

4118 Our Lady & St John, High Lane, Chorlton-cum-Hardy, M21 9EE
Presbytery: Fabric upgrade, fire alarm & emergency lighting.

Heritage Statement

Introduction.

This document describes the heritage significance of Our Lady & St John's Presbytery and the likely impact of the proposed upgrade of the existing fire alarm and emergency lighting installation to satisfy current regulatory requirements.

Fire is probably the most destructive event that can happen to any building. Damage is not only caused by the heat and smoke but also the impact the water used to extinguish it can cause. Therefore, protection against and early warning of fire are two of the most important issues to consider regarding services to be installed within any building not least those considered to be of historic significance.

Modern fire alarm systems are covered by several guidance and regulatory documents including British Standard BS 5839. As part of determining the type of system that should be used the building owner/custodian, or their fire advisor must conduct a thorough risk assessment. In simple terms this means looking carefully at the building and the people who use it and understanding the risks.

Description and Use.

A Presbytery (residence) is defined as the home of one or more Roman Catholic priests. Generally, in today's church, this is usually occupied by a single priest, but such houses nevertheless are expected to provide transitory accommodation for other clergy and visitors.

The Historic England listing entry provides a detailed description of the historical development of the Church and its materials and configuration. Whilst clearly driven by the Church, the listing includes the associated Presbytery. The citation specifically identifies the reasons for its inclusion alongside the church as being for its:

Architectural interest:

- The earlier presbytery has a grand timber staircase and traceried stair window inserted to give this later-C19 house a more ecclesiastical appearance in keeping with its new role, and also retains many original fixtures and fittings.

Group value:

- The presbytery has functional group value with the church.

A full copy of the listing notice text is included as appendices to this report and the sections specific to the Presbytery have been highlighted.

Need.

In November 2021, the Diocese of Salford commissioned a Fire Risk Assessment to be carried out on the Our Lady & St John Roman Catholic Church (G II Listed) on High Lane in Chorlton, Manchester. The scope of the report also covered the adjacent Presbytery (G II Listed) which provides the residential accommodation for the incumbent parish priest and any transitory guests of the Parish.

The Fire Risk Assessment (FRA) provided by the Total Fire Group Ltd (dated Nov 21) highlights several issues specific to the Presbytery that constitute a real and current risk to the ongoing safe use of the premises. The highlighted shortcomings focussed on deficiencies specific to two areas:

- The fire resistance/compartimentation of the basement.
- The installation of the fire alarm and the emergency lighting installation.

Fire Resistance/Compartmentation.

Specific to the fabric of the building, Section 18 (Summary of Findings) of the FRA identifies the following fabric issues:

18.0 Summary of Findings		
FRA Ref	Hazard or Defect	Action Required
9.1 to 9.3 & 9.5	There is inadequate fire separation between the basement and the means of escape stairway in the presbytery.	Adequate fire separation between the basement and the means of escape stairway in the presbytery should be provided. See full finding.
9.1 & 9.5	There is inadequate fire resistance between the boiler room and the presbytery.	The boiler room should be enclosed in fire resistance to separate it from the presbytery. See full finding.
9.1 & 9.5	The ceiling is in poor condition in the interconnecting foyer room shared between the church and the presbytery which leads to the residential accommodation above.	The ceiling should be repaired to provide 30 minutes notional fire resistance and detection fitted as per section 10.

The potential fire risks associated with the lack of physical compartmentation between the Basement service rooms and the Ground Floor living accommodation represents a significant threat to the historic fabric of the upper floors and the safety of occupants.

This is particularly relevant to the area used as a boiler room. Over many years reactionary maintenance and cyclical renewal of the plant/boilers, has resulted in areas of damage to the original lath and plaster ceiling. In other areas pipework and cabling has been fed through walls/ceilings with crude openings formed and not fire sealed following completion of the works. The area immediately above this room is the Parish/Priests Office and is regularly occupied placing those occupants in greatest risk.

In the event that a fire did start in the Biler Room the ceiling/floor structure would provide little resistance to its progress up to the ground floor level. Even in the unlikely event that fire spread only through the Basement areas, the lack of any fire resistant materials in the partition and door to the Ground Floor would soon allow the catastrophic loss of the historic fabric to the grander rooms at that level.

