

DESIGN STATEMENT

ST MARY'S CHURCH HULME MAY 2025



REVISION B

designworks



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1.0	INTRODUCTION
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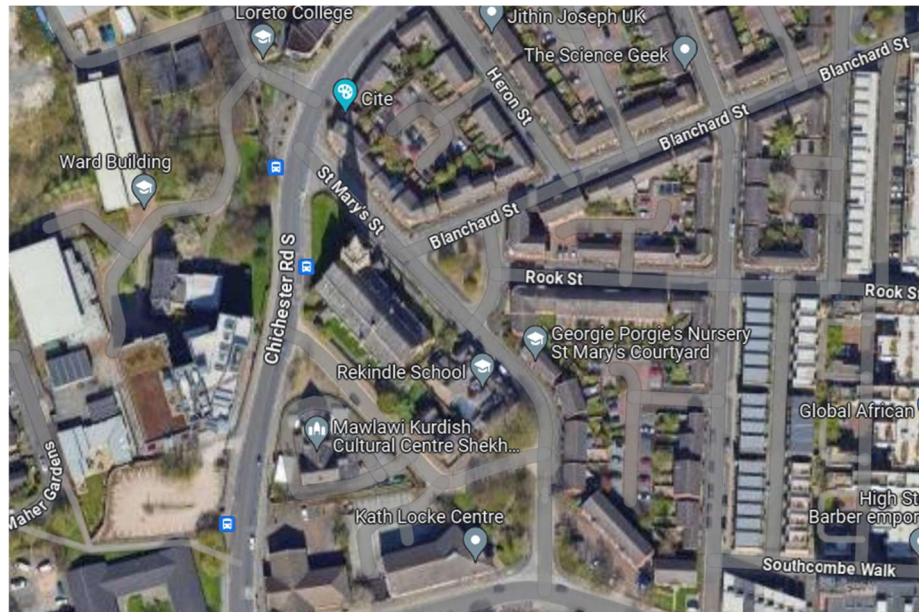
- 1.1 This design statement supports a planning application and application for Listed Building Consent for the conversion of part of an existing church into a 4 bedroomed residential dwelling.
- 1.2 The Church has been Grade II* listed since 1974
- 1.3 The application is supported by a separate Heritage Statement.
- 1.4 The church comprises of 8 structural bays. Our client owns the three southern bays only. The other 5 bays, including the church tower, have previously been developed into residential apartments with a separate entrance and a full height dividing partition. Planning references for this previous development are 075119/FO/2005/S1, 075120/LO/2005/S1, 056377/FO/CENTL1/99 and 056538/LO/CENTL1/99
- 1.4 The pre-application was submitted to test the principle of redevelopment and some of the details regarding the specific impact of the structural and services strategies.
- 1.5 It should be stressed that the client intends to preserve as much of the historic fabric as practical both externally and internally.

2.0	EXISTING SITE CONTEXT
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- 2.1 The Church is located on St Mary's Street to the west of Princess Road at the north end of Hulme and close to Loreto College
- 2.2 The Church and the former Parsonage building occupy a full block bounded by St Mary's Street to the east, Chichester Road South to the north and Parsonage Street to the west and south.
- 2.3 The surrounding area is diverse and includes low-rise residential development to the north and east, Loreto College to the north and a Cultural Centre to the immediate west of the Church. Some business premises are scattered around the area including the Kath Lock Business Centre on Moss Lane East
- 2.4 The majority of buildings in the area are late 20th Century developments or newer following the redevelopment of Hulme
- 2.5 A brick-built Parsonage and former school lie to the immediate south of the Church, these have been converted to commercial and residential use; including a dentist's surgery and a nursery.
- 2.6 The Kurdish Cultural Centre on the opposite side of Parsonage Street is located within a brick-built hall which has recently been permitted a timber clad extension.



site context



Immediate site context



Former Parsonage



Kurdish Cultural Centre

3.0**EXISTING BUILDING - EXTERNAL**

- 3.1 The Church of St Mary was constructed between 1853 – 58 and designed by Joseph Stretch Crowther in the Gothic Revival style from sandstone with ashlar dressings
- 3.2 Further details of the history of the building are provided within the Heritage Statement provided by Ian Rowan supplementing this report.
- 3.3 The northern most five bays of the church have since been converted to apartments in 2012 – see previous applications listed under 1.4 above
- 3.4 The previous conversion included the removal of most of the original stained-glass windows and the insertion of new rooflights
- 3.5 The southern three bays are owned by our client and are currently derelict internally
- 3.6 The client proposes to convert these three bays into a unique dwelling by inserting a new 'floating' mezzanine floor within the building
- 3.7 The church comprises an 18m high central chancel with tall lean-to aisles both sides.
- 3.8 The aisles are generally divided externally by full height buttresses with either a tall gothic-style tracery window with stained glass or a painted timber door between
- 3.9 The south facing elevation includes a large 15m high stained-glass window
- 3.10 The clerestory also includes smaller tracery windows with stained glass flanked by blank windows
- 3.11 The steep roofs are of slate construction with hidden parapet gutters and cast-iron hoppers
- 3.12 The stonework is generally in good condition though there is excessive damp in the location of some the downpipes
- 3.13 The existing cast iron rainwater goods are broken and damaged in several places leading to staining of the building and some damp penetration internally.
- 3.14 The rainwater goods are proposed to be repaired and/or replaced as part of the main application. In the meantime, temporary repairs have been made with pvc pipework to prevent further damage



East facing elevation to St Marys Road with side entrance door



South facing elevation and damaged rainwater pipes



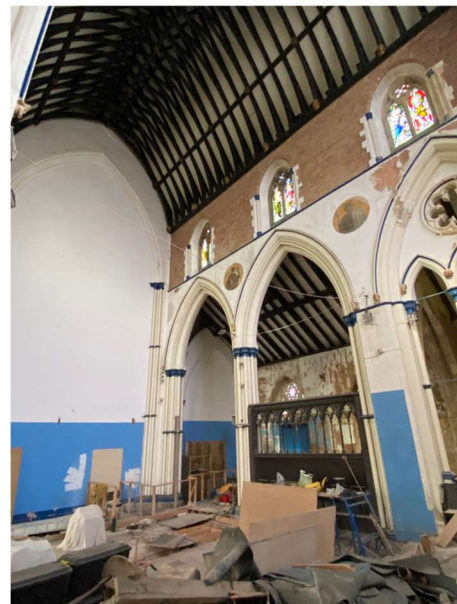
West facing elevation with small side entrance

