Heritage Statement

in connection with

Proposed development at

Former St Marys Church, Hulme

Prepared by

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Appendix 1 – Plans

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1 Executive Summary

1.1 This statement supports a proposal to convert a section of St Mary's Church in Hulme to residential use. The building is Grade II Listed.

1.2 The building is of high significance, particularly the external envelope which sets the building out as a church and provides historic and evidential value due in part to its links with the expansion of the area and religion through the mid-19th Century. This will be conserved as works are internal. Internally significance is more moderate, and this will be retained by the careful design of the interventions, which will help retain the sense of space as a church and place of worship.

1.3 The high significance of the designated heritage asset will be maintained. The repurposing of the building for residential use will provide a viable use, and an active use, something which is of paramount importance, and this will help secure the fabric of the building and ensure effective maintenance and management.

1.4 On this basis the proposal is deemed compliant with both national and local policy.

2 INTRODUCTION

Purpose and Format

2.1 This heritage statement has been prepared to assess proposals to Convert a section of St Mary's Church on Parsonage Street, Hulme to residential accommodation. The building is listed at Grade II* level and care is needed to avoid harming the significances of the heritage asset in line with the requirements of planning law and policy.

2.2 The statement assesses heritage significance and guides proposals for change in a manner that conserves significance and avoids harm. The approach adheres to the principle of managing change intelligently, which lies at the heart of national planning policy for conservation of the historic built environment.

2.3 The statement has been prepared in accordance with the general guidelines set out in the Historic England publications 'Informed Conservation'[i] and 'Conservation Principles, Policies and Guidance'[ii] and in particular responds to heritage policies outlined in Chapter 16 of the National Planning Policy Framework (2024). The legal context is set by the Planning (Listed Buildings and Conservation Areas) Act of 1990.

2.4 In terms of local planning policy, Policies EN 3 of the Local Plan and DC 19.1 of the UDP are of relevance, and need to be given the appropriate weighting.

The Author

2.5 Ian Rowan, the author is a qualified Planning & Conservation Officer. With a background of over 35 years in Planning, Regeneration & Conservation, Ian holds a Masters Degree in Environmental Planning and a Post Graduate Diploma in Conservation & Regeneration, and has specialised in Conservation Planning since 2004.

Methods of Research and Investigation

2.6 Inspections of the site were carried out in December 2023 out to assess its physical nature. Background research has also been conducted to ascertain all relevant contextual matters appertaining to the proposals. In accordance with the NPPF, background research has been proportionate to the nature of the proposed works and their likely impact.

3 GENERAL DESCRIPTION

Location

3.1 The property is located on Parsonage Street, Hulme and a location plan is given in figure 1. The building was built in the 1850s and is bounded to the east by Parsonage Street and to the west by St. Mary's Street. It is built in a typical Gothic style from this period, of coursed stone under slate, with a pinnacled tower, and pinnacles punctuating the 5th and 6th bays, (on the east elevation and 3rd and 4th Bays to the west elevation).

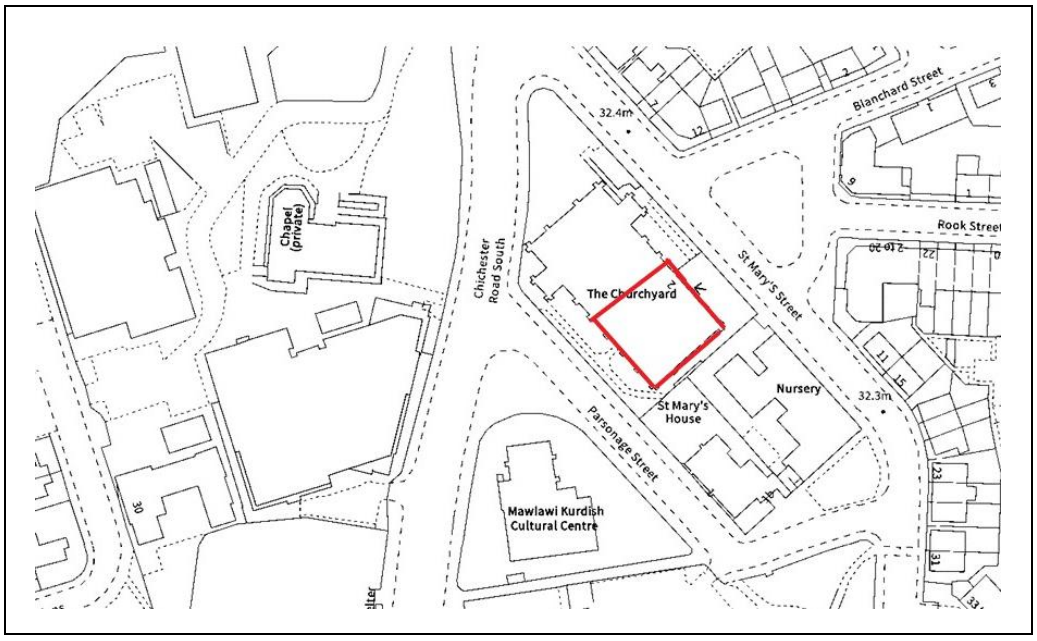

Figure 1 Location plan

Outline Description & Historical Background

3.2 The site consists of a vacant church in the 3 southeastern bays of the building, whilst the northwestern parts of the building have previously been converted to residential use. It is of mid-19th Century construction first appearing on the 1888 Ordnance Survey map.