Finally, the lack of an adequate detection system would again deliver a scenario where those in residence who were remote from the area of most risk would be unaware of the danger and consequently at the greatest risk.

The potential loss of life and consequential loss of historic fabric is not acceptable.

The first line of defence must be the upgrade of the detection system so that the alarm can be raised with residents and fire fighting resources coupled with emergency lighting provision which will safely lead any residents/visitors to a place of safety. These aspects are discussed at further length in the following section.

However, additional physical protection which slows down the development of any fire and confines it to a protected area will also result in extended evacuation time whilst protecting valued fabric. Despite the lower level of decoration and the utilitarian materials of the Basement area, the proposals for improving the fire resistance of the fabric have been guided by two conservation principles, namely:

- *Minimal Intervention* - The total fabric and structure of the building, not merely the surface appearance, is integral to the character of the building. There has been minimal interference with or damage to, the original structural fabric.
- *Reversibility* - The repairs should be capable of being reversed in the future. As far as possible the works to the building have been planned to be reversible.

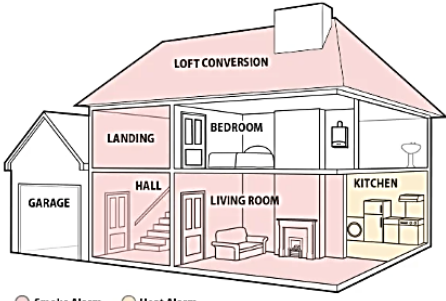
Fire Alarm and Emergency Lighting.

Section 18 (Summary of Findings) of the FRA report identified the following issues:

FRA Ref	Hazard or Defect	Action Required
10.3, 10.5 to 10.6 & 10.10	There is an insufficient fire alarm system provided to mitigate the lack of fire separation between the church and the presbytery.	It is recommended that a BS 5839 part6 interconnected Grade D Category LD2 fire alarm system is provided in the presbytery, with an additional smoke detector in the foyer entrance shared with the church and a heat detector in the boiler room.
11.3	There was no evidence of emergency lighting in the sacristy or rear link room to the foyer exit, and it could not be determined sufficient borrowed light would be available.	It should be confirmed there is adequate borrowed lighting from the streetlamps or emergency lighting should be provided for the rear exit route from the sacristy.

British Standard BS 5839-6:2019+A1:2020 covers specific recommendations for fire alarm systems in all domestic premises and includes both new-build and existing properties. The standard contains a large amount of detail on all aspects relating to the design and installation of fire alarm systems, but one area of it covers the type of alarm to install and the areas of the property to protect. The standard suggested as being appropriate for the Presbytery by the FRA is as follows:

LD2 Additional Protection

<p>Escape routes plus high risk rooms</p>	<p>Escape routes plus high risk rooms</p> <p>Category LD2: A system incorporating detectors in all circulation areas that form part of the escape routes from the premises, and in all specified rooms or areas that present a high fire risk to occupants, including any kitchen and the principal habitable room.</p> <ul style="list-style-type: none"> • Hallway • Landing • Living Room • Kitchen (Heat alarm) 	
<p>Grade D1</p>	<p>A system of one or more mains powered detectors, each with a tamper-proof standby supply consisting of a battery or batteries (such as FireAngel's SM-SN-1 and HM-SN-1 alarms).</p>	

The emergency lighting to the sacristy/rear link room between the Church and the Presbytery has also been identified as being potentially inadequate. The need to install additional emergency lighting and to replace the aging and non-compliant existing lighting was identified as being necessary to remove the potential deficiency in the provision.

The emergency lighting provision across the other areas of the Presbytery but most importantly into/from the basement was also considered. This was particularly relevant considering the intermittent use of the Presbytery by short term visitors/guests and those responsible for cyclical maintenance. The adequate provision of emergency lighting is essential for those with a limited knowledge of the buildings layout and configuration to escape safely in case of fire.

Heritage Values and Significance.

The process of establishing significance is informed by the conservation values outlined by Historic England in Principles, Policies and Guidance for Sustainable Management of the Historic Environment (2008). It also draws upon wider guidance from the Heritage Lottery Fund. These promote that significance is assessed in relation to the heritage values outlined as follows:

- **Evidential Value** - The potential of a place to yield evidence about past human activity.
- **Historical Value** - Derived from the ways in which past people, events and aspects of life can be connected through a place to the present. Can be illustrative or associative.
- **Aesthetic Value** - The ways in which people draw sensory and intellectual stimulation from a place.
- **Communal Value** - Derived from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values but tend to have additional and specific aspects.

