRST CHURCH OF CHRIST, SCIENTIST

List entry Number: 1197770

Location

FORMER FIRST CHURCH OF CHRIST, SCIENTIST, DAISY BANK ROAD, RUSHOLME

The building may lie within the boundary of more than one authority.

County:

District: Manchester

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: I

Date first listed: 18-Dec-1963

Date of most recent amendment: 06-Jun-1994

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 388057

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

This list entry was subject to a Minor Amendment on 17/10/2017

SJ8595 698-1/22/797

MANCHESTER RUSHOLME DAISY BANK ROAD, (South side) Former First Church of Christ, Scientist

(Formerly listed as The Edgar Wood Centre, previously listed as: DAISY BANK ROAD (South side) Rusholme, First Church of Christ Scientist)

18/12/63

GV I Christian Science church, now offices.1903, by Edgar Wood.

Red brick with some render, steeply-pitched tiled roof to the main range (wings re-roofed with slate). Y-shaped plan formed by very tall narrow main range set back and at right-angles to the street, with low splayed wings projected to the front, and a cylindrical turret clasped in the angle between the gable of the main range and the right wing. Unusual Expressionist style with Art Nouveau detailing. The gable of the main range is mostly rendered, and has a wide semicircular-headed doorway with splayed sandstone sides and multiply-stepped brick head, above this a cruciform window feature with arched centre light and two-light arms all in a stone surround, and a plain stone pilaster breaking through the apex. The turret on the right, rising to eaves level, has a window of two small rectangular lights at ground floor and an interrupted band of 1, 2, 2, and 2 similar lights under the eaves of a conical roof. To the rear of this rises a tall rectangular chimney. The right-hand side wall of this range

(not visible from the front) has low buttresses, two small four-light windows in the wall and six tall gabled dormers in the roof; and attached to the further end an unusual porch or porte cochere with a segmental-headed arch.

The projected wings differ: that to the left has a gabled porch to the right, a tall canted window breaking through the eaves left of centre with transomed lights and a high parapet rising to the centre, low three-light windows under the eaves either side of this bay, and a curved gable wall with a long diagonal corner buttress, a parapet and a square chimney in the centre; that to the right has five buttressed bays with a door in the first, simplified Diocletian windows under the eaves of the other bays, a corner buttress like that of the other wing, and a gable wall with diagonal chimney flues flanked by Diocletian windows. Attached to the west corner of this gable is a screen with a round-headed entrance archway under a stone panel lettered "FIRST CHURCH OF CHRIST SCIENTIST" (this entrance leading a drive to the porch attached to the west side of the main range).

Interior not inspected. Listing NGR: SJ8572595713

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SJ 85729 95702

Map



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End of official listing

ARCHED GATEWAY TO FORMER FIRST CHURCH OF CHRIST, SCIENTIST

List Entry Summary

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

Name: ARCHED GATEWAY TO FORMER FIRST CHURCH OF CHRIST, SCIENTIST

List entry Number: 1292610

Location

ARCHED GATEWAY TO FORMER FIRST CHURCH OF CHRIST, SCIENTIST, DAISY BANK ROAD

The building may lie within the boundary of more than one authority.

County:

District: Manchester

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 06-Jun-1994

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 388056

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

This list entry was subject to a Minor Amendment on 17/10/2017

SJ8595 698-1/22/796 MANCHESTER RUSHOLME DAISY BANK ROAD (South side) Arched gateway to former First Church of Christ, Scientist.

(Formerly listed as Arched gateway to Edgar Wood Centre)

GV II Arched gateway to former First Church of Christ, Scientist. 1903, by Edgar Wood. Art Nouveau style.

Red brick in Flemish bond with some sandstone, slate roof. Segmental arch with sandstone springing, very steeply pitched gable with small semi-cylindrical oriel window, canted side buttresses with flat tops. Forms group with former First Church of Christ, Scientist. (q.v.).