3.3 Historic mapping below, figures 2 – 5, demonstrate the evolution of the site and its surroundings from the 1900s. and shows that the building has retained its original footprint throughout its existence.

3.4 Site features and other points of interest within the site are shown in the site photographs given later in Plates 1 - 17.

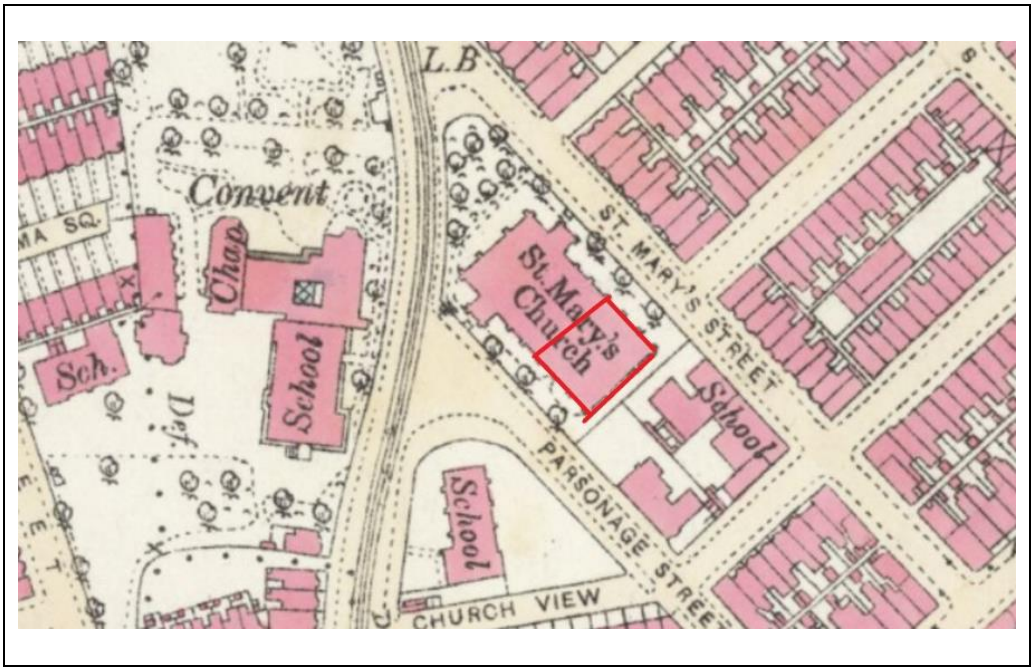

Figure 2 OS Map of 1909

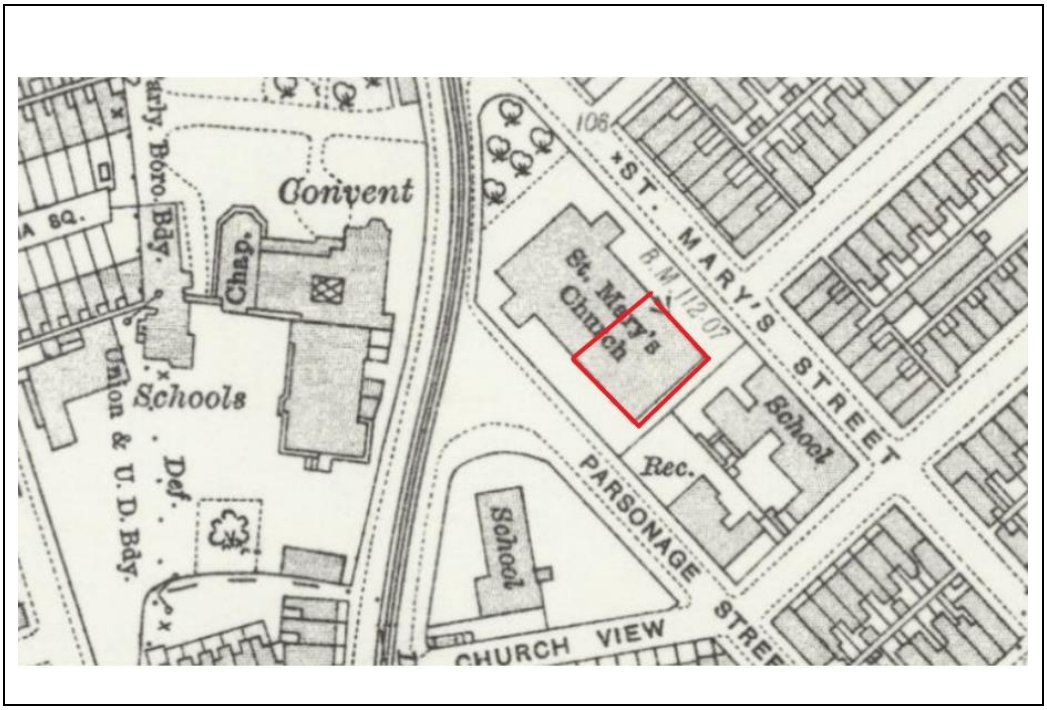

Figure 3 OS map of 1915

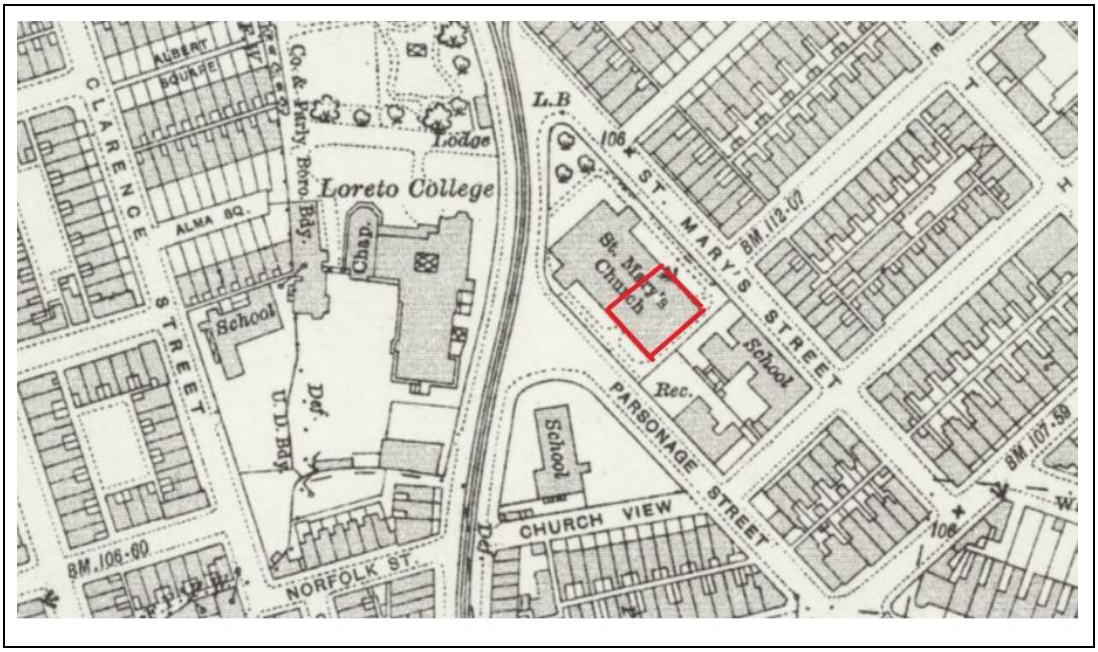

Figure 4 OS map of 1932

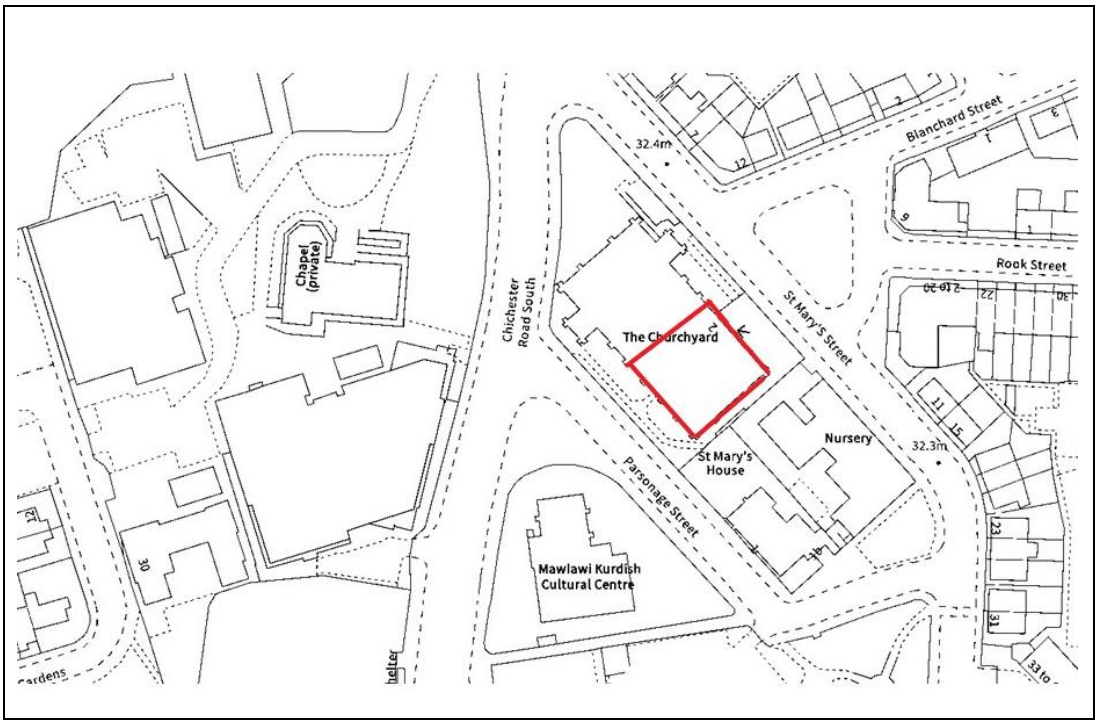

Figure 5 Current OS Map

Heritage Asset Designations

3.5 The building is Grade II* Listed, and a copy of the listing description is provided below.

MANCHESTER

SJ89NW UPPER MOSS LANE, Hulme 698-1/4/720 (West side) 03/10/74 Church of St Mary

*GV II**

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

Photographic Survey

3.5 There follows a selection of photographs showing the relevant features of the site.

Plate 1 – Northeastern Elevation

Plate 2 – Southwestern Elevation

Plate 3 – Southeastern Elevation

Plate 4 – Northwestern Elevation

Plate 5 – Southeastern Elevation and Aisle Windows

Plate 6 – Southeastern Elevation & East Window

Plate 7 – Northeastern Elevation, Proposal Site

Plate 8 – Chancel

Plate 9 – Side Aisle

Plate 10 – Side Aisle & Chancel

Plate 11 – Chancel

Plate 12 – Side Aisle

Plate 13 – Side Aisle

Plate 14 – Rood Screen

Plate 15 – Side Aisle & Clerestory

Plate 16 – Side Aisle & Clerestory

Plate 17 – Chancel (looking west)

4 HERITAGE APPRAISAL

Introduction

4.1 The following appraisal adheres to guidance published by Historic England (2008)[2]and relates specifically to the requirement contained in paragraph 207 of the National Planning Policy Framework (2024), given in extract below:

4.2 "*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. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."*

