



Heritage statement

139313/FO/2024 Hollinwood Workshop, Clayton Street, Manchester,



Introduction

Local significance

Hollinwood Workshop, Clayton street was formally St. Cross Church Hall. (None listed)

Situated on the corner of Clayton Street/ Ashton New Road, Clayton BESWICK & CLAYTON. constructed in mid-19th century as a Day and Sunday School (opened 1857), as a predecessor to the church (extended, altered and converted into Parish Hall later on. Thought the hall does not hold a heritage status St Cross Church and Clayton Hall, Clayton Hall Moat Site is a Scheduled Monument, all Grade II listed and Grade II listed bridge over Moat to Clayton Hall. It was designed and built in a sympathetic reflection of Church of the cross, with the later extensions and blocking of the windows.

Clayton Hall Historic England List Entry Number 1197795 Grade: II*

Remains of manor house, now two dwellings. Probably C15, altered in C16 and C17, partly rebuilt or enlarged in C18 and restored c.1900 and in C20. Red brick, some timber framing, stone slate roofs. Linear plan in 2 parts on north-south axis, the C15 or C16 southern half of 2 bays and single-depth plus a front corridor, and the later portion to the left double-depth and double-fronted. Two storeys, 3+3 windows. The earlier portion is of square-panelled timber-framing at 1st floor, probably formerly jettied but the ground floor rebuilt or enclosed in brick, and has a short gabled stair-turret offset right of centre with a bellcote on the ridge; the ground floor has a simple doorway to the left of the wing and a 2-light casement left of this; the upper floor has 3 wooden mullioned windows with diamond-pattern leaded glazing, 5 lights in the gable of the wing, 4 lights to the left, and 3 lights to the right, and a jettied gable with kingpost and raked struts. The right-hand gable wall has a very large external chimney stack of squared sandstone blocks, finished or rebuilt in brick at the top. The later portion to the left, of hand-made brick in English garden wall bond with stone quoins, has a segmental-headed doorway offset slightly left of centre with quoined stone surround, C19 diamond-paned casement windows of 3 and 3 lights to the left, 4 and 4 lights to the right, and 4, 2 and 5 lights at 1st floor, all with raised sills and rectangular stone lintels except that in the centre at 1st floor which has a brick label; rainwater heads dated 1900; and 2 ridge chimneys. Rear: southern portion has small-panelled timber-framing through both floors, and almost continuous wooden mullioned windows on both floors (probably insertions and recently restored). Interior: southern portion has small-framed partition walls of unusually high quality, with timbers of large scantling; an unusual longitudinal partition making a front corridor, and the lateral partition, with doorways which have nicked Tudor-arched lintels (including 2 blocked doorways at 1st floor of the partition); massive wallplates, that in the rear wall with motices of former wallposts and studs over the present windows; massive arch-braces to the tie-beams; rectangular stone fireplace in south gable wall with chamfered lintel (now blocked). Forms group with bridge over moat to south.

Bridge over Moat to Clayton Hall Historic England List Entry Number 1197796 Grade: II

Bridge over moat to Clayton Hall. Probably C17. Coursed squared sandstone. Two segmental arches with arch-bands, central pier with triangular "cutwater" on each side making refuges to deck; stone bench along inner side of each parapet; stone gate posts at inner end. Forms group with Clayton Hall (q.v.).

Church of St Cross, Historic England List entry number 1283072 Grade: II*

The Church was built 1863-66, by William Butterfield. Red brick with multiple bands of sandstone and blue brick, much blue brick diapering, and sandstone dressings; steeply-pitched slate roofs. Gothic "Middle Pointed" style. Tall 7-bay nave with low north and south aisles, west narthex, south west tower with south porch, full-height 2-bay chancel with low transepts. The tower is narrow and tall, with slender angle buttresses and a steep pyramidal roof of banded slate, and has a gabled south porch with 2-centred arched doorway, very narrow lancets to the next 2 stages, and triple-lancet louvred belfry windows. The nave has a lean-to 3-bay narthex at the west end, with a cusped doorway flanked by square-

headed windows, and above this three 2-light west windows with quatrefoils in the heads and a simple plate-traceried rose window above; and tall 2-light clerestory windows. The chancel has 2 pairs of similar clerestory windows, and a 5-light east window set very high. The aisles have 2-centred arched 2-light windows alternately paired and single; and the transepts have twin gables and 2 windows like those of the aisles.

Current use of site

Hollinwood Workshop has undergone major alterations over the years with extensions to the front, West side and North elevations. Utilizing similar style Brick work.

