AtkinsRéalis

Design & Heritage Statement

Diocese of Shrewsbury

August 2024

DOS-AR-(081w)-DS-B

ST ANTHONY'S RC CHURCH ROOF REPLACEMENT

AtkinsRéalis - Baseline / Référence

Notice

This document and its contents have been prepared and are intended solely as information for the Diocese of Shrewsbury and use in relation to the Planning Submission for St Anthony's RC Church Roof Covering Replacement.

AtkinsRéalis UK Limited assumes no responsibility to any other party in respect of or arising out of or in connection with this document and/or its contents.

This document has 20 pages including the cover.

Document history

Document title: Design & Heritage Statement

Document reference: DOS-AR-(081w)-DS-B

Revision	Purpose description	Originated	Checked	Reviewed	Authorised	Date
1.0	For Planning	AB	MR	JR	MR	Aug 24

Client signoff

Client	Diocese of Shrewsbury
Project	ST ANTHONY'S RC CHURCH ROOF REPLACEMENT
Job number	5159839.081w
Client signature/date	

Contents

1. Introduction 4

1.1 Background to the Proposed Development 4

2. Location and Assessment of Site 5

2.1 Location 5

2.2 Jurisdiction 5

2.3 Designation and History 5

2.3.1 Overview 5

2.3.2 Summary 5

2.3.3 Reasons for Designation 6

2.3.4 History 6

2.4 Construction 6

2.5 Site and Surrounding Areas 7

3. Condition Summary 9

3.1 Roof Coverings 9

3.2 Roof Detailing 9

3.3 Rainwater Goods 9

4. Consultations and Policy 11

4.1 Consultations 11

4.2 Planning Policy 11

4.2.1 Manchester Core Strategy (2012 – 2027) 11

5. Proposed Development 13

5.1 Proposed Works 13

5.2 Use of Development 13

5.3 Scale of Development 13

5.4 Appearance and Materials 14

5.5 Impact Assessment 14

5.5.1 Evidential Value 15

5.5.2 Historical Value 15

5.5.3 Aesthetic Value 15

5.5.4 Communal Value 15

5.5.5 Setting 15

Appendix A. Photographic Schedule 17

1. Introduction

This Design and Heritage Statement has been prepared in support of the Full Planning Application for the replacement of the existing clay tile roof coverings and associated details at St Anthony's Roman Catholic Church, Wythenshawe.

A separate application will be made to the North West Historic Churches Committee (HCC) for the proposed development as the church is a designated Grade II asset under the Planning (Listed Building and Conservation Areas) Act 1990 as amended

1.1 Background to the Proposed Development

The existing clay tile (Lombardic) tiles to the pitched roofs of the church are considered to be original (dated circa 1960). Externally there is evidence of previous isolated tile replacements to all elevations / pitches and internally there is evidence of on-going roof leaks to numerous locations with some assumed to be ongoing. Due to the nature of the internal construction and access to some areas of these leaks any consequential effect of the leaks on the structure is unknown and would require further intrusive investigations.

The Lombardic clay tiles to pitched roofs are laid with vertical rows of concave tiles at the base and convex tiles laid on top. The lower tiles acting like a gutter to aid rainwater run-off from the pitched roofs. Generally, the tiles are showing signs of failing and deterioration in numerous locations with patch repairs evident to all areas. The tiles are showing the effects of frost action with faces delaminating. There are also numerous cracked and missing sections of tiles.

Existing abutment and eaves detailing are commensurate with the date of the original construction. However, these details are susceptible to deterioration and water ingress; the proposed replacement of the roof coverings would look to provide more robust details in-line with current best practices whilst being considerate of the architectural and cultural heritage.

It is assumed given the age of the building that mechanical fixings holding the tiles in place may becoming degraded and this requires further investigation.

Where replacement tiles have been put in place these are not bedded in the same line as the existing and it is unclear if these have been mechanically fixed.

The copper covered pinnacles and polygonal appears to be in reasonable condition and at this stage are not included within the proposed development.

