

St Mary's Presbytery
M17, Mulberry St, Manchester M2 6LN

DESIGN, ACCESS & HERITAGE STATEMENT

To support Listed Building Consent Application for works to roofing, rainwater goods and associated works



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1: Executive Summary

This Design, Access and Heritage Statement has been compiled by Crosby Granger Architects to support a Listed Building Consent Application made on behalf of the Parish of St Mary and the Diocese of Salford, for works to roofing, rainwater goods and associated works.

The Presbytery fronts onto Mulberry Street, and together with the adjacent attached St Mary's church are important elements in the urban streetscape.

The proposed works are essentially minor in nature and are considered to have no detrimental impact on the heritage significance of the building or its setting.

The scope of this DAHS is proportionate to the nature of the proposals.

NB: Liturgical orientation is used throughout. This assumes that the altar is at the east end of the church.

2: Background and History of the Presbytery

St Mary's church was completed in 1848 on the site of an earlier church. The attached Presbytery was built in the 1870s to provide accommodation for the parish priest.

The principal elevation of the Presbytery fronts on to Mulberry Street. In common with many of the surrounding streets the neighbouring plots and buildings have been heavily developed, and the church is now flanked on the west by a large and impersonal commercial building, with others across the street.

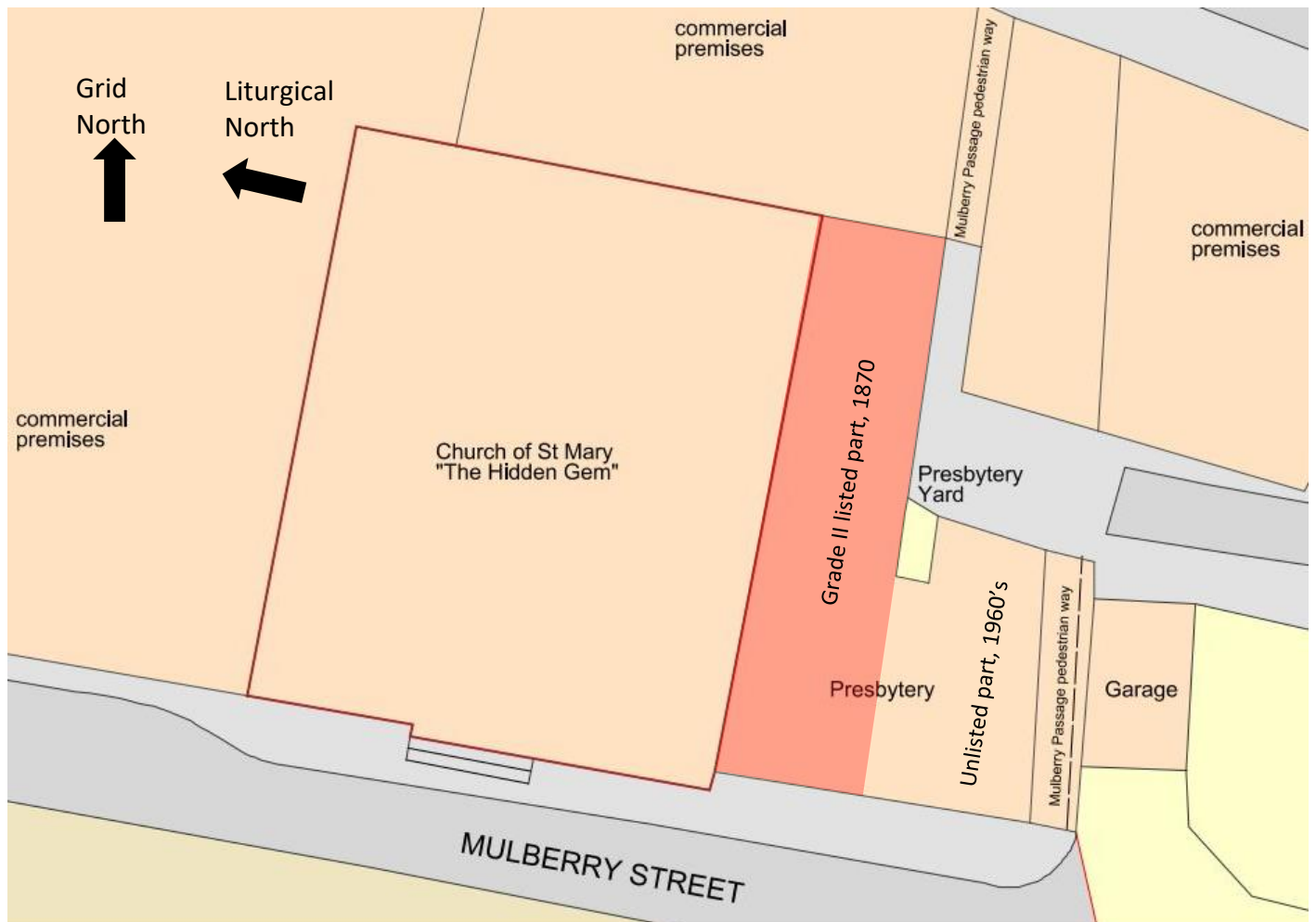


Fig 1: Extract from site plan, showing location & orientation of the Presbytery, including 1960's extension