4.3 The appraisal begins by identifying and assessing any heritage values which might be affected by the proposals, before evaluating these values and expressing them concisely within a 'Statement of Significance'. The essential purpose of this Statement is to set priorities for conservation of significance and enable an objective assessment on the likely impact of the proposals.

Heritage Values

4.4 The heritage values explored below are distilled under the following headings: *evidential value; historic value; communal value; aesthetic value.* The exploration focusses specifically on those values deemed of relevance to the proposals and is therefore not an exhaustive assessment of the relevant heritage assets.

Evidential Value

4.5 Historic England (2008) suggests that "Evidential value derives from the potential of a place to yield evidence about past human activity."

4.6 The church yields evidential value of an authentic mid – 19th Century church. It is relatively typical of this period of church growth in the cities, in terms of its steep pitched roof, Y shaped tracery and pinnacles, which along with its imposing, pinnacled tower, provide evidence of the Gothic style of church architecture popular at this time.

4.7 Similarly, internally the church provides *some* evidence of a mid - 19th church. As expected of most churches, it is laid out in the usual fashion, with the Chancel and the alter to the east, with an imposing east window dominating this elevation, along with other Victorian coloured stained-glass windows to the north and south aisles. The Chancel and aisles are readily interpretable, the Gothic pointed arches created by the structural columns yield evidence, however the Nave is outside of the site, having been converted for residential use some years ago, and as such is not legible. The internals of the church are devoid of any major details one would associate with a building of this type, i.e. pews, alter, pulpit, organ etc., however it is still clear internally that the building is a place of worship due to the above evidence.

Historical Value

4.8 Historic England (2008) suggests that - "Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative".