4.0

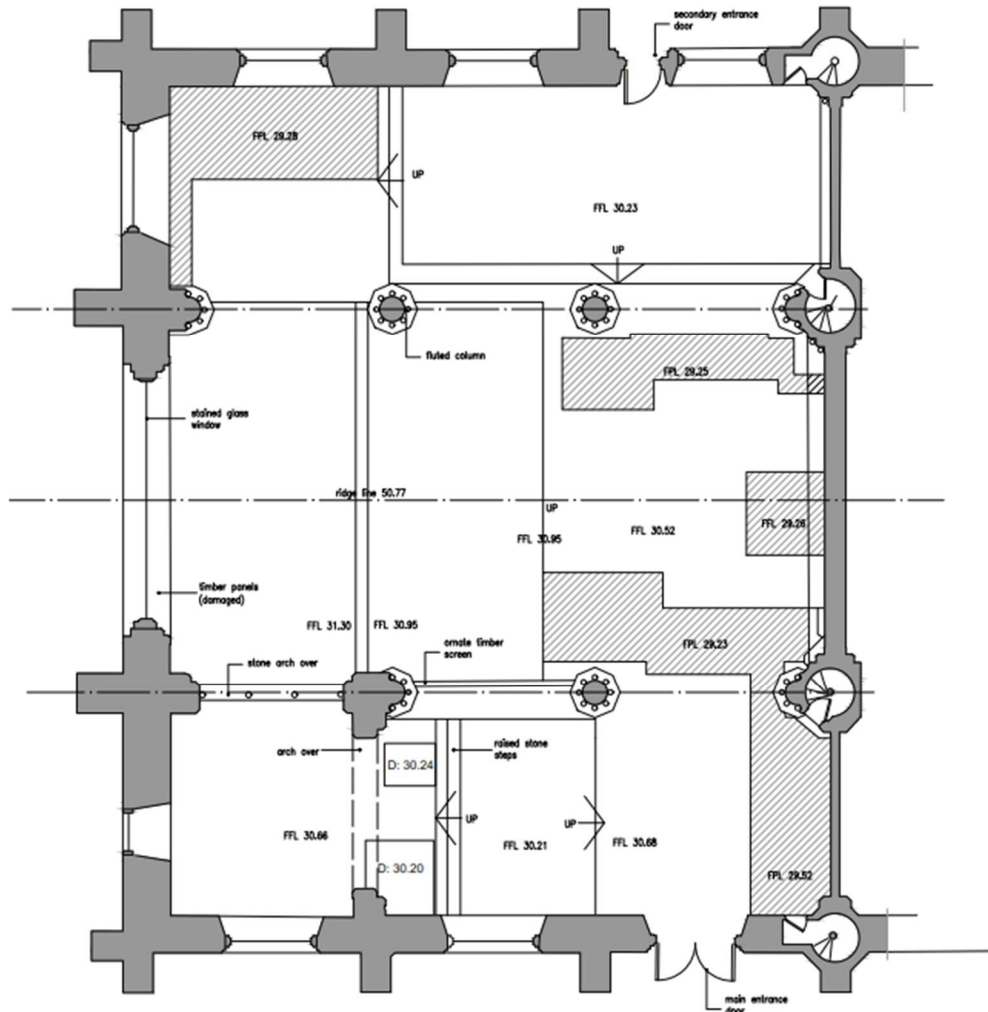
EXISTING BUILDING - INTERNALLY

- 4.1 The interior comprises of the tall 18m high chancel with an exposed scissor truss and rafter roof.
- 4.2 Some of the trusses within the aisles have broken sections
- 4.3 The chancel and aisle are separated by full height gothic arches with fluted columns.
- 4.4 The internal walls are generally plastered though the main clerestory is of exposed brick with stone dressings. Plaster to some parts of the external wall is in poor condition and is often loose or missing.
- 4.5 An existing timber rood screen is still present on one side of the aisle
- 4.6 Some timber panelling to the south gable wall is still in place but other areas of panelling have since been removed.

- 4.7 The floor comprises of a number of stepped levels. There are original steps between the aisle and the chancel and up to the former altar position but at some point in the past a new timber floor has been installed, presumably to affect level access from the main side door.
- 4.8 The floors are in poor condition. A number of sub-floor trenches, presumed to house the original heating pipes, have been exposed and cast-iron pipework has been removed in the past
- 4.9 These trenches are largely still open.
- 4.10 Part of the floor within the central nave comprises of ornate terracotta tiling with original cast iron grates to assist in air movement. Though some of the tiles and vents have previously been removed they are currently still on site and can be salvaged
- 4.11 The columns on the separating line between our part of the church and the previously converted part disguise a narrow spiral stair leading up to stone turrets on the roof.



Images of interior



Existing floor plan with open trenches

5.0 PROPOSED LAYOUT

- 5.1 The proposal is to convert the existing derelict Church into a 4-bedroom unique, individual dwelling by inserting a new suspended floor
- 5.2 An overview of the existing floor plan is provided below along with the proposed floor plans
- 5.3 The proposed new floor is intended to 'float' like a box within a box so that there is minimal impact on the existing fabric of the building. Details of these connections are described later in this statement
- 5.4 Further details on an elemental basis are provided below
- 5.5 The ground floor will be largely open plan with living areas zoned by the use of the existing steps and colonnades. A small cloak room has been provided adjacent to the main entrance using a curved partition that is deliberately modern and contrasting with the historic fabric.
- 5.6 A downstairs shower room and small storage cupboard have been provided adjacent to the external door on the Parsonage Street side where existing drainage is available.

- 5.7 A small utility room has been discretely located beneath the new mezzanine floor and adjacent to the new open plan kitchen. Drainage and extract ventilation will be discharged via the existing sub-floor trenches
- 5.8 A private lounge has been proposed to the south east corner of the building by infilling an existing arch beneath the ventilation turret and providing a new lightweight partition behind the tracery opening.
- 5.9 A new first floor has been inserted which will comprise of a central mezzanine, curved in plan to respect the existing arched openings and the south-west window, accessed off a new stair against the existing party separating wall and with lightweight link bridges connecting across to a pair of bedrooms within each of the lean-to aisles.
- 5.10 Bedrooms on the Parsonage Street side will have en suite bathrooms whilst the bedrooms on the St Mary Street side will have a larger family bathroom between the bedrooms.