The hidden flat roofs are finished with a bituminous material with various locations topped with concrete paviours. The coverings are in poor condition with blistering and cracking noted; with corresponding direct water ingress. The build-up of the roof covering is unknown.

2. Location and Assessment of Site

2.1 Location

St Anthony's RC Church is located within the town of Wythenshawe, Greater Manchester.

Statutory Address: Portway, Woodhouse Park, Wythenshawe, Greater Manchester, M22 0WR

District: Manchester (Metropolitan Authority)

Parish: Non-Civil Parish

National Grid Reference: SJ8278186289

The church is orientated on an east / west axis with the west end main entrance facing Brayford Road.

2.2 Jurisdiction

The Parish Our Lady Queen of Peace was established in 2010 to service the communities of St Anthony (Woodhouse Park), St Elizabeth (Peel Hall) and Saints John Fisher and Thomas More (Benchill).

The Parish is within the Diocese of Shrewsbury. It is also within the local authority area of Manchester City Council.

St Anthony's RC Church is Listed Grade II (list entry no. 1417588) in March 2014 under the Planning (Listed Building and Conservation Areas) Act 1990 as amended for its special architectural and / or historical interest.

St Anthony's RC Church is not located within a designated Conservation Area under the Planning (Listed Buildings and Conservation Areas) Act 1900 as amended.

2.3 Designation and History

The following description is provided by Historic England for the list entry in relation to St Anthony's RC Church:

2.3.1 Overview

Heritage Category: Listed Building
Grade: II
List Entry Number: 1417588
Date first listed: 26 March 2014
List Entry Name: Roman Catholic Church of St Anthony
Statutory Address: Roman Catholic Church of St Anthony, Portway, Woodhouse Park, Wythenshawe, Greater Manchester

2.3.2 Summary

Roman Catholic church, 1959-60, by Adrian Gilbert Scott. Narrow buff bricks with Portland-stone dressings, Lombardic-tile and copper roof coverings. The attached presbytery and parish hall are excluded from the listing.

2.3.3 Reasons for Designation

The Roman Catholic Church of St Anthony's, 1959-60 by Adrian Gilbert Scott, is listed at Grade II for the following principal reasons:

- *Architectural interest: the church has a strong composition and imposing presence derived from its bold design and cathedral-like scale, which is enhanced by the use of elegant building materials, including narrow and very pale buff bricks, Portland stone dressings and copper roofs, and a dramatic west end incorporating a giant camel-vaulted arch containing the recessed west entrance.*
- *Architect: it was designed by the notable architect Adrian Gilbert Scott who trained under Temple Moore and specialised in ecclesiastical commissions for the Roman Catholic Church, and it is one of his major works.*
- *Interior design: the elegant interior maintains stylistic continuity with the exterior through its incorporation of Gilbert Scott's characteristic soaring camel-vaulted arches, which are derived from ancient Persia and are successfully reinterpreted here in a modern form; rendering the arches and treating them as parabolas. The dignified space is also enhanced by a dado of buff-coloured Hornton stone that contrasts with plastered walls above, and tall windows that serve to maximise light.*
- *Interior quality: the interior decoration is kept to a minimum overall to enable the beauty of the building to be fully expressed, but the furnishings are of a high quality, including inset Stations of the Cross, an unusual carved wall pulpit, and an elaborate marble, gilded and mosaic work baldacchino.*

2.3.4 History

Prior to the construction of St Anthony's RC Church in 1959-60 Mass was celebrated first in two green Nissen huts knocked into one, and subsequently in the hall of Woodhouse Park's school built in 1953/4. St Anthony's RC Church was constructed to the designs of Adrian Gilbert Scott, brother of Sir Giles Gilbert Scott. The foundation stone was laid on 13 June 1959 by Bishop Murphy and the church opened on 3rd November 1960. The church cost over £100,000.00 and was built to accommodate 800 worshippers, although the building can hold up to approximately 1400 people. It is one of the largest churches in the Diocese of Shrewsbury and serves as a proto-cathedral; some of the Diocese's bishops have been ordained here and it is the venue for major Diocesan events. The church is also used by the local Keralan Indian community.