3: Presbytery Listing

3.1. Overview

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1457463
Date first listed:	27-Sep-2018
List Entry Name:	Presbytery of the Roman Catholic Church of St Mary (The Hidden Gem)
Statutory Address 1:	17 Mulberry Street, Manchester, M2 6LN

3.2. Details

Presbytery, 1870s in Venetian Gothic style. The 1960s extension is not of special interest and is excluded from the listing.

MATERIALS: orange brick with sandstone and coloured stone dressings and slate roof.

PLAN: the presbytery is attached to the east side (liturgical south side) of the church with the front elevation facing onto Mulberry Street. It is of three storeys with a basement. A full-height staircase rises through the building, lit by a top lantern, with a doorway off at the first quarter landing level into the oratory in the south aisle of the church. At second-floor level a doorway gives access into the long meeting room inserted above the south aisle of the church.

EXTERIOR: the presbytery is built of orange brick in Flemish bond with yellow and red sandstone and grey stone dressings, and a hipped slate roof. The front elevation is of two bays and three storeys with a basement. It has a high, moulded stone plinth incorporating the round heads of two basement windows, a wide, moulded string band with pennant detail at first-floor level, a plain, narrower band at second-floor level, and an eaves entablature with shaped consoles and bosses. The ground floor has a window to the left and doorway to the right with a single hoodmould rising in an arch over each and terminating to right and left in carved head stops. The window itself is round-headed with two pointed-arch lights with a central, engaged red stone column with foliate capital and stained glass roundel above. There is a foliate-carved impost band and banded red and grey voussoirs with a yellow keystone. The pointed-arch lights have one-over-one pane sashes with etched lower panes. The doorway has flanking, engaged red stone columns with foliate capitals and a shaped stone lintel above which is a plain round-headed overlight with banded red and grey voussoirs and a keystone carved with a relief head. The first floor has an oriel window to the left and a window to the right. The canted oriel window is constructed of yellow sandstone. It has a round-headed window flanked by two smaller, round-headed windows in the returns. The window to the right is round-headed with a pointed-arch hoodmould with carved head stops and banded red and grey voussoirs with a yellow keystone. Both windows have one-over-one pane sashes with leaded-light panes with red glass diamonds. The second floor has two round-headed windows with a central, engaged red stone column with foliate capital to the left and a single round-headed window to the right. There is a moulded hood string with round arches over each of the windows, which have red and grey stone voussoirs and yellow keystones. The windows have one-over-one pane sashes.

*The 1960s extension incorporating a covered walkway linking Mulberry Street with Tasle Alley to the rear **is not included in the listing.***

INTERIOR: the small entrance lobby has an enriched cornice and an elaborately panelled inner door with etched glass to the upper half and a rectangular, richly-coloured stained glass overlight. The public areas and main reception rooms on the ground and first floors have enriched cornices and archways opening off the stair hall have elaborate console brackets. The front, ground-floor room has an enriched hoodmould over the window with a stained glass roundel and central, engaged column separating the two pointed-arch lights, which contain etched glass panels. An open well staircase rises full-height and is lit by a circular top lantern. The closed-string stair has a timber balustrade with a moulded, ramped handrail with decorative, pierced baluster panels set between column balusters and varied, enriched column and square newel posts with ball finials. A round-headed doorway opens off the first quarter landing into the oratory in the church.

A doorway at second-floor level opens into a large room built as a First World War memorial room over the south aisle of the church. The clerestory windows are visible on the west side. Stone corbels support timber trusses with shaped braces and raised tie-beams, with clerestory windows and a fully-glazed pitched roof.

MAPPING NOTE: the large meeting room built over the south aisle of the church forms part of the listing for the presbytery, although its raised position means that it cannot be mapped.