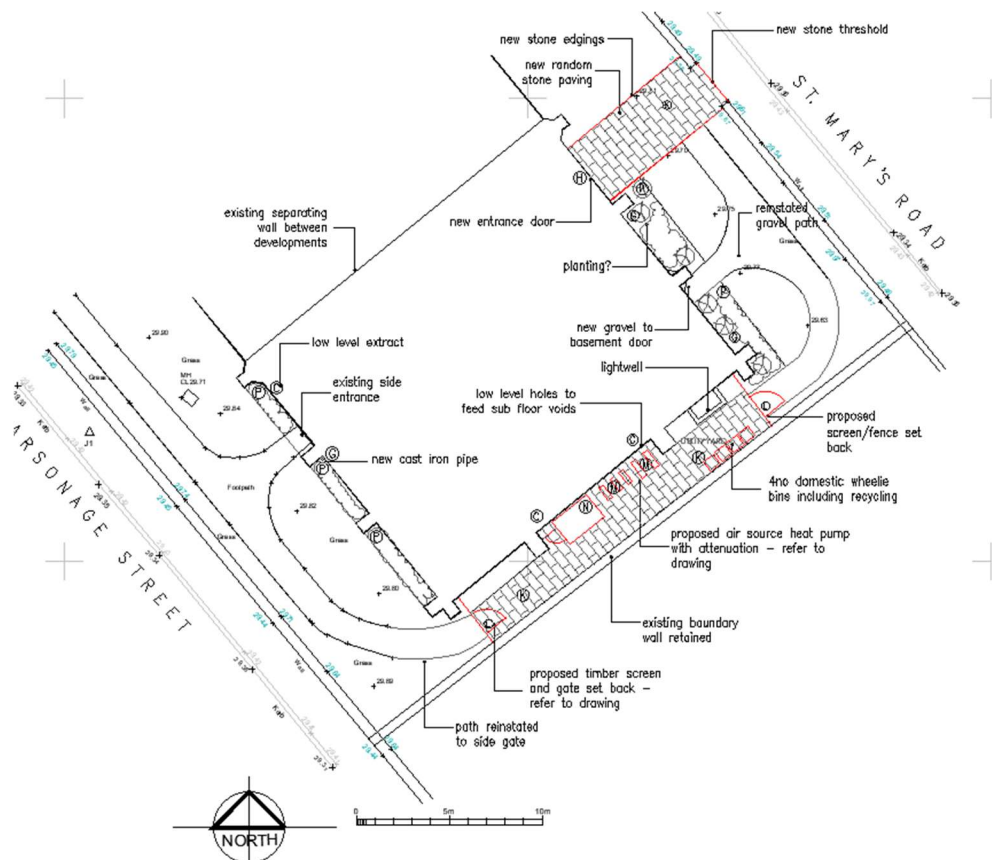
6.0	EXTERNAL WORKS
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- 6.1 There is little proposed to the external works around the building
- 6.2 Previous thoughts to create a new pedestrian access to the Parsonage Street side of the building were not supported at pre-application discussions and have now been omitted.
- 6.3 There are therefore no works proposed to the existing low stone boundary wall on all three sides of the site.
- 6.3 Much of the overgrown weeds around the plinth of the church will be cut back and/or removed.
- 6.4 The existing path between the opening in the boundary wall of St Mary's Street and the existing side door that forms the entrance to this part of the building has been overgrown and is not clearly defined.
- 6.5 It is proposed to reinstate this path and to extend it round to the side of the building to the proposed external utility space
- 6.5 The path is proposed to be in random sandstone paving on this side which will assist with disabled access and the wheeling of dustbins between the utility yard and the street. The path will also extend to the small door within the buttress pier that provides access to the existing basement (reference K on drawings)
- 6.6 Sandstone edging will be provided to the path
- 6.7 An external utility yard has been proposed to the south-east side of the building where the façade is not easily visible from the public realm.
- 6.8 The utility yard will accommodate the domestic dustbins and a proposed air source heat pump. A separate secure timber shed is also proposed for garden tools and any cycle storage
- 6.9 The utility yard will be screened from both St Marys Street and Parsonage Road by a new fence
- 6.10 A timber batten fence is preferred to any iron railings so as to better hide the utility areas behind. The feature fence will be 1800mm high and formed from vertical timber rails



Example of garden fencing

- 6.11 The utility area to the south-west gable of the church will include a series of small air source heat pumps to heat the large volume for the church
- 6.12 Details of the air source heat pumps and their attenuation can be found within the **services report** and the noise assessment accompanying this application
- 6.13 The utility yard will also accommodate a small timber shed that can be used to store gardening equipment and the recycling dustbins required for the new dwelling.
- 6.14 All of these items will sit beneath the relatively high-level cill of the feature stained glass window and will not be visible from the public realm due to the proposed screening.
- 6.15 Some low-level soft planting will be provided to the perimeter of the building as indicated on the proposed site plan. The planting will help improve the setting of the building and the landscape maintenance by providing a more defined edge to the lawns



External works proposals

7.0**EXTERNAL FABRIC**

- 7.1 The client is seeking minimal changes to the external fabric of the building
- 7.2 There are no proposed extensions and new openings are limited to three small service penetrations in the south-west facing gable
- 7.3 All of the existing stained-glass windows are to be retained.
- 7.4 Eight new Conservation style rooflights have been proposed to the aisle roofs to assist with both daylight and natural ventilation at the new first floor level (reference J on drawings) J
- 7.5 This concept has been adopted for the rest of the Church building although the rooflights inserted in the previous scheme are not a conservation style
- 7.6 There are three existing doors to the building which are of vertical timber boarding.
- 7.7 The ornate external door facing Parsonage Street is to be retained and redecorated
- 7.8 The discrete timber door providing access to the basement is also to be retained and redecorated (reference H on drawings) H
- 7.9 The larger double doors facing St Marys Road are to be replaced. It is not clear if the doors are original as there are no ornate hinges present and various adaptations have taken place including additional security locks and a letterbox. The doors have also badly swollen and warped and are difficult to open H
- 7.10 A new feature timber door is proposed within the same opening. The door will be one large leaf that will pivot and will include a smaller more practical hinged opening. Refer to drawing 16 H

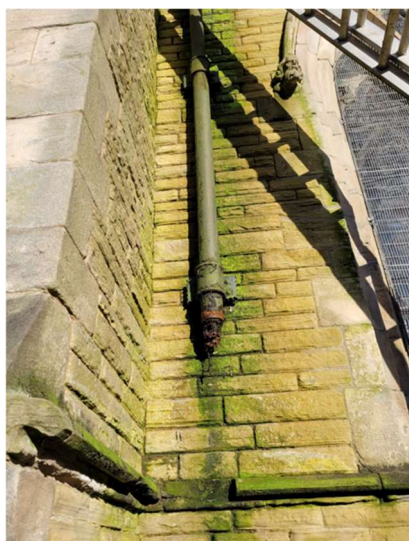


- 7.11 The two service penetrations at low level in the largely unseen south-west gable of the church will provide a route for services from the air source heat pump to the existing service trenches within the building. These will be approximately 300mm diameter and will need to be sealed around the services (reference C on drawings)
- 7.12 A two extracts are proposed to the north-east corner of the building at low level where the mechanical extracts from the proposed ground floor kitchens will be routed via the existing sub-floor tunnels. This will be pair of small 200 x 200 grilles and will be disguised in a similar fashion to an existing grille on the St Mary Street elevation. Proposed low

level planting will ensure that the new grille is not readily visible from Parsonage Street (reference C on drawings)



- 7.13 5no in line vent slates will be provided to the lean-to aisle roofs to provide extract ventilation to the bathroom and en-suites and for the soil stack vent (reference Q on drawings)
- 7.14 The vents need to be positioned above the line of the rooflights and ideally directly over the showers to prevent any damage to the internal fabric from moist air.
- 7.15 New cast iron rainwater goods will replace the damaged pipework at low level. Temporary repairs were provided in 2024 as missing sections of pipe and leaking joints were causing severe damp penetration to the building. The existing brackets were in reasonable condition and have been retained for reuse. (reference G on drawings)
- 7.16 The existing cast iron pipes at high level on the clerestorey are in reasonable condition and will be retained
- 7.17 New cast iron pipework will be black to match the existing (reference G on drawings)
- 7.18 Some cleaning of the existing stonework will be required where it has been subject to excessive damp and some organic growth
- 7.19 These works will be undertaken by a restoration specialist in liaison with the Conservation Officer to agree a cleaning method that is not detrimental to the existing stone surfaces and pointing.