2.4 Construction

St Anthony’s RC Church is an imposing and monumental building by architect Adrian Gilbert Scott. The church has a rich, little-altered interior with strong architectural qualities and notable furnishings. The church is described as ‘one of the few real landmarks of Wythenshawe’ and ‘beautifully built’, by Hartwell, Hyde and Pevsner (2004). It is one of a group of mid-twentieth century churches in the suburb which demonstrated the commitment to mission in the new community and includes other architecturally notable Anglican churches by Basil Spence and George G Pace.

The church is constructed on a cruciform plan and aligned east-west alongside Portway and is surrounded by lawned grounds with a car parking area in front of the west end. It has a cruciform plan with nave and flanking processional aisles, crossing tower, transepts and a polygonal apse at the west (ritual east) end. A modern 21st century presbytery and parish building is located to the south east of the church building.

St Anthony's is a large church with brickwork of a light buff colour. The majority of the windows are round-headed with quoined Portland-stone surrounds, geometric-style cusped tracery, and diamond-patterned leaded glazing. The west end incorporates a giant parabolic arch with a deeply recessed entrance containing double doors set within a Portland-stone doorcase, which is styled as a miniature frontispiece; smaller flanking doors exist to the side walls.

Above the main entrance is a tall round-headed window containing two trefoil-arched lancets with an octofoil above. The two sides of the arch rise above as pinnacles with copper-clad spirelets and flank a gablet with a two-light mullioned window containing leaded glazing.

The nave has a pitched roof and lean-to processional aisles are attached on each side with half-hips to their roofs at the west end. The aisles, which continue across the nave's junction with the crossing tower and across half of the west walls of the transepts, are lit by smaller versions of the west window, along with smaller trefoil-arched lights at the western end and in front of the tower. Low projections on each side in front of the tower, which are lit by small narrow square-headed windows, contain confessionals. The transepts have hipped roofs and both are lit by three windows in the same style as those to the nave; the central window on each side is taller.

Rising above and behind the transepts is an octagonal crossing tower with a polygonal copper-clad roof inset behind a parapet and surmounted by a cross finial. The upper sections of the tower's four angled corners are stepped back slightly behind a parapet, forming a small balcony-style area accessed by a doorway flanked by paired louvred belfry windows, which are all set within integral Portland-stone surrounds. To the east of the tower is a five-sided apse with a windowless east end and windows of two sizes to the remaining sides in the same style as those to the nave and transepts.

A low hipped-roofed, 'L'-shaped sacristy range is attached to the north transept and north side of the apse and is lit by wide 8-light and 12-light square-headed metal windows on the north and east sides respectively, and by replaced uPVC windows on the west side.

Internally there are marble and tile floors throughout in places overlaid with carpet furnishings principally along the central aisle and alter. There is a high dado of Hornton stone throughout, except for in the sacristy range.

The narthex contains the former baptistery at the north end, which has a later partly-glazed timber screen and is now used as a shop. A stone dog-leg stair at the south end of the narthex with an elegant bronzed-metal balustrade leads up to the west gallery above, which has timber pew bench seating.

Three sets of double-doors lead from the narthex into the main body of the church, which is a tall space with the architect Scott's characteristic soaring camel-vaulted arches of three sizes rendered as parabolas; those to the crossing are the largest, with the three-bay nave arcade being next, and the smallest arches to the processional aisles.

The church's original pendant lighting scheme and fixed pews survive, and the Stations of the Cross, which are of carved limewood, are inset into the Hornton-stone dado in the processional aisles. The processional aisles terminate in the transepts where further parabolic-arched recesses in the east walls contain marble altars to St Anthony and the Holy Family and neo-Baroque painted reredoses from Italy.

The sanctuary has a painted ceiling and a marble floor and is accessed by a short flight of steps incorporating the coats of arms of Lisbon and Padua (cities associated with St Anthony). An integral Hornton-stone wall pulpit on the north side of the sanctuary arch is accessed via a stone spiral stair off the sacristy corridor and is adorned with carvings symbolising the Evangelists. This spiral stair continues to provide access to the octagonal crossing tower with a polygonal copper-clad roof.