Fig 2: The west end roof of the Presbytery. The lead-lined gutter (left) is drained internally and is inaccessible for maintenance

4. Assessment of Heritage Significance

Because of the minor nature of the proposed work it would be disproportionate to carry out a full assessment of the heritage significance of the Presbytery. A consideration of the principal points is given as follows:

The Presbytery has considerable aesthetic value in the context of its busy urban setting. In conjunction with the church it presents an imposing decorative façade to the street. Windows and doorways are bordered by dressed sandstone, with polychrome voussoirs to the Roman arched windows and doorway. The stone string courses have finely detailed carved motifs, and the elevation is topped with a stone cornice.

The interior of the Presbytery has been degraded over time by piecemeal alterations, but some original features remain, notably ornate plaster covings and joinery in the stairway and hallway. The exterior appearance of the building has been diminished by the regrettable 1960's extension to the east, which is architecturally poor and uses an incongruous palette of materials.

The Presbytery and the attached church have high communal and historic value, recalling the rapid expansion of the city in the Victorian period and the need to provide for the spiritual and social wellbeing of the expanding population in the first half of the 19th century. The church remains an active place of worship and the Presbytery continues to fulfill its original role by providing domestic accommodation for the Parish Priest.

The church and Presbytery together inject a welcome burst of Victorian grandeur into an otherwise mediocre streetscape dominated by tall commercial buildings. Recent public realm works have opened up views of the church and Presbytery which allow the buildings to be more fully appreciated.

In summary the heritage significance of the Presbytery lies chiefly in its form, architectural details and historic value when seen in the wider context of its urban context.

5. Design Considerations and Assessment of Impact on Heritage Significance

5.1. Alterations and additions to rainwater goods

A masterplan to maintain, repair and upgrade both the church and Presbytery has recently been developed by the Diocese and Parish in conjunction with Crosby Granger Architects. A full building Condition Survey was carried out by the architect in 2021, and from this an emergency package of measures was developed to address immediate defects on the church. The current phase of work to which this Application applies is a follow up project to address fundamental problems with the Presbytery.

As designed there are no rainwater downpipes to the east elevation of the Presbytery. All collected rainwater is taken to the west end of the building, and this is achieved by a system of internal rainwater pipes. The system is vulnerable to leaks and blockages, and there have been a number of instances of damaging water ingress affecting both the Presbytery and the church. The final route for the collected rainwater from all but one of the roofs is via a 110mm pipe through the neighbouring building to the east – the Ape and Apple public house. In the summer of 2024 a blockage in the pipe in the pub premises caused water to back up, causing floods in both the church and the pub. Subsequent to this event a drainage specialist was engaged to carry out a full survey of the wastewater systems serving the building and to make recommendations to improve the resilience of the system under increasingly intense rainfall.

The current phase of work includes elements of the wider improvement plan for rainwater management. The key thrust of the plan is to eliminate the routing of collected rainwater through the adjacent pub, to make all collection systems accessible for maintenance, and to eliminate wherever possible the collected water being brought inside the building.

To this end a programme of improvements are proposed, as detailed in the attached Schedule of Work and drawings. The key changes requiring Listed Building Consent are

1. the addition of an external rainwater pipe at high level to the south east corner of the old Presbytery, discharging onto the extension roof,
2. the addition of a new external rainwater pipe to the unlisted extension to serve the eaves gutter and carry the discharge from the old Presbytery – see 1 above,
3. the removal of modern decorative steelwork from the east elevation of the extension to enable the routing of the new rainwater pipe from eaves to ground level,
4. the installation of a gully at ground level to take the discharge to connect below ground to existing drainage at cellar level.
5. Re-roofing of the west hipped roof in new slate (existing roof covering at end of life)

The proposed rainwater goods are specified as traditional cast-iron, mounted on stainless steel fixings and painted black. The new gully at ground level to be clayware with a cast-iron grid.



South elevation of Presbytery, location of proposed new high level RWP shown dashed, and location of proposed new RWP to extension shown dotted

5.2 Impact on Heritage Significance

The works will be carried out under the supervision of an accredited conservation architect to control quality and minimise impact on the historic fabric. Wherever possible original historic fabric will remain undisturbed.

It is considered that the change in appearance of the building will be minimal, that the heritage significance of the Presbytery will not be unduly impacted, and the practical gain in the improved resilience of the revised rainwater system more than outweighs any negative impact arising.

6. Conclusion

The proposed works are considered essential to protect the listed building from damaging water ingress. The works have been informed by thorough professional survey and design, and specified to minimise the loss of historic fabric and any significant visual changes.

In conclusion it is considered that the proposed works will have NO detrimental effect on the heritage significance of the listed building.

7. Sources

[Presbytery of the Roman Catholic Church of St Mary \(The Hidden Gem\), Non Civil Parish - 1457463 | Historic England](#)
accessed 23/01/2024

The buildings of England: South Lancashire Nikolaus Pevsner. Penguin, 1969