Organic growth resulting from missing or broken rainwater pipes.

- 7.20 Some minimal external lighting will be provided to the external façade. This is proposed for health and safety purposes and security and is not intended as feature lighting to the building.

8.0 STRUCTURAL STRATEGY

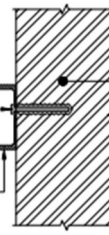
- 8.1 The existing structure of the building will be preserved throughout. The only works required to the are small holes for service penetrations and the replacement flooring to the existing open floor trenches
- 8.2 The proposed scheme does include the insertion of a new first floor which requires a structural solution to support it.
- 8.3 The proposed solution is intended to have minimal impact on the existing structure and to ensure that the floor does not affect any of the existing tall stained-glass windows
- 8.4 The proposed new first floor will comprise of a central mezzanine supported on new slender steel posts and two wings located within the lean-to aisles that will be connected by two link bridges
- 8.5 The steel posts supporting the central lightweight mezzanine structure are designed to be supported off the existing brick walls of the existing service tunnels that are largely exposed at present. As such the majority of these will have no impact on the existing ornate tiled floor which is already missing or damaged in the location of the proposed support legs
- 8.6 Within the two lean to aisles the structure needs to be supported off the existing walls. Rather than building in a series of beams and joists that would impact the existing fabric the structural engineer has designed a perimeter channel that can be resin anchored to the existing walls at regular intervals and this has minimised the number of beam supports required – refer to structural drawings
- 8.7 A similar solution has been used to support an existing ceiling in the south-west aisle where timber battens have been face fixed to the walls to span across the stained-glass windows as seen on the photograph below
- 8.8 The proposed new floors to each aisle will be at the same level such that the top arch of each window will be visible at first floor level.
- 8.9 New padstones will be required in a handful of instances and are shown on the structural engineer's drawing that accompanies this planning application.
- 8.10 New partitions are all designed as lightweight plasterboard stud walls
- 8.11 The entire floor could be removed at a later date leaving behind just the handful of padstones and the holes where the resin anchors are installed, all of which could be filled and replastered.
- 8.12 The existing rafters will require trimming locally to accommodate the proposed rooflights. These will be sized to sit between existing rafters so that only one rafter needs to be cut for each rooflight



ANCHORS TO BE STAGGERED VERTICALLY AND POSITIONED TO FIX INTO THE CENTRE OF MASONRY (NOT MORTAR JOINT)

M16 CHEMICAL ANCHOR, E.G. - HILTI HIT-HY 270 + HAS ROD

200mm DEEP PFC CHANNEL BOLTED TO EXISTING MASONRY WALL. NUMBER OF FIXINGS SUBJECT TO DETAILED DESIGN

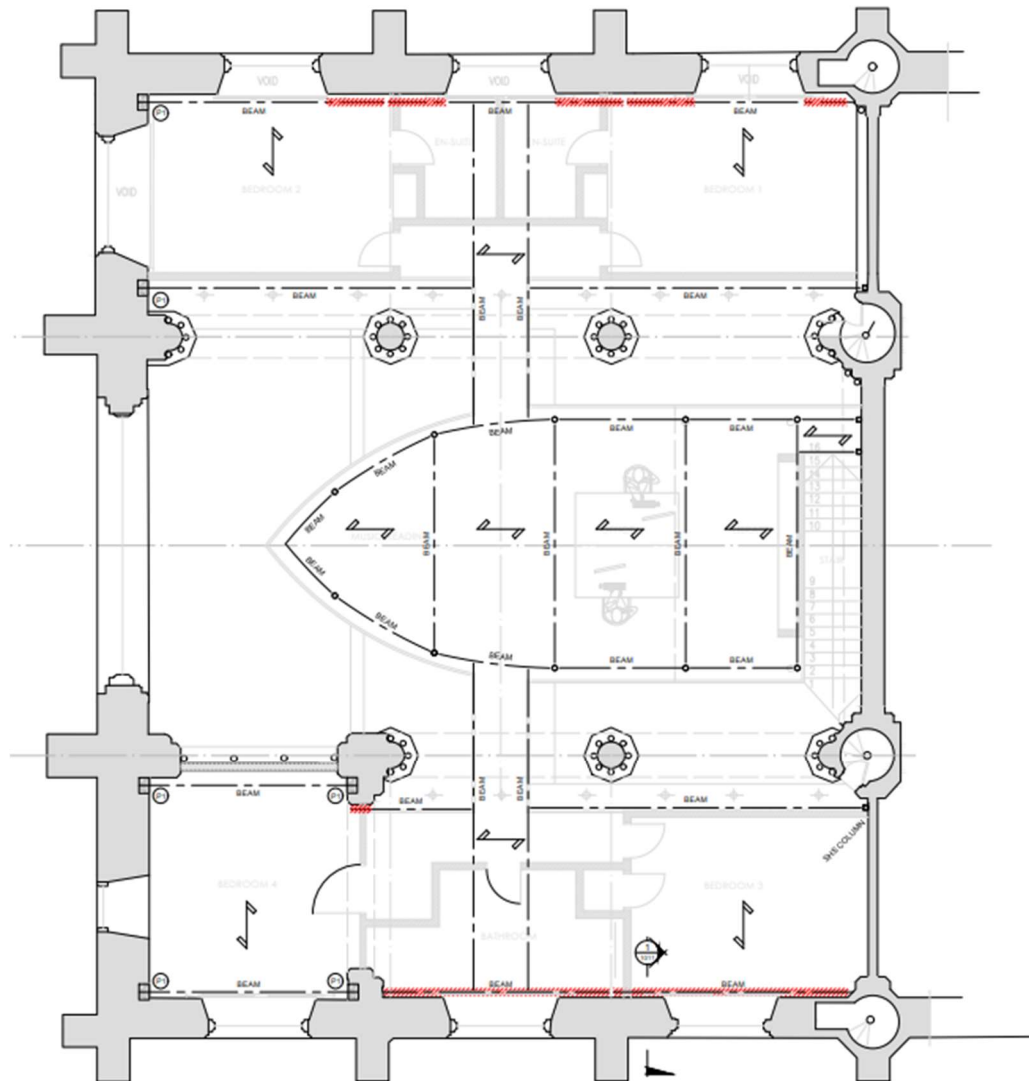


EXISTING MASONRY WALL

TYPICAL WALL FIXING DETAIL - MASONRY WALL

SCALE 1:10

Ceiling battens installed across windows and proposed PFC perimeter channel



MEZZANINE FLOOR PLAN (SHOWING STRUCTURE OVER)

