

SCHEDULE OF WORKS TO IDENTIFIED HERITAGE ASSETS

ST MARY'S CHURCH HULME

**SEPTEMBER 2025
REV A**



designworks



studio one 17 biggin gardens heywood OL10 2WF t: 0161 332 1943 e: architects@archdesignworks.co.uk

1.0 INTRODUCTION

- 1.1 This report accompanies the architectural drawings, design statements and heritage statements for an application for Full Planning Permission and Listed Building Consent for works to St Mary's Church in Hulme.
- 1.2 The proposed scheme involves the conversion of the last three bays to the south-east end of the church only to form a unique single dwelling
- 1.3 The rest of the church was converted in 2005 and currently contains nine apartments
- 1.4 This statement describes what are considered to be the best heritage assets of this end of the church, the proposed works that affects them and where necessary the proposed method statements for carrying out that work.
- 1.5 There are several elements of the building that cannot currently be inspected in detail due to the height of the building. Full scaffolding or other suitable platform will be required to undertake these surveys which cannot be erected without first having planning permissions.
- 1.6 Even where the extent of works and method statements are described below, we expect to fully consult with the Conservation Officer and English Heritage as works progress and to agree sample areas prior to carrying out the full extent of works on each element
- 1.7 The works will involve remediation to any elements that are affecting the health of the fabric or the internal environment but are not intended to be a full restoration of all wear and tear
- 1.8 Non-essential works to improve existing features are proposed but may take a while to be undertaken due to higher priority works and budget constraints.
- 1.9 It is important to understand that the client is not a developer has purchased the building for its unique heritage value and intends to live within it. The concept is to preserve as much as possible of the existing heritage with intervention only where strictly necessary for the conversion

2.0 PLANNING HISTORY

- 2.1 The south-east end of the church has not operated as a religious place of worship for since before the turn of the century.
- 2.2 Planning permission was originally granted for the building to be used as offices and several partitions appear to have been installed as well as some form of mezzanine floor and a new access door from the St Marys Street side of the building.
- 2.3 The conversion of the north-west parts of the church which includes the prominent spire, was granted in 2005 and subsequently carried out
- 2.4 In our opinion, and that of the Victorian Society, this conversion was detrimental to the heritage asset.
- 2.5 Firstly, all of the stained-glass windows within the lower aisles have been removed and new metal frames with opening lights have been inserted.
- 2.6 Secondly a row of standard velux style windows, not conservation style, have been inserted in the aisle roofs on both sides of the building

- 2.7 It is fair to say though that the scheme also included a series of much needed repairs to the church. The main roofs have been replaced throughout with new breathable felt installed and the stonework has been cleaned and repointed
- 2.8 Internally, the nave has been retained with the apartments inserted into the arched opening dividing the nave from the aisles. The arches, which are less ornate than the chancel end of the church, are still visible but not of the glass windows or timber roof is visible from the communal areas of the church
- 2.9 The church has been separated from the south-east end by a plain double skin plasterboard separating wall. Whilst the central arch dividing the chancel from the rest of the nave is visible from the converted side only parts of the capitals at the spring point are visible from the south-east end
- 2.10 A subsequent planning application was made to convert the south-east end of the church into five apartments in 2005 and was granted both planning permission and listed building consent.
- 2.11 The scheme proposed to remove the separating wall but to otherwise infill the aisles in a similar method and included the removal of more stained-glass windows to the side of the building and the same insertion of rooflights
- 2.12 Internally, the main window to the rear of the later was to be retained along with the encaustic tiles to the raised area beneath the window. Two existing ornate timber rood screens were to be repositioned within the nave.
- 2.13 Aside from these items very little detail has been provided with the main planning application documents on the preservation of other features.
- 2.14 Importantly, work appears to have commenced for the installation of this scheme prior to our client purchasing the building
- 2.15 Large areas of the floor existing floors appear to have been removed in readiness for new foundations including damage to some of the existing tiled flooring
- 2.16 The details of the previous approved applications are considered relevant in an assessment of the current proposals



Figure 1 – previous conversion to north-east end of church

3.0 LIST OF HERITAGE FEATURES

- 3.1 The following schedule includes works to the following identified assets
- 4.0 Setting
 - 5.0 Rainwater pipes
 - 6.0 External stonework
 - 7.0 Roof
 - 8.0 Windows
 - 9.0 Doors
 - 10.0 Flooring
 - 11.0 Fluted columns
 - 12.0 Plastered walls
 - 13.0 Timber screens and panelling
 - 14.0 Ceilings
- 3.2 The schedule describes the existing assets, the proposed works affecting those assets, the methodology for carrying out those works and a commentary on the heritage impact to each.
- 3.3 The heritage impact assessment has been prepared by the Heritage Consultant Ian Rowan
- 3.54