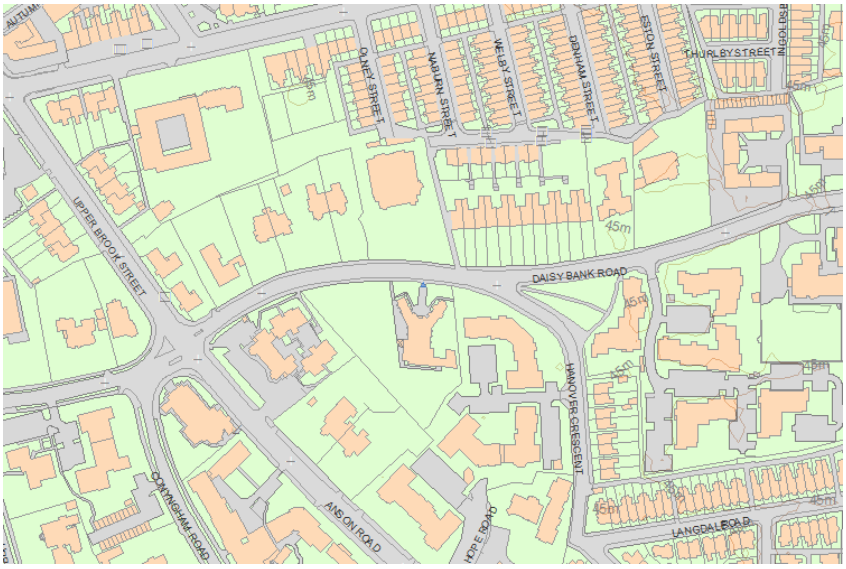
Listing NGR: SJ8572795736

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SJ 85727 95736

Map



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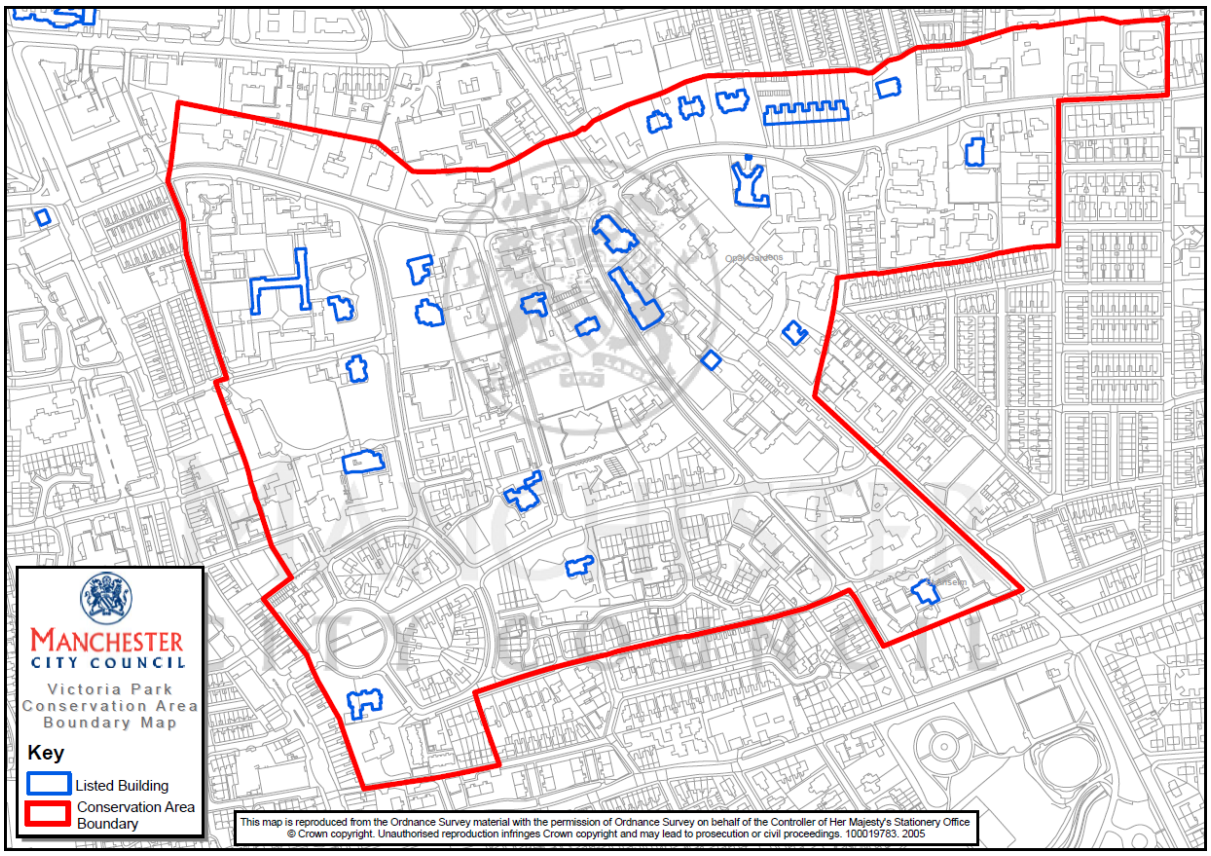
The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1292610 .pdf

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 07-Feb-2018 at 01:50:12.