SCALE 1:50

Structural strategy showing perimeter channel and proposed padstones

9.0**INTERACTION WITH EXISTING FABRIC**

- 9.1 The proposed change of use to a private dwelling will require some rooms that provide privacy such as bedrooms and bathrooms that need to be enclosed. This is unavoidable and it is likely that almost any development will require some enclosure of spaces (eg there are no toilets in the building at the moment)
- 9.2 The scheme has tried hard to minimise the way that any new partitions will affect the existing fabric. Where possible floors and partitions are designed to be 'floating' in order to celebrate some of the features of the original architecture. For instance, there are no fixings to the six feature arches that split the nave from the aisles and no fixings to or any of the stained-glass windows
- 9.3 The structural interactions have been minimised and covered in section 7.0 above.
- 9.4 The other interactions relate to partitions that in some instances will need to close against the external walls or the roof of the existing building.
- 9.5 Where rooms can be internal such as the ground floor cloakroom and the utility room of the kitchen these have been placed internally where light or natural ventilation are not critical to the function
- 9.6 The curved walls of the new cloakroom for instance only form a junction with the existing separating wall which is not original. The floor to the proposed cloakroom is already severely damaged and so no floor tiles will be damaged as a result of fixing the partition to the floor whilst the head of the partition is fixed to the new first floor insertion only
- 9.7 The utility room has been located beneath the proposed new central mezzanine space
- 9.8 A new downstairs wc is required as part of the Building Regulations and this has been located on an external wall where drainage and access to ventilation are more readily available. Most of the partitions to this room will form a junction with the separating wall that was formed when the first part of the Church was converted but in order to provide privacy the partition must touch the external wall.
- 9.9 Where this is necessary the design has attempted to find the best location to make sure the stained-glass window is still fully within one room and the moulding round the Parsonage Street access door are still expressed. The partition only needs to abut the wall and is not built in. The wall at the junction is flat plaster except for the simple dado moulding that can be left intact with the plasterboard wall cut around it. 1
- 9.10 A partition has been proposed within the existing double height arched opening that forms the corner bay in the St Marys Street aisle. This will be a relatively thin plasterboard partition fixed so that the stone arch is still clearly visible from both sides. This partition forms a quiet enclosed living space to this corner. 7
- 9.11 The rest of the ground floor plan remains as open plan with spaces zoned by the existing architecture, the existing rood screen and by the various steps in the floor
- 9.12 The new first floor will contain bedrooms and bathrooms so naturally requires more enclosure.
- 9.13 Partitions are supported from the newly inserted floor only
- 9.14 However, there are instances where the new lightweight partition needs to abut the existing external walls. These are designed so that they are always against a flat plastered wall and do not join at any feature mouldings. They will be easily removed without affecting the existing fabric

- 9.15 Some of the proposed new partitions will need to have a junction with the existing roof.
- 9.16 No partitions are proposed within the central nave and the roof will remain fully expressed
- 9.17 Partitions forming bathrooms and bedrooms will need to extend to the existing roof soffit. A head plate will be used that can be fixed so as it is at the same depth of any downstand rafters
- 9.18 The partitions are located such that the intermediate trusses will remain expressed in the larger bedroom spaces. The rest of the rafters will be visible from each space but the full length of the aisle roof will not be visible

10.0	INTERNAL FEATURES
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- 10.1 The client aims to keep and enhance all of the architectural features of the existing church building and provide new contemporary insertions that will contrast and enhance the existing character.
- 10.2 The large timber pivot front door will provide the first contemporary feature and will be a unique feature that creates drama right at the entrance of the building whilst maintaining the same opening and all of the stone surrounds to the doors and the existing stained-glass panel above
- 10.3 The hall space will be provided with a cloak room. The cloak room is designed as a new curved partition with feature vertical timber cladding. It will be fixed to the new floor (as the existing floor is severely damaged and overlaid at the entrance space) and secured to the new first floor structure at the head. The curved feature allows views through to the main central space
- 10.4 The existing timber rood screen will be retained and refurbished and will continue to provide a semi-transparent screen that helps to zone the entrance hall space from the main living areas
- 10.5 The proposed new mezzanine within the central nave space is designed to be a lightweight structure using slender steel posts and fully glazed balustrades that will allow views through to the existing fluted columns and arches.
- 10.6 The open plan kitchen will be located beneath the new mezzanine and will be designed as a contemporary kitchen with smooth flat finishes that will contrast with the ornate character of the existing building.
- 10.7 A plasterboard ceiling to the underside of the mezzanine floor will be used to accommodate discrete ventilation and designer lighting
- 10.8 Against the existing lightweight separating wall a new timber stair will be provided that accesses the new central mezzanine.
- 10.9 Full height kitchen unit will back on to the feature stair and a small utility space will be hidden beneath the high end of the stair.
- 10.10 The mezzanine will be about 3m high and will offer excellent elevated views of the existing fluted columns, the main full height stained-glass window to the gable and the exposed timber roof.
- 10.11 Simple lightweight partitions will form the necessary ground floor wc area that is required by Building Regulations. Doors within these partitions will be contemporary but will be shaped to match the adjacent external door on Parsonage Street