This is a late Victorian property, constructed in red brick. Historically used as a church hall and undergone numerous uses over the years. This property has a well-preserved front facade and roof, but has been considerably extended at the rear. In 1990 Change of use of from church hall to the manufacture of kitchen 35829. The building was converted a small commercial unit and then a school in the late 20th Century. During which time the existing north elevation windows were bricked up. See attached photos appendix 1.

In recent years it has been developed into a is a well-being hub by the owner called 'The Resonance Centre' based on connection, community, and social inclusion. Your centre will provide activities, classes and services designed to benefit the mental health and physical wellbeing of local residents. Our primary focus is yoga, meditation, movement, nutritional guidance, sound healing and breath Work. Also becoming home to a variety of community groups such as art classes, adult drama, youth theatre, sober raves, book club, outdoor walking groups and seated yoga for the elderly.

Current state of repair

The building has an overall footprint of 5478sqft consisting of main hall, Resonance centre and rear areas. The Main Hall and rear areas of the building 3247 sqft of the overall 5478 sqft of the building are unoccupied are in a poor state of repair and are currently unused. The previous tenants undertook some minor internal refurbishments that remain unfinished. Please see attached photos appendix 2

Proposed works

External refurbishments

North Elevation. It is proposed to reopen the window apertures to the north elevation and install double glazed openable windows to this elevation. Though no photographs or plans exist of this elevation, the window installed will be designed in a sympathetic manner to the local listed buildings using natural Wood frames, installed, and supplied by a local craftsman. These windows are required to allow natural light into the north elevation of the building and will be partially frosted on the lower panels. We have the local Diocese support in this installation.

East elevation to old Church hall its proposed to replace the existing single glazed metal framed windows with wooden double glazed units. Please see attached elevation plans and photos. Dependant on Budget or repaired and redecorated with internal secondary glazing.

East elevation

Installation of air conditioning condensers at ground level, due to the different ground levels, Church patrons and other members of the public will not be able to see or hear the condenser . See attached elevation plans and photos for further explanation

Conclusion

The installation and replacement of the windows will enhance the Hall, helping to return it to its former glory. CGL have developed numerous listed buildings across the United Kingdom and understand the need to retain our heritage. We have already sort the approval of the changes with the local Diocese

Kind Regards

Andy Hills CIWFM

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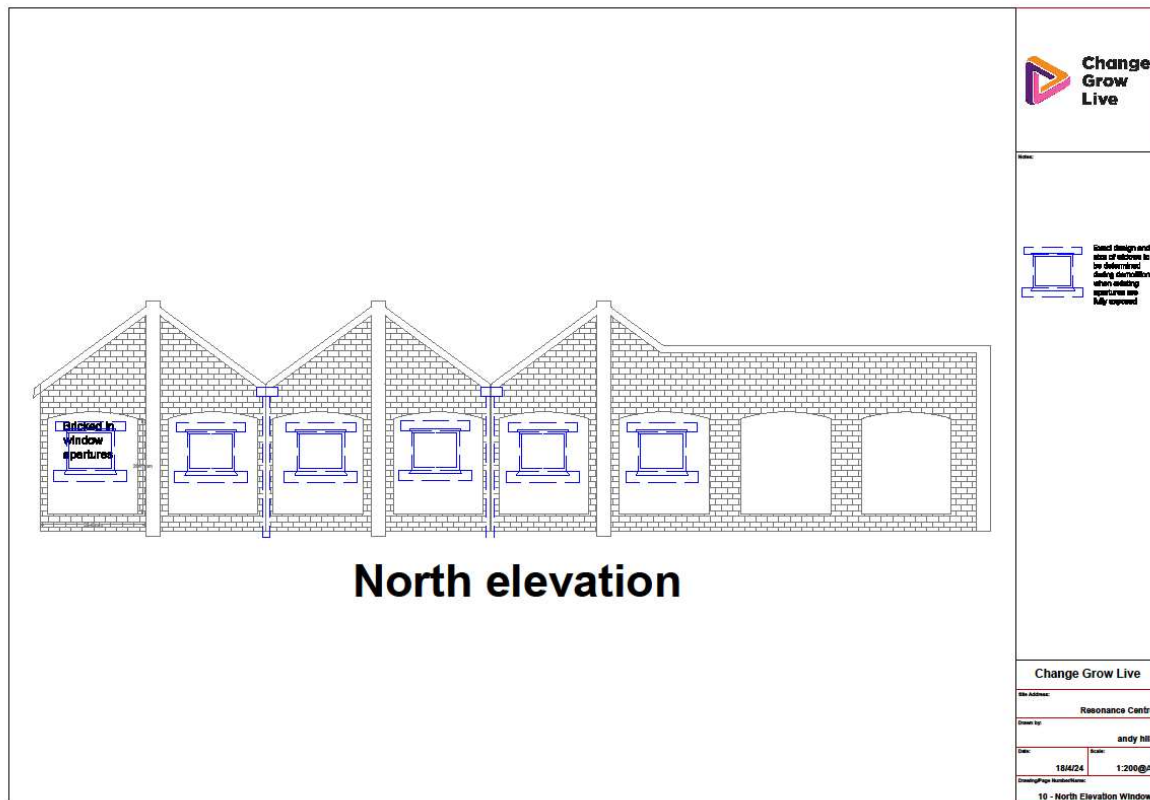