A lectern and font are of the same stone and marble as the main altar, which is set underneath a large dark-green and white marble baldacchino with a barrel-vaulted tessarae ceiling supported by columns with partly gilded capitals.

2.5 Site and Surrounding Areas

The property is located within a predominately residential area with some local amenities business located opposite the site to the north along Portway.

The Church also serves the Roman Catholic Primary School of St Anthony's located to the south west of the site.

The site currently comprises the Roman Catholic Church and adjoining sacristy; a detached presbytery and parish building constructed in 2020 (previous application reference: 122402/FO/2019) located to the south west of the church; formal and informal landscaped grounds and parking facilities to the east and south west of the of the church access from Brayford Road and Dunkery Road respectively.

The site is bounded on three sides by public highway and the western boundary abuts a narrow piece of amenity greenspace named Byland Walk associated with easements as a result of buried utilities (water main and sewers).

There are no other designated heritage assets within close proximity of the site (see image 1.0 below).

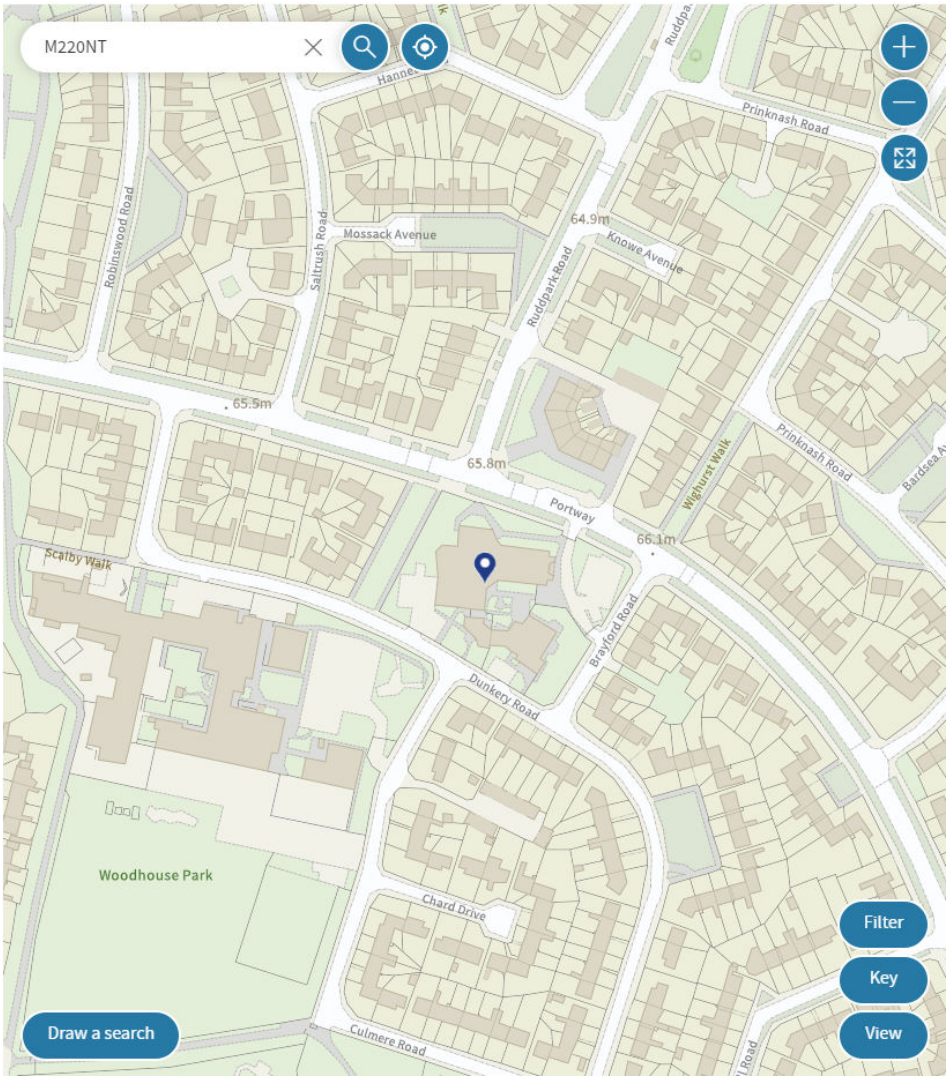


Image 1.0 Historic England Map Search (https://historicengland.org.uk/listing/the-list/map-search/)