- 10.12 The shower is designed to sit against the non-original lightweight separating wall to avoid waterproof cladding to any of the original external walls.
- 10.13 The existing stone turrets that house stone spiral staircases that lead to the roof are all to be fully retained. Doors will include some decorative open panels that will allow the turrets to act as passive ventilation with a similar feature installed in the recessed doors at roof level
- 10.14 The existing tiled floor to the ground floor is damaged or missing in several locations but many of the existing tiles are still on site along with some of the cast iron floor grilles. These will all be reinstated
- 10.15 The existing timber panelling at the former altar will also be fully repaired and refurbished
- 10.16 The trussed rafters to the central roof space are in good condition and will be retained. New suspended feature pendant lighting will be provided
- 10.17 The existing clerestorey windows and brick walls will also be retained and the painted murals will be renovated by specialist contractors
- 10.18 Lightweight link bridges with fully glazed balustrades will lead from the central mezzanine to the newly inserted floors within the two aisles.
- 10.19 The partitions that enclose the bedrooms will be set back from the line of arched openings with feature lighting installed at the top of the void. The set back is designed to be wide enough for a scaffold or scissor lift to aid construction and maintenance
- 10.20 The new partitions will be supported from the new floor structure and will be secured to a timber head plate. The head plate will be fixed to the underside of the existing rafters to avoid the partition having to be cut in to the existing roof.
- 10.21 The new floor in each aisle will span across the existing stained-glass windows rather than cutting in to the stone window frames.
- 10.22 The gap between the edge of the floor and the windows will cause some issues with privacy between the bedrooms and the living spaces below.
- 10.23 To address this a set of sliding timber glazed screen doors is proposed at first floor level that can be left in the open position or be closed to afford some privacy. The glazing to these new panels will allow a view of the stained-glass window and allow daylight into each room
- 10.24 A cantilevered grille is proposed to infill the window reveal and prevent falling without any fixings to the historic fabric – refer to drawing 16
- 10.25 In general the external plastered walls will be retained and repaired where damaged. No insulated linings are proposed and the intention is to request a relaxation to the thermal upgrades that would usually be required by Building Regulations.



Feature floor tiles to be cleaned and existing vents to sub floor tunnels



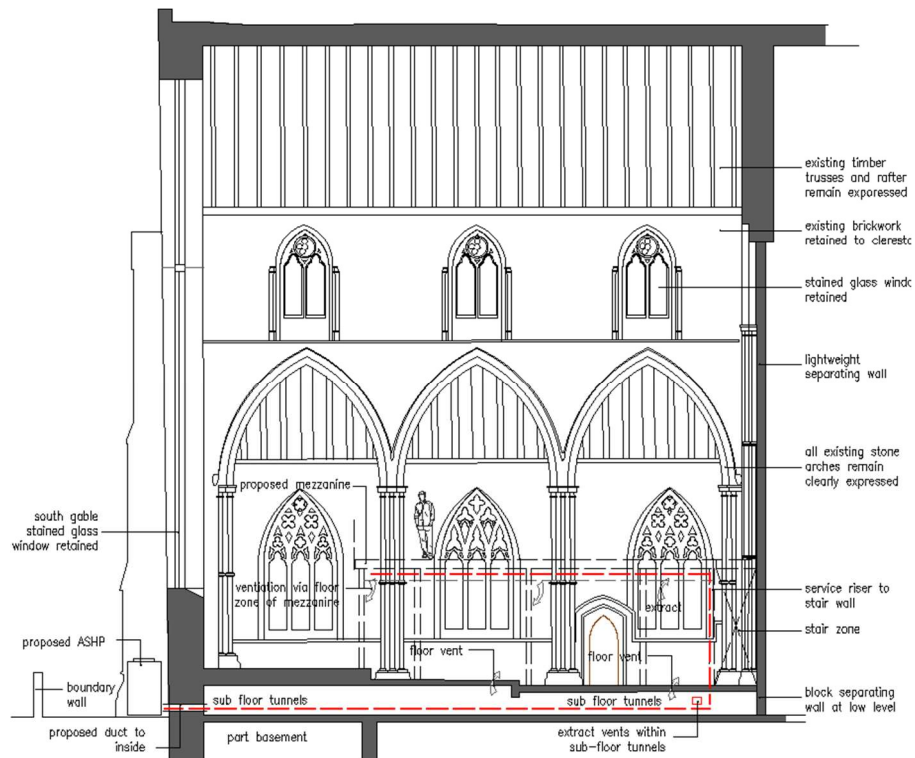
Existing rood screen to be retained and timber linings below stained-glass windows



Damaged plaster to perimeter walls

11.0**SERVICES STRATEGY**

- 11.1 As a conversion and change of use the new building will need to meet the current Building Regulations wherever this is practical to achieve given the listing of the building
- 11.2 Some discussions have already taken place with an Approved Inspector regarding any dispensations to the Part L energy regulations that could apply due to the listing of the building.
- 11.3 Whilst there are lots of ornately detailed columns and windows the external walls are generally quite plain and there are only a few mouldings around window reveals.
- 11.4 The building is currently unheated. The original boilers appear to have been removed from the basement plant room and most of the cast iron pipework that ran through the sub-floor tunnels has previously been removed.
- 11.5 The proposal is to install a series of small air source heat pumps externally between the south facing gable and the south boundary to the site that will provide low temperature hot water pipework to new radiators and hot water for sinks and showers
- 11.6 Infra-red radiant panels and a feature suspended chandelier that includes radiant heating and lighting will be used within the central space to provide localised space heating and avoid the need to heat the full volume of the central nave.
- 11.7 Destratification fans will be installed at high level in order to distribute the air at high level
- 11.8 Air conditioning units providing heating and cooling are proposed to the first-floor bedrooms and will be fixed to the new partitions rather than to the historic fabric or to the ceiling of the new mezzanine floor
- 11.9 Ventilation to the upper accommodation is proposed to be via new opening conservation rooflights (as utilised in the conversion of the rest of the building though these are not conservation style). This will remove the need to install any opening lights within the stained-glass windows.
- 11.10 Extracts from bathrooms will be via in-line slate vents or via existing circular ducts already in the roof space
- 11.11 The existing spiral stairs will be used to assist with some passive ventilation via the inclusion of fretwork panels in doors
- 11.12 Drawings of the proposed heating and ventilation strategies have been provided by Robert Whetham Associated and are included within the submission.
- 11.13 A lighting strategy has been proposed that includes feature lighting to help accentuate some of the features of the building internally although exact fitting have not yet been selected – refer to drawing 17