End of official listing

APPENDIX B

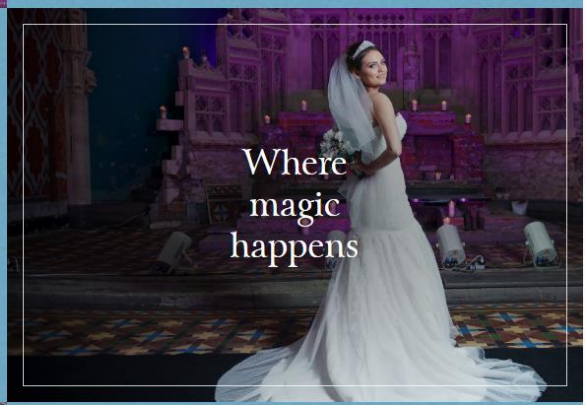

MANCHESTER
CITY COUNCIL
Victoria Park
Conservation Area
Boundary Map
Key
Listed Building
Conservation Area
Boundary
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APPENDIX C



No one ever forgets their wedding day.
But it helps to have those memories enriched by the glittering setting of our spectacular Great Nave, where guests have been known to gasp at the splendour.

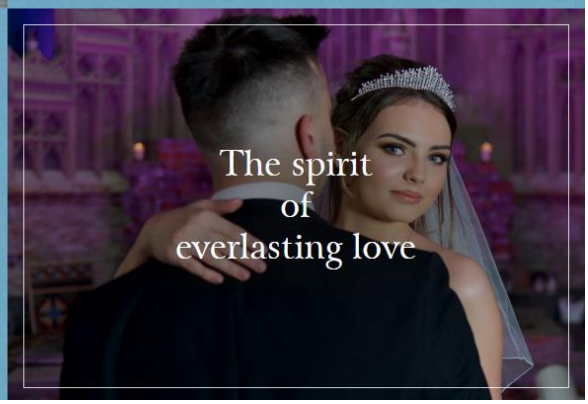
"We were lost for words. It was the greatest day of our lives made even greater by where we were. It was impossible not to feel special in such magical surroundings."