3. Condition Summary

3.1 Roof Coverings

The existing clay tile (Lombardic) tiles to the pitched roofs of the church are considered to be original (dated circa 1960). Externally there is evidence of previous tile replacements to all elevations / pitches and internally there is evidence of on-going roof leaks to numerous locations with some assumed to be ongoing. Due to the nature of the internal construction and access with some of these leaks any consequential effect of the leaks on the structure is unknown and would require further intrusive investigations.

The Lombardic clay tiles to pitched roofs are laid with vertical rows of concave tiles at the base and convex tiles laid on top. The lower tiles acting like a gutter to aid rainwater run-off from the pitched roofs. Generally, the tiles are showing signs of failing and deterioration in numerous locations with patch repairs evident to all areas. The tiles are showing the effects of frost action with faces delaminating. There are also numerous cracked and missing sections of tiles.

It is assumed given the age of the building that mechanical fixings holding the tiles in place may becoming degraded and this requires further investigation.

Where replacement tiles have been put in place these are not bedded in the same line as the existing and it is unclear if these have been mechanically fixed.

The copper covered pinnacles and polygonal appears to be in reasonable condition and at this stage are not included within the proposed development.

The hidden flat roofs are finished with a bituminous material with various locations topped with concrete paviours. The coverings are in poor condition with blistering and cracking noted; with corresponding direct water ingress. The build-up of the roof covering is unknown.

3.2 Roof Detailing

The abutments of the pitched roofs with the masonry external walls appears to be tiles extending beyond the face of the brickwork and mortar pointed in place. Existing abutment and eaves detailing are commensurate with the date of the original construction. However, these details are susceptible to deterioration and water ingress; the proposed replacement of the roof coverings would look to provide more robust details in-line with current best practices whilst being considerate of the architectural and cultural heritage.

Metal flashings are noted in numerous locations and appear to be in a reasonable condition; it is proposed that these details be replicated and replaced with new lead detailing; the exception being at low level to the single storey sacristy where they would be accessible and there being potential for theft. In these locations it is proposed that a lead substitute as detailed in the accompanying drawings be utilised.

At the eaves, ridge and hip locations mortar bedding is showing signs of degrading and is missing in places. This will allow sections of tiles to become displaced over time.

3.3 Rainwater Goods

Generally, gutters are concealed and formed at the head of the external walls within a stone frieze. There is a spitter pipe passing through the frieze to a hopper head which discharges to rainwater pipes.

It is unclear how the gutters are lined, and it appears that liquid waterproofing repairs have been undertaken to most of the gutters in particular at low level to the sacristy. This highlights a potential

concern over the gutter substrate located within the stone frieze which will be reviewed at the time of replacement.

Rainwater pipes are a mixture of cast iron, metal and UPVC. Generally, the rainwater pipes are in reasonable condition but require closer inspection and will be retained where suitable.

4. Consultations and Policy

4.1 Consultations

The proposed development has not been discussed with the Manchester City Council Local Authority.

The proposed development has been discussed with the North West Historic Churches Committee for the Dioceses of Lancaster, Liverpool, Salford and Shrewsbury; a formal application for the permission to carry out works to a listed ecclesiastical building will be submitted.

4.2 Planning Policy

The National Planning Policy Framework (NPPF) outlines the national government planning policy for England, including the conservation of all aspects of the historic environment, and supplements the existing legislative framework set out in the various statutory instruments. The NPPF requires a proportionate approach based on understanding the significance of a heritage asset, in line with the general principles of conservation planning.

Section 16 of the NPPF 'Conserving and enhancing the historic environment' is used as the policy basis, along with local development plans, when local authorities are taking decisions on planning matters relating to historic assets. It is intended to allow a unified and strategic approach to managing change in the historic environment regardless of the permission required or type of heritage asset under consideration. The NPPF recognises that the historic environment is an irreplaceable resource, and that it should be conserved in a manner appropriate to their significance.