4.9 The church conserves an element of the Hulme's history, and helps to depict historic images, providing an insight into the past. It is relatively contemporary to the era of Victorian expansion of churches and is an early example of a church serving the industrial community, being an important element in the development in the role of religion in urban communities through the industrial revolution. This growth is effectively demonstrated between figures 2 and 3. This historic value is also duly acknowledged given the loss of the rows upon rows of terraced houses that adorned the

area in the mid to late 19th Century, the church being one of handful of buildings from this era surviving today. The external envelope of the building is relatively important in this regard, as it retains much of the authenticity of the church, whereas inside, much of the historic value has been lost, albeit the stained glass windows are of some notable value.

4.10 Associative value is provided by links to the architect Joseph Stretch Crowther, notable for his church designs, and well versed in Gothic architecture. Amongst his many commissions, Crowther also played a part in the "restoration" of Manchester Cathedral, and he was an architect of some notable historic value.

Communal Value

4.11 Historic England (2008) suggests that: "Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory".

4.12 The church is a historic building which is a source of communal value of national importance. Its use as a church will be a source of communal value for former members of the congregation, as a space previously used for spiritual reflection, whilst also yielding value as source of memories for people who have been married there or had other important family occasions within the church. As a landmark building of national significance, it will no doubt be as source of shared communal pride within the area and this should not be underestimated. Internally, due to the removal of many of the elements normally associated with the church and its now private nature, communal value will be lower.