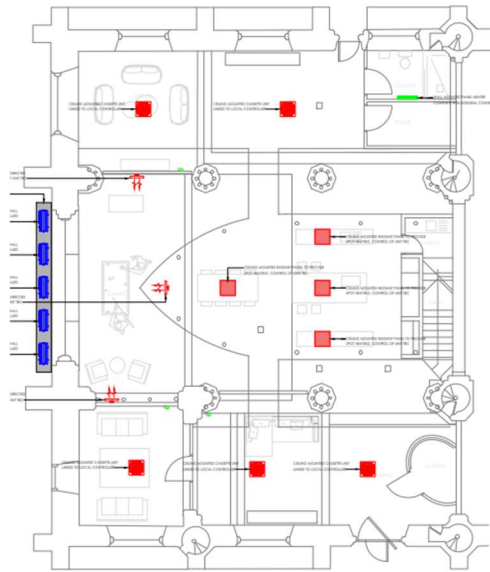
Route of pipework in sub-floor tunnels



Existing external vent and existing flue extract within roof

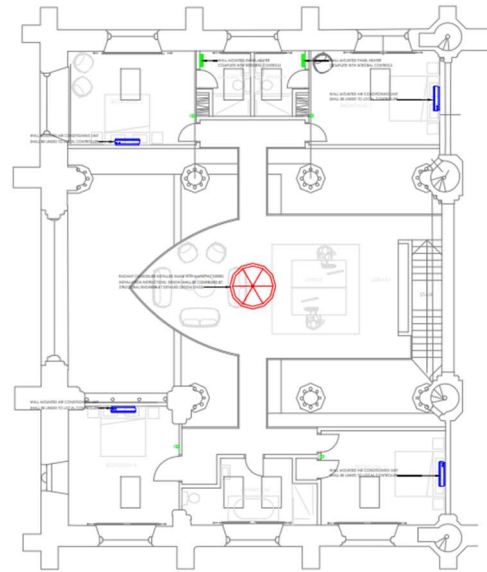


Example of open grate to an historic door

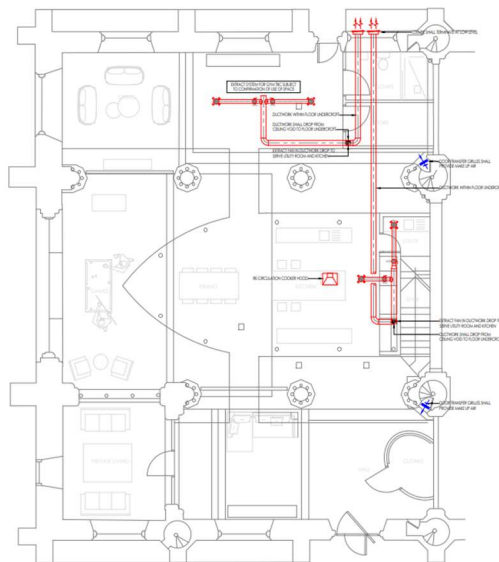


PROPOSED HEATING SYSTEM - RADIATORS

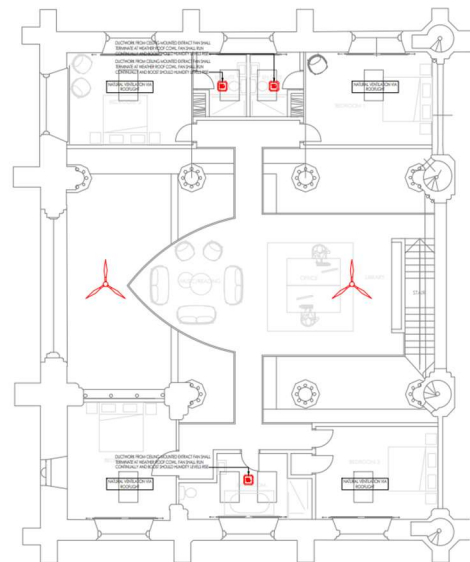
Proposals for heating



PROPOSED HEATING SYSTEM - PIPING



Proposals for ventilation



12.0

SUPPORTING INFORMATION

- 12.1 A noise impact assessment has been provided to support the proposed air source heat pumps and the proposed drawings follows the advice of the report
- 12.2 We consider the project to be exempt from biodiversity net gain as we are not affecting more than 25sq.m of *priority* habitat or any existing hedgerow. The landscape plan largely reinstates the existing paths to the entrance door and around the church.
- 12.3 There is no change to the surface water drainage from the roofs which, aside from the insertion of rooflights, will remain the same and as such there will be no increase in run off from the building.

- 12.4 A small amount of external paving will create a small amount of extra hard surface externally but is considered insignificant and should not trigger the requirement for a full floor risk assessment
- 12.5 The Environment Agency flood map indicates that both streets either side of the church are liable to some flooding but not the site itself. The building is elevated almost 1m higher than the existing pedestrian paths
- 12.6 Foul drainage will be connected to the existing drains within the sub-floor voids
- 12.7 There are no trees on site and therefore none will be damaged or removed and therefore no tree impact assessment has been provided.
- 12.8 As the building is listed the opportunities to improve energy loss are limited. Insulation to the roof and walls is considered inappropriate by the Conservation Officer and removing the stained-glass windows is not considered acceptable even though this has been carried out on the adjacent development to the rest of the church.
- 12.9 The sliding screens to the bedroom windows will form secondary glazing to the first-floor windows
- 12.10 Photovoltaic panels were rejected at pre-application stage
- 12.11 The design does include an air source heat pump that will provide efficient heating
- 12.12 Refuse storage has been indicated on the proposed site plan and consists of the required number of domestic wheelie bins within the screened yard. These will be transferred to the kerbside on collection days by the resident of the dwelling.



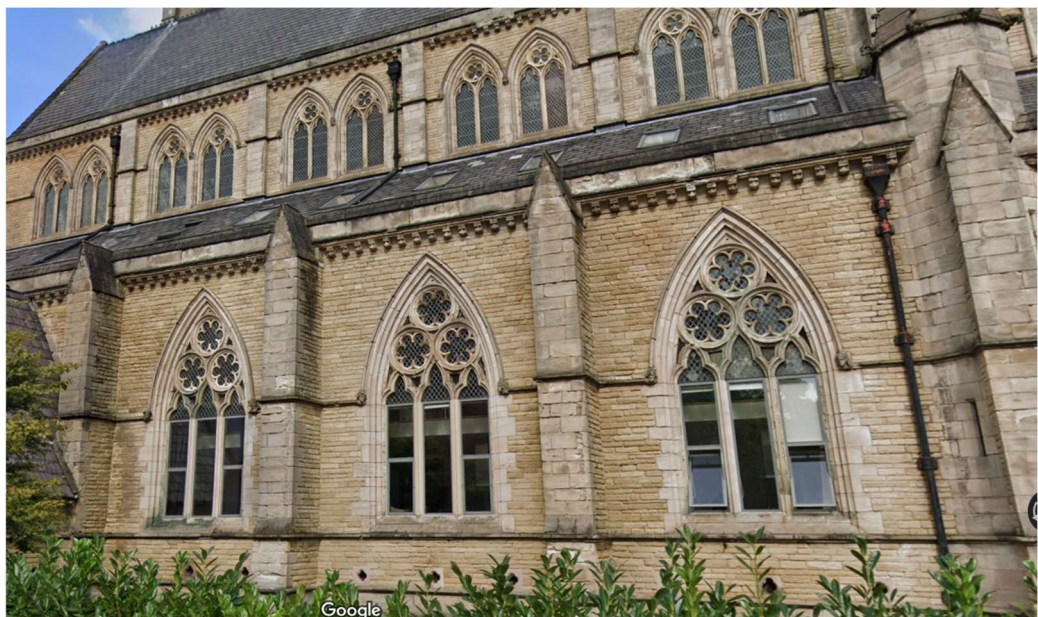
Existing foul drainage beneath floors

13.0

PRECEDENT

- 13.1 The most relevant precedent is the conversion of the other part of St Mary's Church back in 2012
- 13.2 The north end of the building including the main bell tower were converted in to eight apartments with a central communal space through the central nave.