The NPPF applies to all elements of the historic environment, using the single term 'heritage asset' defined as '*a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions*'. Significance is defined as the '*value of heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage assets physical presence, but also from its setting*'.

The NPPF does not contain an express presumption in favour of conserving designated heritage assets, it does recognise that there will be situations and circumstances where substantial public benefit may outweigh the harm to and loss of significance caused by a proposed development. However, it states that where loss may occur that 'great weight' should be given to the conservation of heritage assets and that harm / loss should not be permitted without 'clear and convincing justification'.

The importance of understanding the significance of a place sufficiently when assessing the potential impact of a proposals is an aspect of the NPPF that is emphasised and is something that has been considered in the development of these proposals.

4.2.1 Manchester Core Strategy (2012 – 2027)

The Manchester Core Strategy Development Plan Document was adopted on the 11th of July 2012 and is considered the key document in Manchester's Local Development Framework, outlining the vision for the area over a 15-year period.

In line with the Strategy all development in Manchester is expected to follow the following design principles:

- *Character: a place with its own identity*
- *Continuity and enclosure: a place where public and private places are clearly distinguished*
- *Quality of the public realm: a place with attractive, and successful outdoor areas*
- *Ease of movement: a place that is easy to get to and move through*
- *Legibility: a place that has a clear image and is easy to understand*
- *Adaptability: a place that can change easily*
- *Diversity: a place with variety and choice*

Other relevant policies include:

- Policy EN 1 Design Principles and Strategic Character Areas
    - 10. Wider Wythenshawe Character Area
- Policy EN 3 Heritage

5. Proposed Development

5.1 Proposed Works

Full details of the appearance and layout of the proposed development are provided in the following accompanying plans and drawings:

- DOS-ATK-(081w)-XX-DR-B-0001-P1 (Location Plan)
- DOS-ATK-(081w)-XX-EL-B-0002-P1 (East and South Elevations)
- DOS-ATK-(081w)-XX-EL-B-0003-P1 (North and West Elevations)
- DOS-ATK-(081w)-XX-DR-B-0004-P1 (Roof Detailing)

A photographic schedule of the existing facades and roof detailing is contained within Appendix A.

It is proposed that the following works will be undertaken with commensurate materials:

- Removal of the existing pitched roof tile coverings and replacement with new like for like materials and construction.
    - It is anticipated this will include new tiling battens and felt underlay.
    - Ridge tiles and hip tiles to be replaced to match existing in detailing.
    - Detailing to all abutments to match the existing installation with improvements to provide more robust details without compromising the characters and aesthetics.
    - Stainless steel fixings to be used to secure tiles.
    - Replacement barrel (cap and pan / two-piece mission) tiles will be coloured as manufactured; colour red rather than artificially aged / weathered.
- Removal of the existing hidden flat roof coverings (sacristy) and replacement with like for like materials and construction.
    - Where paving is installed, this will be assessed to confirm if it should be reinstated or replaced in conjunction with the waterproofing
    - New flashings will be installed and dressed into external walls.
- Removal of the existing flat roof coverings above door openings and other ancillary roofs and replacement with like for like materials and construction.
- Repairs/replacement linings to gutters.
- Inspection of all rainwater goods.
- Inspection of the copper covered areas to identify any repairs.

5.2 Use of Development

The building is currently in ecclesiastical use, the proposed works will not affect this use.

5.3 Scale of Development

There will be no change to scale of the property; the proposed works are limited to the like-for-like replacement of elements.

5.4 Appearance and Materials

As detailed previously the proposed works are intended to mitigate the on-going deterioration of the existing roof coverings and associated water ingress as a consequence and extend the operational lifespan of the element.

The replacement roof coverings will match the existing in profile and detailing; however, there would be a visible colour difference between the current appearance (see image 5.1 below). The decision has been made to replace with as manufactured coloured tiles (red) rather than artificially aged / weathered; this would be commensurate with the tiles as they originally installed and would not be an attempt to disguise the replacement. Over time the tiles would naturally discolour and patinate.