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HERITAGE STATEMENT - APPENDIX

in support of Application for Change of Use 139313/FO/2024

North Elevation

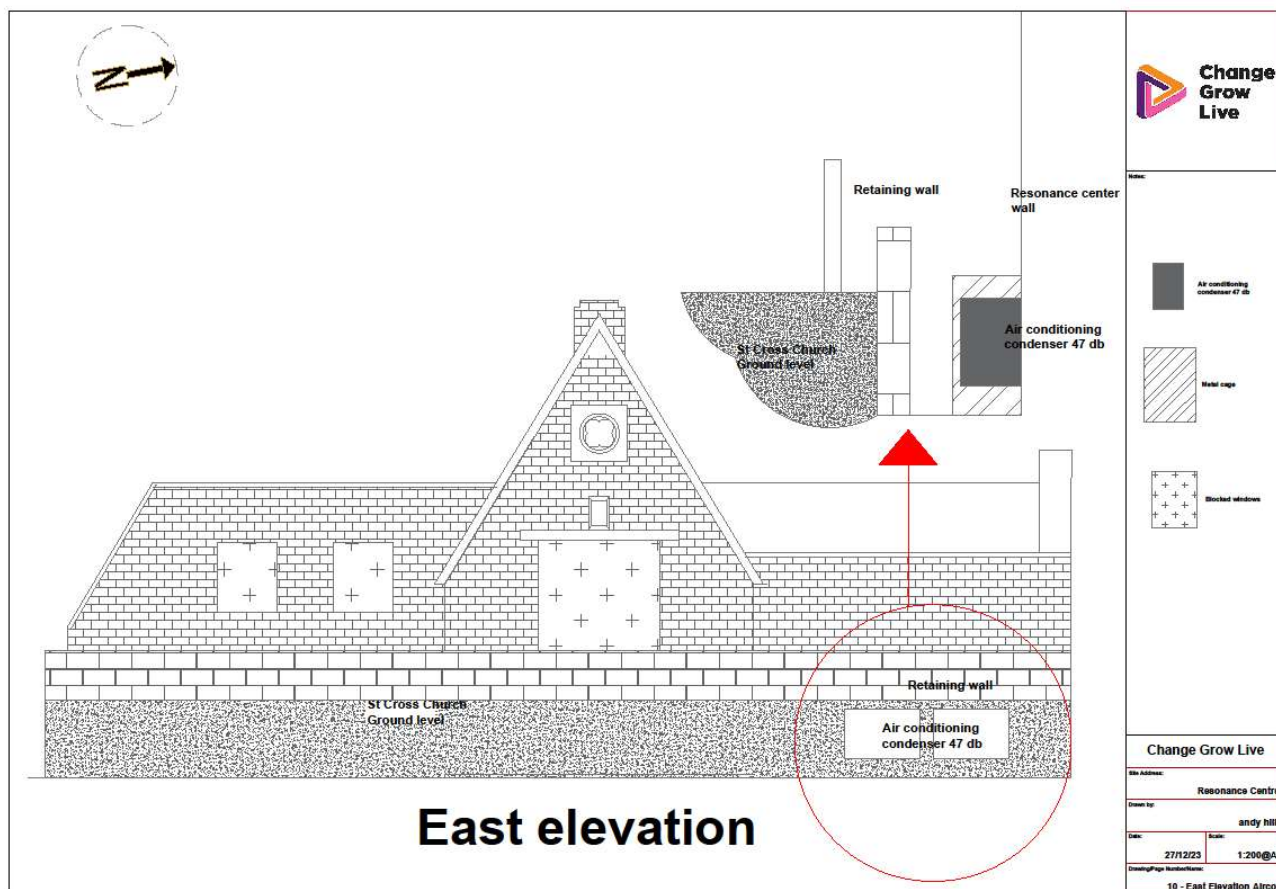


Copy of Plans attached to this application.



1. Photo of north elevation taken from Church of Cross grounds

East Elevation



Copy of Plans attached to this application.



2. Photograph depicting planned location of air conditioning condenser and difference in ground levels.



3. Photograph of east elevation from Church grounds



4. Photograph of east elevation from Church grounds.

West Elevation



Copy of Plans attached to this application.



5. Photographs of West Elevation depicting planned window replacement.