- 13.3 As part of this conversion stained-glass windows were removed and replaced with new windows with opening lights and a series of rooflights have been installed within the aisle roofs (non-conservation style)
- 13.4 The interior scheme is creative in providing three storey apartments with individual stairs that punctuate the tall central nave



Replacement windows

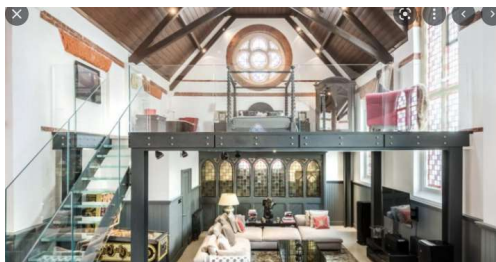
- 13.5 There have been other successful examples of church or chapel conversions throughout the country and in Europe.
- 13.6 The proposal is to provide a lightweight and more contemporary insert to sit against the historic fabric.
- 13.7 This has been undertaken at The Chapel in Putney and in a new restaurant conversion in Maastricht



Kruisherengang restaurant conversion at Maastricht

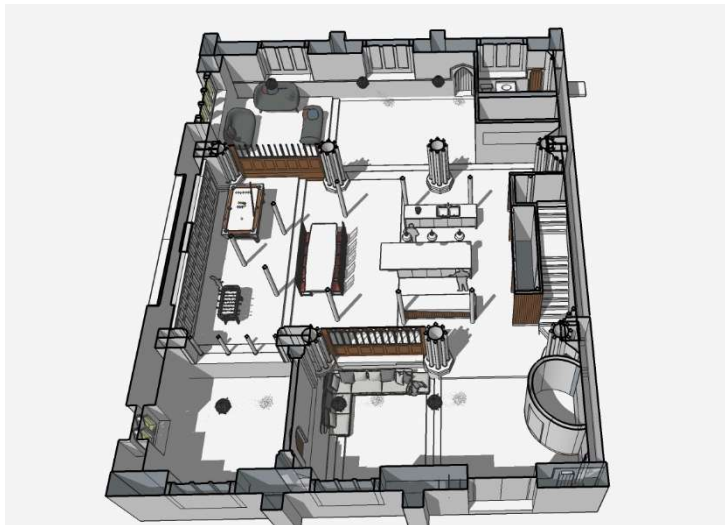


The Chapel in Putney





14.0 SKETCH IMAGES





15.0

CONSULTATION

- 15.1 Pre-application advice was sought via application reference.
- 15.2 A site visit was undertaken by a planning officer, Holly Wright, and by a Conservation Officer within the Urban and Heritage Team
- 15.3 A response was provided by Holly Wright of 23rd February 2024 and is included below
- 15.4 The submitted scheme takes note of the majority of the comments raised in this correspondence. For instance, the proposal to add a new gate on Parsonage Street has been removed along with proposals for pv panels on the roof and the opening up of a blank window on the gable elevation.

- 15.5 Should there be any concerns from the Conservation team we would be happy to address them during the planning process to help reduce the number of conditions that might be included with any decision notice

Dear Mike,

Thank you for seeking pre-application advice from Manchester City Council Planning with regards to your proposal for the conversion of the Grade II listed building, St Mary's Church (Hulme), into a single residential dwelling.*

I have now received a consultation response from our Urban Design & Heritage Team and am able to provide the following feedback in response to the proposal:

The principle of the proposal, to convert this portion of the building into a single residential dwelling, would be supported given the existing residential precedent extant in the northwestern portion of the building (approved under 075119/FO/2005/S1 and 075120/LO/2005/S1).

In order to fully support the proposal, we would however request additional information to be submitted in the form of:

- *A location plan, with at least two street names visible and the site edged in red.*
- *An existing site plan.*
- *A proposed site plan, evidencing the proposed location of any refuse storage facilities as well as the proposed air source heat pump (ASHP).*
- *Existing elevation drawings.*
- *A more detailed and comprehensive Heritage Statement.*
 - *This should include details of any proposed external works, proposed finishes to walls, ceilings, and floors, M&E services, drainage, insulation, fire separation and access.*
 - *Consideration must also be given to the proposal's impact upon the site's Grade II listed boundary wall and other listed buildings sited within its immediate vicinity.*
 - *Any unavoidable harm would have to be justified and outweighed by public (rather than private) benefits of the scheme.*
- *Additional proposed section drawings of the building.*
 - *These should help establish the relationship of the proposed mezzanine floor and proposed horizontal and vertical partitions to the existing fabric of the building as well as elucidating their success.*
- *Additional information pertaining to the proposed structural supports required to accommodate the mezzanine floor.*
 - *Where possible, these should avoid the original tiled floor and instead be located in the position of existing openings to cellars/basement.*

The Urban Design & Heritage Team also provided the following feedback in response to the scheme:

- *Concerns regarding the proposed subdivisions to original ceilings and beams above the aisles. The aisles' ceilings should be free of full-height partitions at least in part, to allow for some appreciation of these spaces, in particular consideration of the beam ceilings.*
- *Throughout, in particular consideration of the transition between the nave and the aisles at mezzanine level, a degree of permeability should be considered and will be expected on heritage grounds, with glazing maximised and full height partitions minimised.*
- *The original tiled floor and rendered wall finishes would have to be retained, repaired and exposed. The installation of internal wall insulation would not be supported and alternative means to improve the energy efficiency of the building (i.e. M&E services, secondary glazing) would be required. The beams and ceilings should be retained exposed to preserve the spatial qualities and appreciation of the church, with any works minimal to satisfy building control and any other relevant regulations. Further information would be required as part of any application, and presented on proposed finishes plans.*
- *In the absence of any evidence to suggest that an original/historic window was present at mezzanine level to south elevation, the existing ornate 'blank' feature should be retained – a common aesthetic feature of buildings of its period.*

- *With regards to the proposed ASHP, a screening would be required, and designed to complement the external appearance of the building whilst ensuring that the new addition is discrete.*
- *Based on precedence and an identified need, the installation of the proposed rooflights is supported in principle. These would have to be conservation grade, and further information on size, materials, finish and design would be required. These should be minimum required to deliver the proposal.*
- *Due to their prominence and location and impact on original fabric, the proposed solar panels to the west elevation, fronting onto St Mary's Street, would not be supported.*
- *The removal of any part of the original stone Grade II listed boundary, or any alterations that harm or erode its significance and completeness, would not be supported. The existing access should be reused.*

I have also attached the Manchester City Council validation checklist to this email, which may prove beneficial.

If you have any questions with regard to the initial feedback provided, please do not hesitate to contact me directly.

*Kind Regards,
Holly Wright*