Each value is normally assessed against a scale of significance which is structured as follows:

- **Outstanding** - The value makes an important contribution to the wider significance of the heritage. The value is clearly legible and of special historical interest.
- **High** - The value has a lesser impact on the wider significance of the heritage. The value is legible but of less historical impact.
- **Some** - The value makes little contribution to the wider significance of the heritage. The value is obscured and of very little historical interest.
- **Neutral** - The value is not present.
- **Negative** - Usually not applied to heritage values but to specific objects or components.

In assessing the significance of Our Lady & St John's Presbytery against the recognised values we would suggest the following values are reasonable and appropriate.

Evidential Value.

The configuration of the rooms to each floor of the Victorian Presbytery reflects the hierarchal society which existed at the time of its construction. The grander scale and decorative order of the principal reception rooms of the ground floor give way to slightly simpler family rooms on first floor all served off the grand staircase.

In contrast, the much simpler 'servants' quarters at second floor are accessed via a concealed staircase whilst the service rooms of the basement exhibits even less ornamentation. This arrangement is not exceptional and is evidenced on many similar large suburban villas originating from that time.

As a result of the findings above, it is considered that the evidential value displayed by the Presbytery in its current form is of some significance.

Historical Value.

Unlike the adjacent Church, the Presbytery has no documented association with a specific architect or artist, nor does it benefit from the high-quality fixtures and fittings that adorn the worship space. Whilst the grand staircase is undoubtedly a notable feature and of historical interest as a later addition which acknowledges the houses ecclesiastical repurposing, these features are fairly typical of grand houses of the era.

Externally, the Gothic styling is well delivered and consistent but wholly unremarkable. Pevsners description of the Presbytery as ‘.....**a sizeable Victorian villa of notchy red brick**’ underlines its modest pretensions. However, the association with the adjacent Church does establish a degree of group value which is recognised in the Historic England listing notice.

In consideration of this the Presbytery in itself can only be considered as being of some historical interest.

Aesthetic Value.

Despite Pevsners perfunctory assessment, the house sits proudly on top of its raised ground floor and demonstrates an architectural rigour which befits a grand Victorian villa. Internally, the house has managed to retain many of its original fixtures and fittings despite its repurposing as a Presbytery.

Original panelled doors and moulded architraves remain throughout with the main ground-floor rooms have embellished architraves and particularly fine, nine-panelled doors. The staircase rising up to the first floor galleried landing is particularly pleasing

Irrespective of this and in considering the above evidence, the resultant aesthetic value presented by Presbytery should be quantified as being of some significance.

Communal Value.

The Presbytery’s historic association as the house where the parish priest lived does deliver some communal value. However, the building is essentially a ‘private’ house whilst all of the ‘public’ parish duties were discharged in the Church next door.

In this aspect, Presbytery demonstrates a degree of value which should be considered as being of some significance.

Impact Assessment Tables

For the purposes of the Heritage Statement, the below tables summarise the assessment of impact and outline the justification/mitigation measures adopted to address the perceived harm.

Improved Fire Resistance/Compartmentation of the Basement Fabric.

Proposed works	
	Works to include: <ul style="list-style-type: none">• Upgrade the complementation of the basement Boiler Room ceiling.• The upgrade of the fire separation to the timber partition at the top section of the Basement/Escape Stair.• Upgrade fire resistance of the existing panelled basement access door.
Justification for the work	
	Property owners, in this case the Diocese of Salford, are required by law (The Regulatory Reform (Fire Safety) Order 2005) to make sure premises reach required standards of fire safety.