Aesthetic Value

4.13 Historic England (2008) suggests that: "Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place".

4.14 The church is a particularly good example of Victorian Gothic architecture and has an aesthetically pleasing external envelope. Despite vacancy taking its toll on the external elevations of the 3 bay chancel which is subject to this proposal, the building contains an attractive level of detail associated with church architecture such as the tracery and pinnacles along

with the use of stone under slate. In particular the east window is of some prominence, although the stained glass is not fully appreciated externally. Together these elements provide a relatively high level of external aesthetic value, whilst the remainder of the church which has previously been converted yields a high aesthetic value externally, the tower and west window being of dominance.

4.15 Internally aesthetic value is yielded in particular through the stained glass windows which are of more prominence than externally. The gothic arches and roof construction add value along with the rood screen and remnants of original floor, but like externally, vacancy has impacted upon the aesthetics.

Statement of Significance

4.16 Having assessed the heritage values associated with the site, it is possible to take a more informed approach to the assessment of site significance, giving specific consideration to conservation priorities in light of the proposals for change. In this context a statement of significance is given below.

4.17 The church possesses relatively high evidential, historic, communal and aesthetic values particularly to the external envelope. Its contribution to the spiritual growth of the area through the 19th Century is of some notable value, as an early example of the Gothic style of Victorian church that was part of a large roll out across the country. Internally, there has been loss of many items that set the building out as a church, however, despite this and the conversion of the remainder of the building, its former use is relatively legible, but values are more moderate.

4.18 In essence the church's significance derives from its external appearance to a great extent, with a more moderate contribution made by the internals, due in part to vacancy and closure of the church resulting in the removal of furniture.

	Evidential	**Historic**	**Communal**	**Aesthetic**
External	High	High	High	High
Internal	Moderate – high	Moderate	Moderate	Moderate – high

5 ANALYSIS OF THE PROPOSALS

General Principles

5.1 General guidance on assessing proposed changes to heritage assets is given in Chapter 16 of the National Planning Policy Framework (2023). The policy establishes the premise that conserving significance should be a guiding principle when developing proposals for any new scheme. In order to do this it is first necessary to conduct an appraisal of heritage values and identify the significance(s) of heritage assets before commencing with design. Part 4 of this appraisal fulfils this need, and the findings of part 4 have informed the development of the proposals. There follows, here in section 5, an objective review of the finalised scheme to verify to what extent conservation of significance has either been secured or compromised.

Summary of the Proposals

5.2 The proposals consist of the conversion of the eastern 3 bays of the church which form the Chancel to a residential unit with insertion of a 1st floor and installation of air source heat pumps and garden shed. The scheme has been designed to respect the key drivers of significance of the building. Full plans will be submitted as part of a planning application but indicative plans and visualisations are included in Appendix 1.

Analysis of the Proposals: National Planning Policy Framework

5.3 As discussed earlier, Section 16 (Conserving and enhancing the historic environment) of the NPPF (2024) considers heritage planning and in essence unifies the overall approach to planning in a way that previous guidance, such as PPS's and PPG's, did not. This ensures that deliberations over decisions relating to heritage assets are made in the full planning context, where factors other than heritage conservation play a crucial role. It identifies the following key drivers in the decision making process:-

- ***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.***

5.4 In order to establish a clearer, objective assessment of the proposals in the context of the NPPF, the following commentary considers how the proposed scheme aligns itself to the NPPF heritage policy drivers listed above.

5.5 ***The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation –*** the significance of the heritage asset has been assessed within this statement which has established that the church derives much of its significance from its external envelope. The external envelope retains its links to the growth of the area in the 19th Century and the wave of church building that took place, whilst its architectural and aesthetic values are demonstrated through the typical Gothic design. Internally, change has impacted upon these drivers of significance and has rendered this at a more moderate level.

5.6 The large area within the church is proposed to be utilised and have the sense of space retained to a great extent. The ground floor will utilise existing space and the rood screen, and there will be some small scale subdivision to provide cloakroom facilities. As can be seen from figure 7, the grandeur and size and scale of the Chancel will still be appreciated and be legible through the addition of the mezzanine floor. At 1st floor this mezzanine will help retain the sense of scale of the building, whilst more solid intervention through the introduction of stud walling is steered to the north and south aisles, but again, due to the location of these, the aisles will still be readily interpretable. The Gothic arches will retain their prominence as an important feature of the building. Externally, the heat pumps and shed have been designed to sit within existing recesses behind existing buttresses, within an area where public access is currently not practicable. As such, any impact upon the church and designed views will be at worst, at a negligible level.

5.7 ***The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality –*** the heritage asset i.e. the church will be brought back into active viable use, utilising the embodied energy within. Provision of residential living will create accommodation within an existing area, and will help contribute to local vitality and viability through the introduction of a wider audience. The provision of air source heat pumps will make a small contribution to sustainable energy provision.

5.8 ***The desirability of new development making a positive contribution to local character and distinctiveness –*** the proposal will not impact upon the external envelope of the building, whilst internally the use of contemporary materials will complement the church. Use of glazing will provide an element of permeability to help appreciate the building, and the design of the mezzanine will not compete for attention with the historic fabric.

5.9 Paragraph 212 of the NPPF states**: "*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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*" –** the proposal under scrutiny is whether the development causes harm to the listed church. In this case, as demonstrated through this report, the proposal will not impart harm upon the key drivers of significance of the church. These high values externally will be preserved whilst internally change is designed to retain the more moderate values.