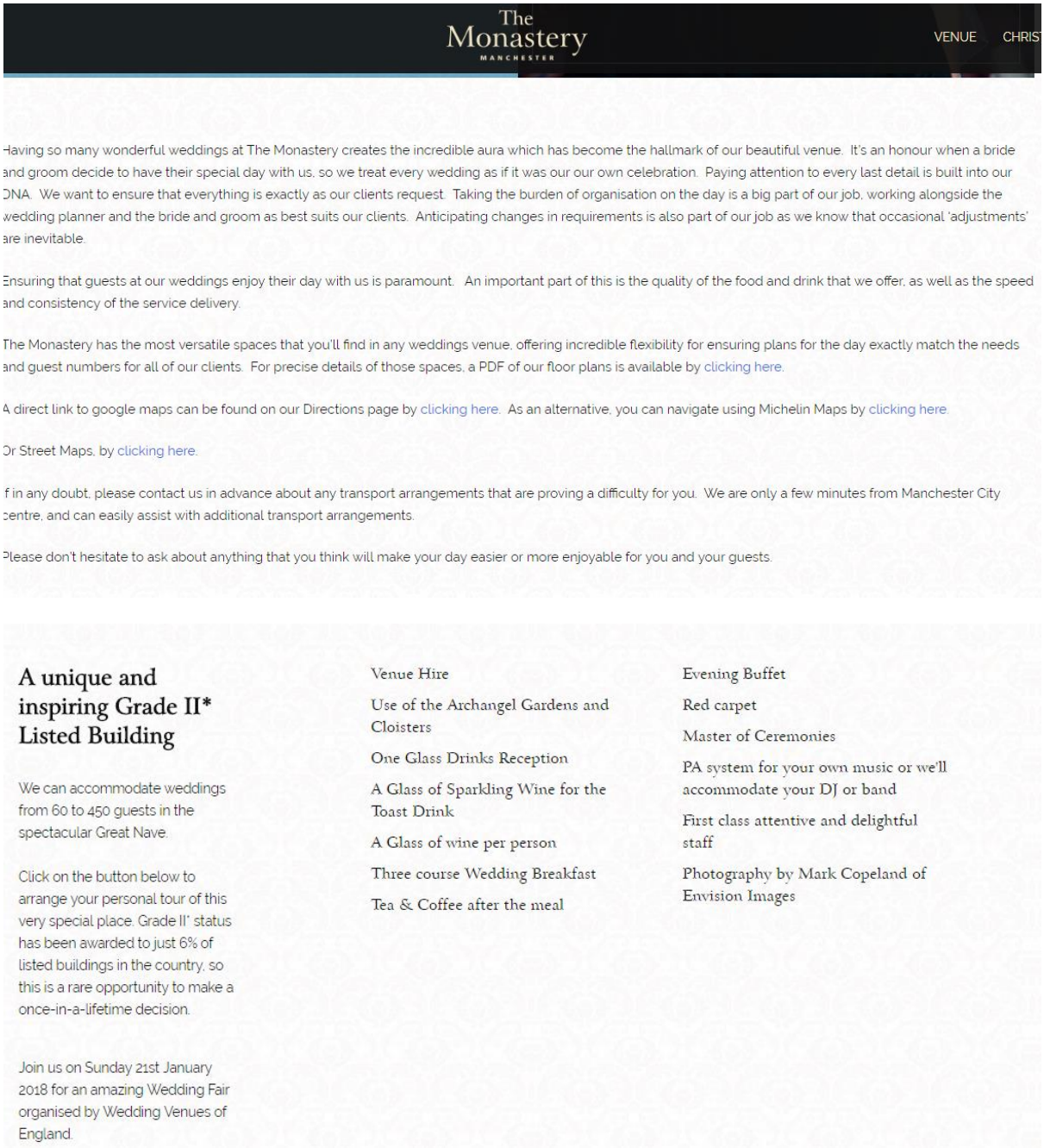




"The Monastery staff really looked after us, and made sure that everything was exactly the way we wanted. Their attention to detail was faultless, and we can't thank them enough."

"We were making our own piece of history in a place that was steeped in it. I honestly felt that we were surrounded by a hundred years of love, and it will stay with us forever."





The Monastery
MANCHESTER

VENUE CHRIST

Having so many wonderful weddings at The Monastery creates the incredible aura which has become the hallmark of our beautiful venue. It's an honour when a bride and groom decide to have their special day with us, so we treat every wedding as if it was our our own celebration. Paying attention to every last detail is built into our DNA. We want to ensure that everything is exactly as our clients request. Taking the burden of organisation on the day is a big part of our job, working alongside the wedding planner and the bride and groom as best suits our clients. Anticipating changes in requirements is also part of our job as we know that occasional 'adjustments' are inevitable.

Ensuring that guests at our weddings enjoy their day with us is paramount. An important part of this is the quality of the food and drink that we offer, as well as the speed and consistency of the service delivery.

The Monastery has the most versatile spaces that you'll find in any weddings venue, offering incredible flexibility for ensuring plans for the day exactly match the needs and guest numbers for all of our clients. For precise details of those spaces, a PDF of our floor plans is available by clicking here.

A direct link to google maps can be found on our Directions page by clicking here. As an alternative, you can navigate using Michelin Maps by clicking here.

Or Street Maps, by clicking here.

If in any doubt, please contact us in advance about any transport arrangements that are proving a difficulty for you. We are only a few minutes from Manchester City centre, and can easily assist with additional transport arrangements.

Please don't hesitate to ask about anything that you think will make your day easier or more enjoyable for you and your guests.

A unique and inspiring Grade II* Listed Building

We can accommodate weddings from 60 to 450 guests in the spectacular Great Nave.

Click on the button below to arrange your personal tour of this very special place. Grade II* status has been awarded to just 6% of listed buildings in the country, so this is a rare opportunity to make a once-in-a-lifetime decision.

Join us on Sunday 21st January 2018 for an amazing Wedding Fair organised by Wedding Venues of England.

Venue Hire

Use of the Archangel Gardens and Cloisters

One Glass Drinks Reception

A Glass of Sparkling Wine for the Toast Drink

A Glass of wine per person

Three course Wedding Breakfast

Tea & Coffee after the meal

Evening Buffet

Red carpet

Master of Ceremonies

PA system for your own music or we'll accommodate your DJ or band

First class attentive and delightful staff

Photography by Mark Copeland of Envision Images

https://www.themonastery.co.uk

APPENDIX D



Civil Ceremonies and Weddings Venue

The Perfect Venue And Backdrop for your Wedding Day

Situated in the centre of Manchester, at the heart of the resurgent area of Ancoats, Hallé St. Peter's is a wedding venue to impress. High ceilings and unique original features create a luxurious atmosphere, where you can sit back and relax as your dreams become reality.









An elegant interior is complemented by breathtaking architecture and original features, creating the perfect setting for your wedding day. Raise a toast before the impressive backdrop of this elegant Grade II listed church, and immerse yourself in the luxury of this incredible setting.

Our event management team will be on hand to help you create the day of your dreams. Whether you're looking to put your own personal touches on the venue, or would prefer to stick to a traditional look, we can help. Our expert team will take care of all the details, so you can just relax and enjoy the day.

Transform the space according to your colour scheme or theme with the help of our preferred florists, Springbank. This creative team have decades of experience in prestigious wedding theming, and can help you create the perfect look, whether you'd prefer to keep things traditional or impress your guests with intricate and elaborate decor.

Following a multi-million pound refurbishment this deconsecrated church has been transformed into an elegant setting for your special day. This unique and inspiring venue can accommodate wedding parties of 50-250 guests.

Book your Wedding

http://www.hallestpetersevents.co.uk/weddings/