	Part B of the Building Regulations (June 2022) states that compartmentation between floors should provide a minimum of 30 minutes fire resistance.
	The enhancement of the fire resistance between the basement rooms and the ground floor will provide a reasonable time for any residents/visitors to evacuate the Presbytery once the fire detection system is activated.
	The enhancement of the fire resistance between the basement rooms and the ground floor will provide a reasonable time for the attendance of appropriate firefighting resources once the fire detection system is activated such as to limit the loss of historic fabric.
Proposed approach	
	Supply and fix 12.5mm Gyproc Fireline board with skim finish fixed over the existing damaged lath/plaster ceiling in Boiler Room.
	Allow for intumescent sealant/foam to the perimeter of the ceiling & wall junction and for fire stopping any existing service penetrations in ceiling/walls.
	Include for new 1hr fire resistant solid core plywood faced door to Boiler Room to receive paint finish.
	Timber partition at the top section of the Basement/Escape Stair to be over boarded with face fixed Gyproc Fireline board with intumescent sealant to joints and perimeter.
	Basement access door to have faced fixed Supalux fire resistant boarding to the basement side of the existing door. New boarding to be fixed using brass cups and screws with intumescent sealant to the board joints and perimeter. Rout out the existing door frame and fix new intumescent smoke/heat brush seal.
Impact of the proposed on the historic fabric and the significance of the asset as a whole	
	The proposed interventions are confined to the ancillary/service areas within the Basement which are not publicly accessible and have no fittings or features of note.
	The proposed works will have some minor visual impact on the heritage asset through the addition of the areas fire resistant boarding.
	The proposed works will have no impact on the features and decorative order of the grander ground floor areas.
Mitigation	
	The minor impact caused will be outweighed by the overriding functional need to ensure the ongoing safe use of the Presbytery by residents/visitors.
	The additional protection will provide a more robust fabric capable of resisting the spread of fire to minimise potential loss of historic fabric.
	The proposed intervention will be the absolute minimum required to comply with the relevant legislation and to deliver a safe environment for residents/users.
	No existing historic fabric is to be removed as part of the installation of the enhanced fire-resistant materials.

The Upgrade of the Existing Fire Alarm and Emergency Lighting.

Proposed works	
	To upgrade the existing fire alarm and emergency lighting installation to meet current standards and to ensure the building complies with statutory legislation on fire safety.
Justification for the work	
	Property owners, in this case the Diocese of Salford, are required by law (The Regulatory Reform (Fire Safety) Order 2005) to make sure premises reach required standards of fire safety.
	The upgrade of the existing fire alarm and emergency lighting installation is needed to ensure the building complies with current legislation.

	Part B of the Building Regulations (June 2022) states that emergency lighting should be provided to escape routes, including external routes.
Proposed approach	
	Upgrade the existing fire alarm provision to comply with British Standard BS 5839-6:2019 and A1:2020 (i.e. Category LD2 Grade D).
	Upgrade the existing emergency lighting installation to comply with the Building Regulations Part B (June 2022) and BS 5266 Emergency Lighting.
	Where proposed new installation replaces existing sensors/detectors/lights the new fitting are to utilise of the existing concealed cables/conduit or containment.
	Where proposed sensors/detectors/lights are in addition to those currently provided, cables/conduit are to be located within the floor voids and fed down to supply ceiling mounted units. Existing carpets and floorboards are to be carefully taken up to provide access and are to be refixed in their original positions on completion.
	Where concealed routes are not available cables are to be discretely clipped to minimise visual impact but to maximise ease of reversibility if required at a future date.
	Any decorative damage as a result of the removal/replacement of the existing fittings is to be made good on a 'like for like' basis to match existing finishes.
Impact of the proposed on the historic fabric and the significance of the asset as a whole	
	The existing electrical services installation has been installed over many years in an ad hoc manner. The installation is not part of the historic fabric and is of no significance.
	The proposed works will have some minor visual impact on the heritage asset through the renewal of existing sensors/detectors/lights and the installation of new units where these are required.
Mitigation	
	The minor impact caused will be outweighed by the overriding functional need to ensure the ongoing safe use of the Presbytery by residents and visitors.
	The proposed intervention will be the absolute minimum required to comply with the relevant legislation and to deliver a safe environment for residents/users.
	The proposed works are a regulatory requirement needed to allow continued positive use of the building and the adjacent listed Church.
	The upgraded systems will where possible use existing installed cabling/conduits to minimize further interventions.
	Where cabling cannot be hidden within existing floor voids, this will be discretely clipped to minimise visual impact and maximise ease of reversibility.
	Any minor damage caused to existing finishes/decoration will be made good on a 'like for like' basis.
	The renewal of existing sensors/detectors/lights and the installation of new units where required, will clearly be a contemporary intervention when viewed in the context of any adjacent historic fabric .