Analysis of the Proposals: Local Planning Policy

5.12 In terms of local planning policy, Policies EN 3 of the Local Plan and DC 19.1 of the UDP are of relevance and are given in extract in Appendix 2,

5.13 The proposal conserves the key drivers of significance of the building, in particular the external envelope, whilst internal works help retain much of the legibility of the space and respects the retained aesthetic value. The sense of space of the church is conserved. Repurposing a heritage asset

which is unlikely to be used for its original purpose, for residential use will help keep a viable use and needs little in the way of intervention. This use will also ensure that the building is adequately maintained as opposed to being vacant or being used for a low amenity use. As such Policy EN3 is satisfied.

5.14 As outlined above in 5.13, the primary purpose of the proposal is to secure its future by choosing its optimum use. The report has demonstrated that the changes proposed will not impact upon the key significance of the building, and as such Policy DC 19.1 is complied with.

6 SUMMARY & CONCLUSION

6.1 This heritage statement has reviewed the impact of proposed conversion of the 3 bay Chancel to St Mary's Church, Hulme, for residential purposes. The findings of the appraisal is that the church contains relatively high significance, the key drivers being provided by the external envelope of the building, which sets it apart as a place of worship, whilst internally significance is more moderate due to change, however this is still of a relatively high nature.

6.2 The proposal has been designed so as to conserve where possible the historic and evidential values of the internal area, and the plan form will still be legible due to use of permeable materials, and the mezzanine floor. The location of interventions in the upper part of the aisles will also help maintain this legibility. The High historic values to the building will be retained; its obvious links to the clergy will not be eroded by the proposal, and what remains of architectural detailing and aesthetic value internally will be preserved by the proposal.

6.3 The proposals satisfy national and local heritage planning policy and represent what in the context of the NPPF is described as sustainable development, and as such the proposal is wholly supportable.

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[i] Clarke K, *Informed Conservation*, Historic England, 2003