4.0	SETTING
4.1	Existing setting
4.1.2	The church is sited centrally in the site with a relatively narrow garden space on all sides
4.1.3	An existing low stone boundary wall forms the perimeter of the site with just two openings on St Mary's Street one of which may not have been original
4.1.4	There is evidence of former iron railings having been positioned on top of the boundary wall that have been removed, perhaps during the war periods when metal was a commodity.
4.2	Proposed works
4.2.1	There is very little in the way of external work that will affect the setting of the building as seen from the public realm
4.2.2	No works are proposed to the boundary wall
4.2.3	There are no proposed extensions that would affect the views of the church from any vantage point
4.2.4	The proposed works externally involve the erection of a new fence to the southeast end of the grounds.
4.2.5	The fence is intended to screen the utility area of the garden where the air source heat pumps and the dustbins will be stored
4.2.6	The former perimeter path has been overgrown and will be reinstated
4.2.7	A new ramped access path will provide 'level' access to the front door as required by Building Regulations. As the side door in St Marys Street is not original then there is no requirement to install original steps and railings to this door
4.3	Methodology
4.3.1	The proposed new timber fence is designed to be freestanding and will not be fixed to either the church or the existing boundary wall
4.3.2	It will be constructed of painted treated timber with a contemporary style intended to look new and not part of the original building. Any original fencing would have likely been in iron railings which would be ineffective at screening the bins and services
	Shallow excavations will be required to form the perimeter paths
4.3.3	The grounds were not used for burials and there are no graves or headstones that would restrict any excavations
4.3.3	New sandstone edgings will be provided to the side of the proposed path.
4.3.4	A shallow hardcore base will be provided and topped off with slate chipping to match the existing paths around the grounds of the previously converted church
3.4	Heritage Impact
3.4.1	None of the proposed works will have a significant impact on the setting of the building

- 3.4.2 The use of solid fencing to hide otherwise unsightly servicing such as the bins is considered to be necessary and a positive contribution to the setting of the converted building
- 3.4.3 The south-east gable end of the building has been overgrown and is only visible from the neighbouring building

5.0 RAINWATER PIPES

5.1 Existing

- 5.1.1 The church has lead lined parapet gutters discharging to cast iron hoppers and cast-iron downpipes
- 5.1.2 The lead lined gutters were refurbished along with the rest of church in 2005 and a subsequent leak to the gutters on the southwest end of the church on St Mary's Street has also been repaired
- 5.1.3 The leaking gutter was considered to be the main cause of water ingress to the southwest corner of the building where plaster was damp and delaminating
- 5.1.4 The high-level cast-iron rainwater goods to the main nave appear to be in good condition with no evidence of leaks or excessive rusting
- 5.1.5 Of the four external cast iron pipes on the low-level aisles three were in poor condition with evidence of rusting and failed junctions
- 5.1.6 Leaking junctions had caused excessive damp and vegetation growth to the adjacent stonework
- 5.1.7 The ongoing damp was a possible source of internal damp affecting the plaster finish
- 5.1.8 In 2024 the three cast iron pipes were removed and replaced, as a temporary solution, with upvc downpipes
- 5.1.9 All hoppers, collars and brackets have been retained and can be reused in the final repairs
- 5.1.10 The replacement has already made a visual improvement as the damp and vegetation is receding to the adjacent stonework



Fig 2 & 3 Damp and vegetation growth associated with corroding cast iron pipes in 2024