Appendix 1: Historic England National Heritage List for England

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number:1450142

Date first listed:20-Jul-2018

Statutory Address 1: High Lane, Chorlton-cum-Hardy, Manchester, M21 9EE

District: Manchester (Metropolitan Authority)

Parish: Non-Civil Parish

National Grid Reference: SJ8131993806

Reasons for Designation:

The Roman Catholic Church of Our Lady and St John of 1926-1927 by Harold Greenhalgh, and associated late-C19 presbytery, Chorlton-cum-Hardy, are listed at Grade II for the following principal reasons:

Architectural interest:

- The interior of this otherwise modest church is richly embellished with fixtures and fittings of evident skill and craftsmanship, including intricately carved timber, Gothic, high altar reredos, side chapel reredoses, and Stations of the Cross all by Ferdinand Stuflesser, enriched, timber dados, decorative hammer-beam roof, and stained-glass windows by Mayer of Munich.
- The sanctuary and east wall of the nave have an impressive mosaic scheme designed by Eric Newton of Ludwig Oppenheimer Ltd, a specialist mosaic company, which demonstrates a high degree of craftsmanship and use of high-quality materials in their construction.
- The earlier presbytery has a grand timber staircase and traceried stair window inserted to give this later-C19 house a more ecclesiastical appearance in keeping with its new role, and also retains many original fixtures and fittings.

Historic interest:

- The high-quality fixtures and fittings were specifically sourced from across Europe by the incumbent priest and include work by some of the best craftsmen of the day including Ferdinand Stuflesser of Italy, Mayer of Munich, Germany, and Myeller of Landeck, Austria.

Group value:

- The presbytery has functional group value with the church.

History

Chorlton is a suburb on the south side of Manchester which expanded from the late C19 particularly with the building of middle-class housing and subsequently with the growth of housing estates in the interwar period. The Catholic mission began in 1892 when Prior Jerome Vaughan founded St Peter's Priory in Woodlea House on Edge Lane. In 1897 land was bought on Chequers Road and a new school and chapel dedicated to St Augustine were opened in 1898.

A site for a new church was acquired in 1917 by the Rev Joseph Kelly. At this time there was a large house on the site called Cavendish House, which is shown on the historic Ordnance Survey map published in 1894. This house was subsequently to become the presbytery for the church, which was built attached to its east side in place of the service yard and outbuildings. The new church was built on the site in 1926-1927, largely through the generosity of the John Leeming family. It was dedicated to Our Lady and St John, possibly to avoid confusion with other Catholic churches in the area dedicated to St Augustine, or in honour of the benefactor.

The architect for the new church was Harold Greenhalgh and the contractor was George Powis. It was built of brick with terracotta dressings by Bispham Hall Terracotta Co of Wigan. The interior has furnishings including altars, Stations of the Cross, statuary and reredos by the firm of Ferdinand Stuflesser, stained glass by Mayer of Munich, east wall and sanctuary mosaics by Eric Newton of Ludwig Oppenheimer Ltd, and a font by Myeller of Landeck in Austria. The Rev Joseph Kelly said of the furnishings 'I have been all over Europe and I have chosen the best'.

The church was opened by Bishop Henshaw in June 1927.

Details:

Roman Catholic church, 1926-1927 to designs by Harold Greenhalgh. Presbytery, late C19.

MATERIALS

Church: red brick with cream terracotta dressings with slate roofs. Presbytery: red brick with blue brick detailing, stone dressings and slate roofs.

PLAN

The church is built with the sanctuary facing west, but liturgical compass points are used for the description below.

The church has a nave with a west gallery, projecting south-west porch and north-west baptistery, and shallow transepts. The sanctuary is flanked by a Sacred Heart Chapel on the north side and Lady Chapel on the south side. A doorway in the east wall of the south transept leads through to the sacristies and the presbytery beyond.

The presbytery is of three storeys with a large cellar. It has a large, central entrance and staircase hall with rooms on either side, a large first-floor landing with bedrooms opening off, and a smaller, secondary staircase to the second-floor, attic storey.

EXTERIOR

Church: the church stands on the south side of High Lane. It is built of red brick in stretcher bond with cream terracotta dressings, a plinth and slate roofs. The six-bay nave has a projecting porch in the first bay of the south elevation. It has a wide, segmental arched doorway with a terracotta surround incorporating a hoodmould, and plank and batten double doors. Above is a gabled parapet with terracotta quoins, coping with an embellished cross to the gable apex and a panel with the relief letters AMDG (Ad Majorem Dei Gloriam) in the tympanum. To the rear there is the upper part of a large, arched window with reticulated tracery.