[ii] Historic England, *Conservation: Principles, Policies & Guidance* 2008

Appendix 1

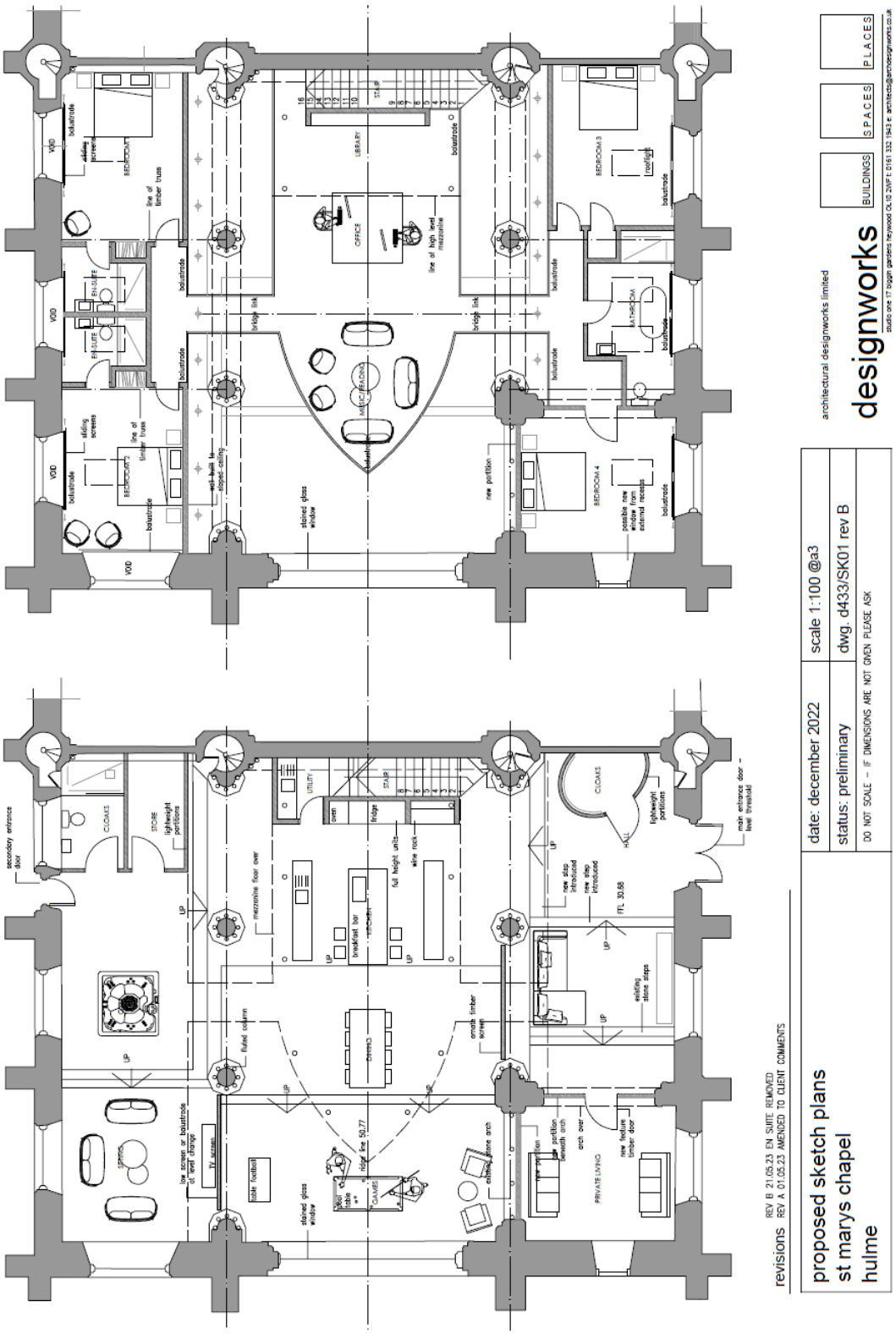

Figure 7 – Proposed Ground & 1st Floor

Figure 8 – Proposed Sectional Detail

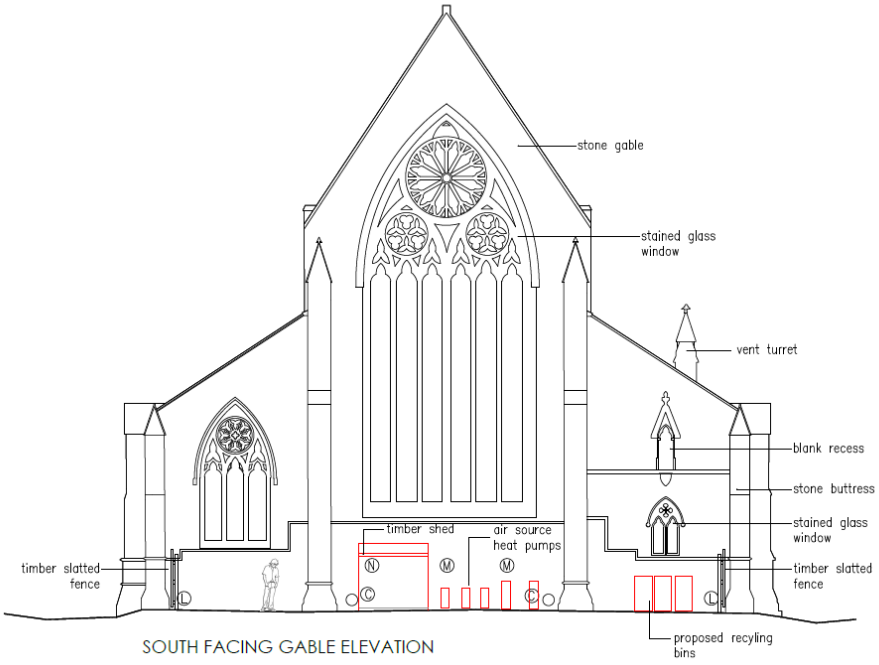

Figure 9 – Proposed South Elevation

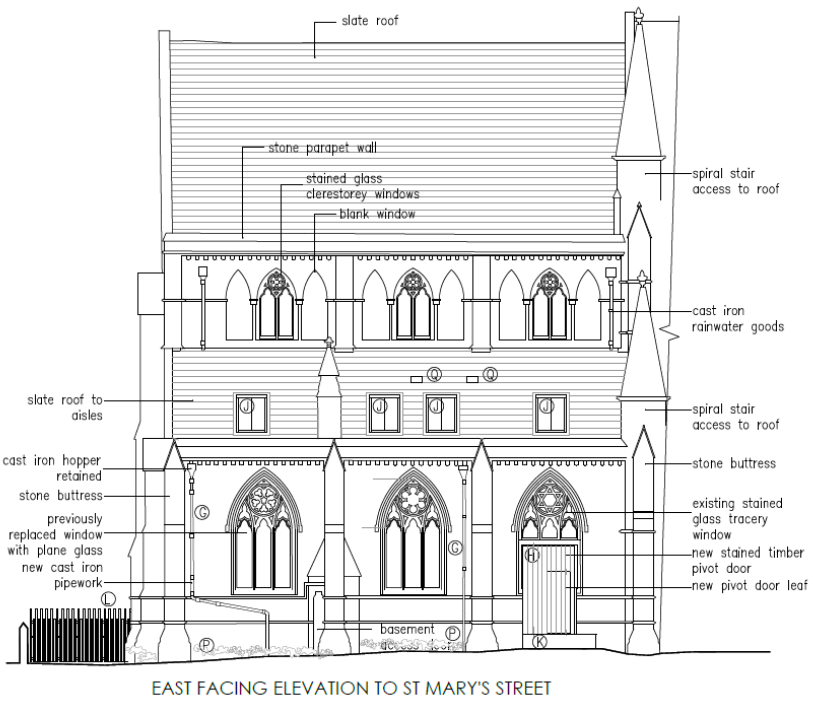

Figure 10 – Proposed East Elevation

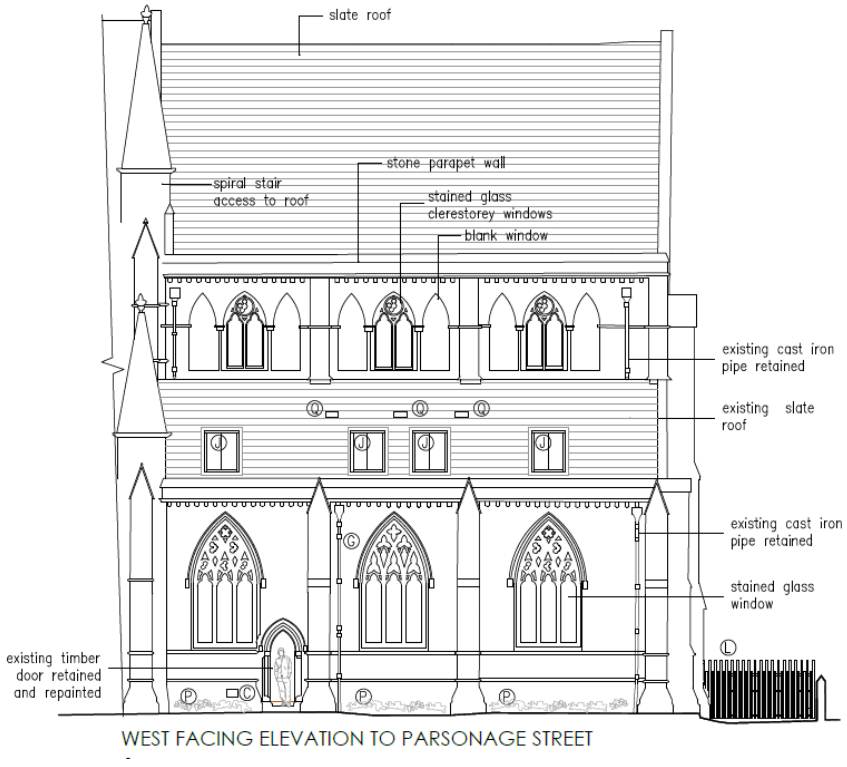