Image 5.1 – Proposed Replacement Roof Tile

5.5 Impact Assessment

St Anthony's RC Church makes an essential and integral contribution to the local character and distinctiveness of the area as well as the community and is prominent given its massing, roadside frontage and setting within relatively the low-rise residential landscape.

The proposed interventions will have a visual impact on the existing building fabric as elements are proposed to be replaced, however with the measures outlined previously these should be mitigated. The proposed intervention will have a positive impact on the environment of the property by mitigating further deterioration of the structure and aesthetic appearance.

5.5.1 Evidential Value

'Evidential value derives from the potential of a place to yield evidence about past human activity', with this value being 'proportionate to its ability to contribute to people's understanding of the past' (English Heritage, 2008).

The church provides evidential evidence of past human, social and faith activity within the local area and continues to provide such functions. The proposed interventions will be undertaken in such a manner as to preserve and enhance evidential value and aesthetics of the property.

5.5.2 Historical Value

'Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present' (English Heritage, 2008).

The historical value of St Anthony's church is high given the ability of buildings and places to link to former ways of life, and the contribution they make to the wider historical context and setting of an area. The current church is a continuation of previous ecclesiastical worship in the area. The proposed interventions will be undertaken in such a manner as to preserve the historical value and aesthetic of the property.

5.5.3 Aesthetic Value

'Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place' (English Heritage, 2008).

The aesthetic value of the church is derived from its formal ecclesiastical architectural merit and prominent architect design association. The proposed interventions will be undertaken in such a manner as to preserve the aesthetic qualities of the property as they will be neutral and will replicate the existing in material and configuration.

5.5.4 Communal Value

"Communal values 'derive from people's identification with the place' (English Heritage, 2008)"

The church and associated grounds and parish building provide social and community use to the wider area. The proposed interventions will have no impact on its communal value.

5.5.5 Setting

The curtilage of the property including gardens and associated outbuildings will not be affected by the proposed works.

APPENDICES

Appendix A. Photographic Schedule













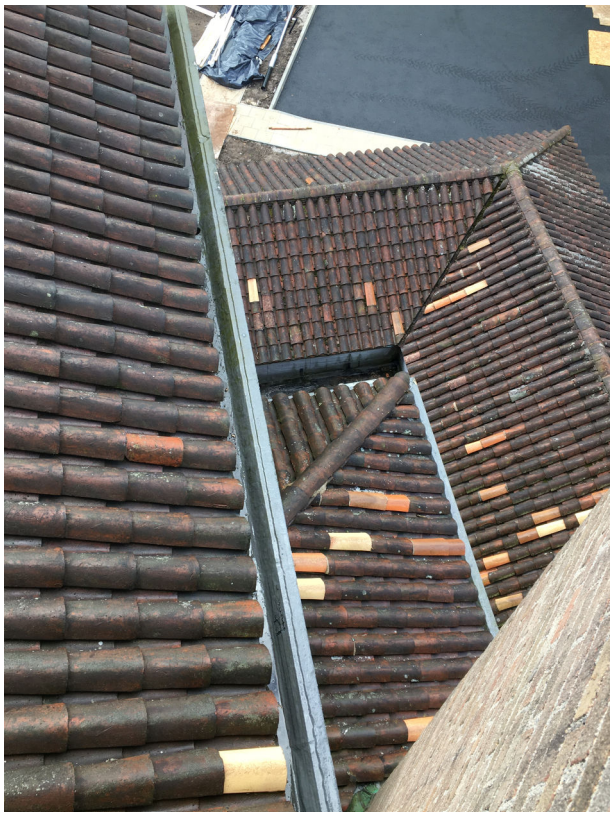












Alan Beningfield
AtkinsRéalis UK Limited
Chadwick House
Birchwood Park
Warrington
WA3 6AE

Tel: +44 (0)1925 238000
Fax: +44 (0)1925 238500
alan.beningfield@atkinsrealis.com

© AtkinsRéalis UK Limited except where stated otherwise