The second to fifth bays are separated by buttresses and have large, arched windows of three lights with similar reticulated tracery. The sixth bay is a gabled transept with terracotta coping and an embellished cross at the gable apex, and a large, arched window of five lights with reticulated tracery.

Attached to the east side of the transept are the five-bay, single-storey, parapeted sacristies. The elevation has four two-light mullion windows with terracotta sill and lintel bands with a doorway at the right-hand end. The doorway has a plank and batten door with a rectangular, stained-glass over-light. The right-hand end is attached to the presbytery. To the rear of the sacristies, projecting from the east wall of the transept, is a single-bay chapel with an east gable and a raised and glazed lantern to the ridge. Behind is the sanctuary with a tall window of three traceried lancets.

The gabled west end has outer buttresses with panelled terracotta caps and terracotta coping with an embellished cross at the apex. There is a wide, segmental arched doorway with terracotta frame and hoodmould, and plank and batten double doors. To each side is a narrow, traceried lancet and above is a large, segmental arched window of five lights with a terracotta surround with blind tracery-panelled apron and hoodmould, flanked by vertical, moulding detail rising to two projecting finials. At the gable apex is an enriched niche containing a statue of St John. On the left-hand side of the elevation is the baptistery and on the right-hand side is the side elevation of the porch. Both are similarly treated, being a small, single bay with a gabled parapet and a single, narrow, rectangular lancet with sill and lintel bands. To the rear of the baptistery parapet is a sanctus bell.

The north elevation is similar to the south elevation with a nave with a gabled transept containing a large, arched, traceried window in the first bay, second to fifth bays separated by buttresses with large, arched, traceried windows and the projecting baptistery in the sixth bay. It has a gabled parapet to the north elevation and a window of two traceried lancets. Attached to the east side of the transept is a recessed, single-bay chapel with an east gable and a raised and glazed lantern to the ridge. Attached to the east gable wall is a small, single-bay, modern boiler house designed in keeping with the original building.

The gabled east end of the sanctuary is blind with three ventilation slots at the gable apex.

Presbytery: the presbytery is built of red brick in Flemish bond with occasional horizontal lines of blue brick, a narrow stone string between ground and first floors, a plinth, slate roofs and brick stacks. The windows are one-over-one pane hung sashes. It is designed in a Gothic style with irregular elevations, detailing and roofs.

The west, front elevation is set back, but faces onto St Clements Road. It is of three bays with a central doorway reached by a flight of stone steps, irregular gables to the first and second bays, and a recessed third bay with a gabled dormer window. The arched doorway has a gabled door canopy with moulded stone consoles and stone coping. The door has a reverse-shouldered, timber doorcase with an elaborate over-light with stained glass quatrefoil in dentil roundel with stained glass spandrels. The door has a lower panel and an upper light of decorative, coloured etched glass. The bays to each side have canted-bay windows on the ground floor. The first and third bay on the first floor have segmental-arched, two-light windows with timber mullions and the second bay has a single-light window. The second floor has smaller segmental-arched, single-light windows in all three bays.

The south, side elevation is of two bays with double gables and irregular fenestration. The left-hand side has a single-light ground-floor window with reverse-shouldered lintel, and a cellar opening. The right-hand side has a slight projection with lean-to roof, cellar and two-light, ground-floor window, with a segmental-arched window on both of the floors above. The north, side elevation has a lower, two-storey bay on the left-hand side with an east gable. This bay contains a reverse-shouldered doorway with segmental-arched over-light with a segmental-arched window to the left, and a single first-floor window. The second bay has a two-light window on the ground floor with a segmental-arched window on both the floors above. The right-hand bay is gabled with a projecting, corbelled stack.

The west, rear elevation has irregular fenestration with a gabled, projecting right-hand bay and a lean-to ground-floor outshot with a large timber and glazed, square bay. In between is the arched, traceried stair window.