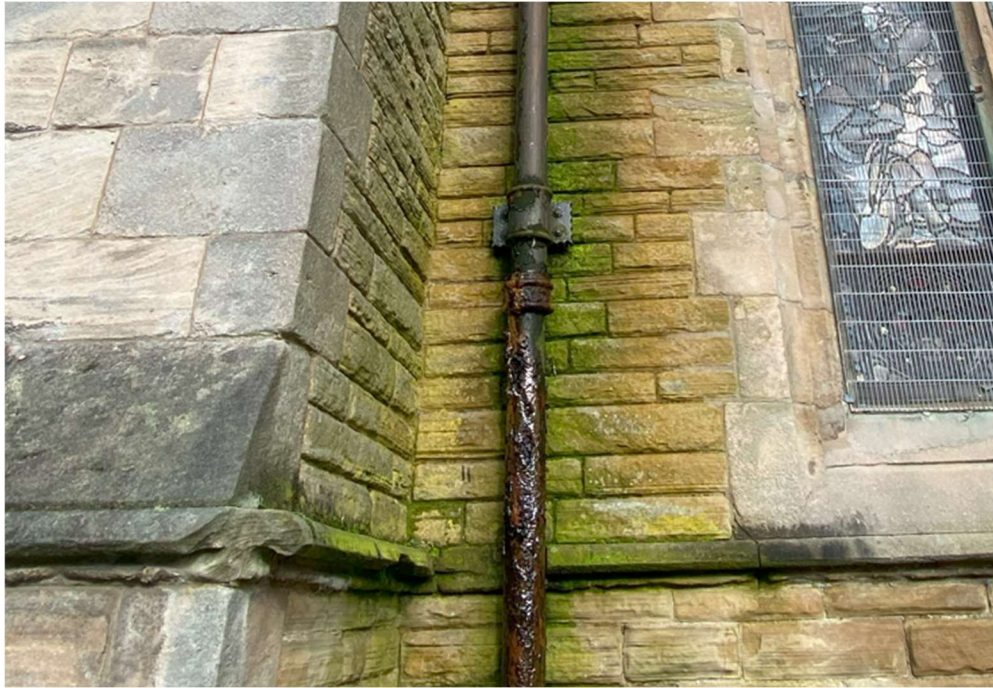


Fig 4 Example of excessive rust and of existing cast iron brackets



Fig 5 Temporary repair in upvc in 2024

5.2	Proposed works
5.2.2	The proposed works involve the permanent replacement of these three rainwater pipes with new cast iron downpipes and the reuse of existing brackets and hoppers
5.3	Methodology
5.3.1	Check all existing gutters and remove any debris or leaves
5.3.2	Carefully remove existing upvc downpipes taking care not to damage any stonework
5.3.3	For all existing cast iron fitting gently remove any loose or flaking paint using a wire brush. Use suitable PPE equipment as pipes may have been painted with lead paint.

- 5.3.4 Sand all rust spots back to bare metal and until smooth and apply a rust converter to any persistent rust spots
- 5.3.5 Ensure clean and dry and apply a rust inhibitor zinc-based primer to any exposed rust. Primer to be compatible with any linseed oil paints
- 5.3.6 Apply a high-quality rust resistant paint in several thin layers allowing coats to completely dry before applying the next. Colour to match that of any new cast iron fittings in black
- 5.3.7 Paint will be specified in liaison with a recognized specialist such as Dulux and will be fully agreed with the Conservation Officer.
- 5.3.8 Fix any new cast iron pipework to wall using existing salvaged and cleaned brackets
- 5.3.9 Replace any timber pattress plated with new treated timber plates ensuring fixings are through the same location as the existing
- 5.3.10 Replace all gaskets or seals where new pipework is fixed to old pipework
- 5.3.11 Fully test the system for leaks

- 5.4

Heritage Impact

- 5.4.1 The repair and replacement of downpipes with new cast iron is a positive contribution to the heritage asset.
- 5.4.2 The final appearance will match that of the original building and will prevent any further water damage to adjacent stone and potential tracking of damp into the building
- 5.4.3 It should be recognized that downpipes and some of the hoppers on the previously converted church are in black upvc

6.0 EXTERNAL STONEWORK

6.1 Existing

- 6.1.2 The church is constructed from random course sandstone with ashlar detailing to windows, spires and buttresses
- 6.1.3 In general, the stone is in good condition and was cleaned and repointed as part of the previous conversion.
- 6.1.4 As such there are only limited areas that require attention
- 6.1.5 Over the years the rusting of cast iron rainwater goods has led to some severe staining to the stonework around most of the downpipes and has supported organic growth
- 6.1.6 Some pointing within these former damp walls has eroded and should be repaired
- 6.1.7 There are some areas where shrubbery has rooted into the mortar joints that need to be attended to
- 6.1.8 Stone tracery to one of the stained-glass windows appears to have delaminated leaving the glazed panel unstable. This could be a cause of future ingress and will need to be repaired
- 6.1.9 These areas require specific attention in terms of cleaning or isolated repointing where mortar has eroded.