Figure 11 – Proposed West Elevation

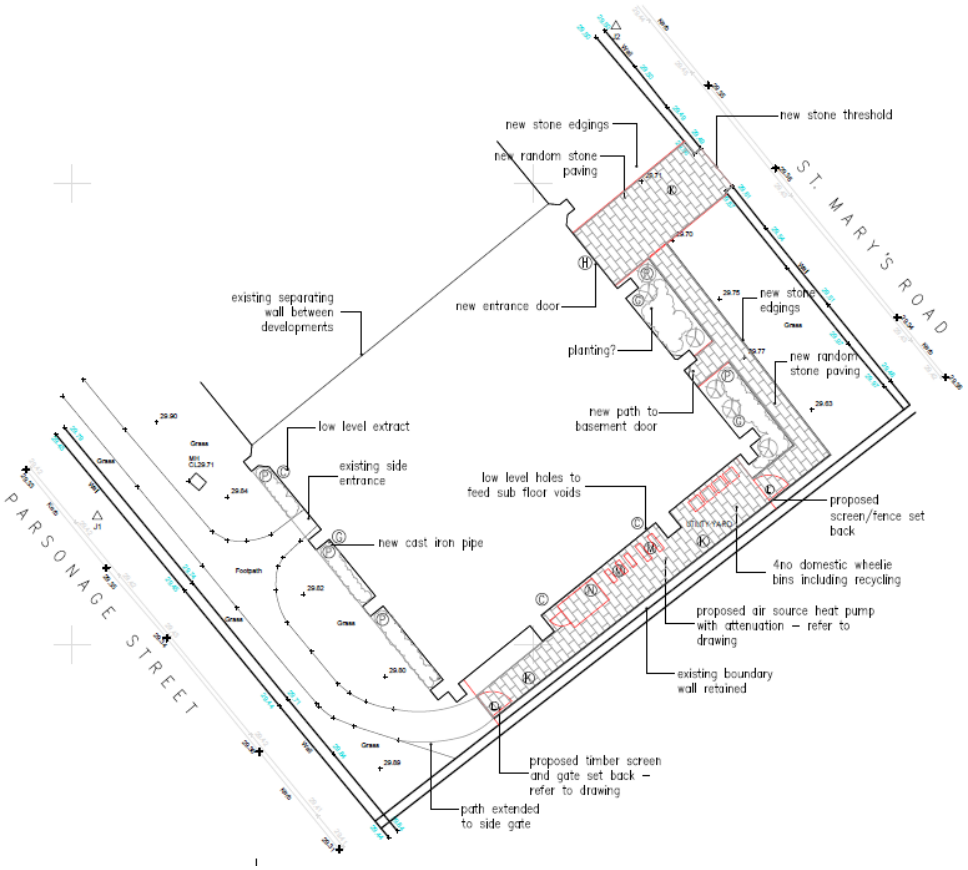

Figure 12 – Proposed Site Plan

Appendix 2

Policy EN 3 - *Heritage*

Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

DC19.1

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, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;

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.