INTERIOR

Church: the six-bay nave has a hammer-beam roof incorporating pierced tracery with moulded stone corbels. The entire east wall of the nave and the sanctuary walls, above a timber, enriched, panelled dado, are covered in a mosaic scheme designed by Eric Newton of Ludwig Oppenheimer Ltd. Above the sanctuary arch is a roundel of Christ and the Virgin Mary as Queen of Heaven, attended by angel minstrels playing musical instruments. The drapery of the clothes is pre-Raphaelite in form with blue and green wings to the angels. The wall has a decorative, geometric impost band with foliate decoration above and St Joseph standing to the left of the sanctuary arch and St John standing to the right of the sanctuary arch. Below, the mosaic depicts masonry with gold hatchments showing the symbol Chi Rho (the first two initials of Christ in Greek) with Alpha and Omega and a panelled dado level. The lower, side chapel arches are flanked by depictions of canopied niches containing flowering plants. The side walls of the sanctuary have large, complex scenes from the Book of Revelation.

The window heads are incorporated into a mosaic of masonry walls, with decorative impost bands and mosaic walls below. The mosaic is continued into the window reveals. The mosaic on the east wall behind the reredos has a pattern of gold crosses. The sanctuary has a painted, panelled wagon roof ceiling. The floor is also of mosaic by Eric Newton, presently covered by carpet. The enriched, timber dado incorporates an elaborate Gothic timber reredos with gilded and painted figures depicting the Crucifixion with Christ flanked by the Virgin Mary and St John and angel minstrels, by the firm of Ferdinand Stuflesser. There is a white marble tabernacle. The high altar stands forward. It is of white marble with engaged, coloured columns and composite capitals and a central relief scene of the Last Supper.

The Sacred Heart Chapel and Lady Chapel both have a painted, panelled wagon roof ceiling with a central raised, rectangular glazed lantern. The chapels have timber, enriched, panelled dados each incorporating a Gothic reredos with an enriched, timber altar. The left-hand chapel reredos has a carved figure of the Sacred Heart and angels; the right-hand chapel reredos has a carved figure of the Virgin Mary holding the baby Christ and angels. The figures are painted and gilded. The Lady Chapel now contains the white marble font, which is octagonal with relief quatrefoil carvings on columns with an octagonal base, and a timber lid. It was supplied by Myeller of Landeck, Austria.

The nave has a timber-panelled dado and white-painted, plaster walls. The windows have leaded glazing incorporating coloured glass details and panels. Between the windows are Gothic timber panels depicting coloured, relief, painted, carvings of the Stations of the Cross by the firm of Ferdinand Stuflesser. At the west end there is a gallery of pitch pine supported on two timber posts with a timber staircase on the south side. The staircase has a timber balustrade with trefoil-pierced panel balusters.

The gallery has an organ with decorated pipes. The large west window has a stained-glass Assumption by Mayer of Munich. The entrance porch on the south side beneath the gallery has a mosaic floor with foliate border. The inner, timber double doors have leaded and stained-glass upper lights and a leaded and stained-glass over-light. The former baptistery on the north side beneath the gallery has a decorative iron gate. The floor is mosaic, depicting a banner, water, rushes and water lilies, with an octagonal marble panel where the font originally stood. The stained-glass window shows the Baptism of Christ by Mayer of Munich.

The sacristies have leaded glass windows incorporating coloured glass details and panels, with a three-panelled door between the two rooms.

Presbytery: the main doorway opens into a wide entrance hall with an encaustic-tiled floor and a moulded cornice. Original panelled doors and moulded architraves remain throughout. The doors opening into the main ground-floor rooms have embellished architraves and nine-panelled doors. To the rear of the entrance hall is an open-well, timber staircase rising to the first-floor landing and lit by the traceried stair window. The sexfoil and spandrels at the window apex have richly coloured stained glass. The staircase has moulded newel posts and handrails with trefoil-pierced plank balusters, which continue round the landing. A secondary staircase leads up to the second floor. The front ground-floor reception rooms have elaborately moulded, deep cornices, ceiling roses and picture rails. The west room has an original, white-painted timber mantelpiece with an arched grate. The rear rooms have simpler cornices. The main first-floor bedrooms have cornices, and a number of original timber and cast-iron mantelpieces remain on the upper floors. There is a large second-floor room with decorative woodwork over the niches to each side of the fireplace with barley-sugar balusters and pierced sunray spandrels. The cellar has a number of rooms with stone-flagged floors and a wine cellar with stone shelving.