Fig 6&7 High level shrubbery within mortar joints

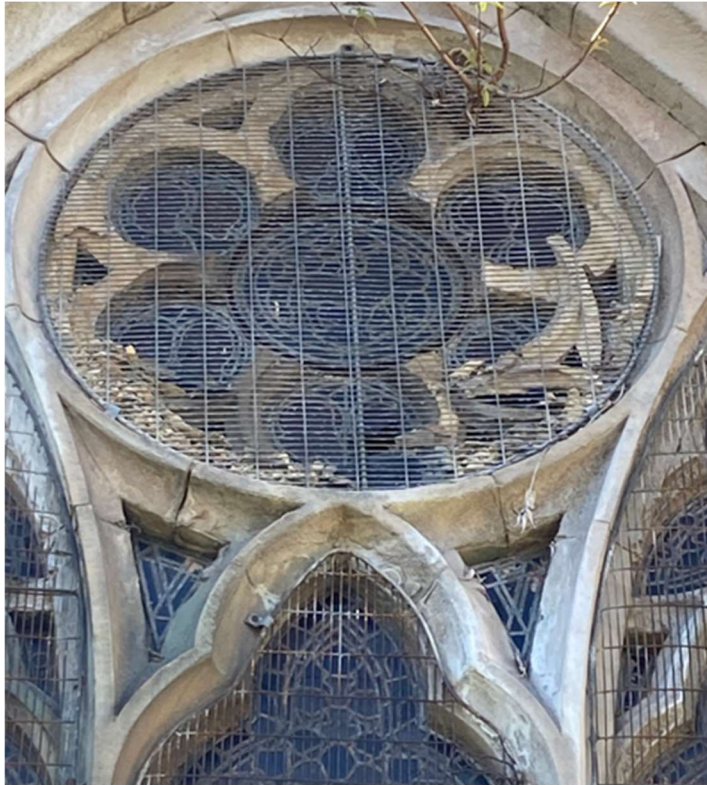


Fig 8 Crumbled stone to external side of tracery window

- 6.1.10 There are some isolated instances where the fixings used to secure the mesh appear to have iron content and have corroded causing some localised damage to the stone mullions

6.2	Proposed works
6.2.1	The works to external are base don essential repairs to any elements that could cause ongoing deterioration of the building or the internal environment or here modern interventions are required such as the service penetrations
6.2.2	It is not intended at this stage to carry out any cosmetic repairs to damaged or worn stone that is not directly affecting the building
6.2.3	Temporary repairs to the downpipes have already been carried out which has prevented any further deterioration to adjacent stone – see section of cast iron pipework
6.2.4	Isolated repointing is required to the worse affected areas of the external walls where damp could otherwise penetrate the building
6.2.5	Wholesale repointing is not considered necessary or desirable
6.2.6	A tracery rose within one of the feature stained-glass windows appears to have delaminated and will be made good
6.2.7	A new feature ashlar stone is to be inserted an and proposed low level ventilation extracts. This method appears to have been used for extracts within the previously converted building
6.2.8	Where ferrous fixings have been used to secure security mesh they will be replaced with a stainless steel or brass fixings.



Fig 9 & 10 Proposed extract grille to mimic existing as utilised on previous conversion



Fig 11 Ferrous fixing clamps used to secure metal security grilles

6.3	Methodology
6.3.1	Carefully remove any existing shrubs growing from within mortar beds
6.3.2	Rake out joints using small chisel and soft wire brush. Do not use mechanical grinders. Include some joints in discrete locations that can be used to provide sample of pointing
6.3.3	Carry out a small test area of DOFF cleaning using high temperature low pressure cleaning to impregnate stone and carry out a deep clean that will kill organisms. Proceed once sample agreed.
6.3.4	Carry out any localised new pointing using a lime-based mortar in an agreed mix that matches the existing pointing.
6.3.5	Carry out a sample in a discrete location or to an area where the stone will be removed for the installation of services and obtain the approval of the Conservation Officer before the work proceeds in the more visible area
6.3.5	Security mesh will either be removed entirely to the gable or temporarily removed to effect repairs to the glazing or stone mullions
6.3.6	Each fixing position is to be examined once removed to check on the deterioration of any stonework due to corroding fixings.
6.3.7	Wholesale surgery to each fixings is not recommended as the preservation of the existing stone is preferred. Cathodic protection is also unsuitable within the centre of stone mullions
6.3.8	New stainless steel or brass fixings should be utilised when refixing the screens to ensure no corrosion will damage the stone further

7.0	ROOF
7.1	Existing
7.1.1	The existing roof is of slate construction
7.1.2	During the conversion of the rest of the church in around 2005 the roof was replaced and internally there is new breathable felt membranes
7.1.3	Some of the ornate finials are missing from the ridge though there is a stack of finials within the building that may be able to be reused in future maintenance
7.1.4	Historically and in the recent past the lead gutters have caused some serious water ingress to the southeast corner of the building but have since been repaired
7.1.5	Currently there are no known leaks
7.1.6	An old flue appears to penetrate the building close to the stair tower on Parsonage Street and has since been disconnected.
7.1.7	There is also some sort of upvc vent rising within the centre of the building close to the separating wall that has also been disconnected.
7.2	Proposed Works
7.2.1	There are no planned works to the main high-level roof given the difficulties of access and given there are no known leaks
7.2.2	A close inspection of all lead flashing is recommended at roof junctions to ensure these are all sound and not liable to cause water ingress in the near future.
7.2.3	The works to the lower aisle roofs on both sides involves the insertion of new Conservation Style rooflights to provide both daylight and especially ventilation to the proposed new first floor rooms
7.2.4	Rooflights are to be installed in the same line as those on the previous conversion where new non-conservation style rooflights have already been installed
7.2.5	The new rooflights will have a low profile almost flush finish to the existing slate and be designed with lead soakers in lieu of the grp flashing kits
7.2.6	In addition, the lower-level lean to aisle roofs will have in line slate ventilators fitted to the end of both the new soil stacks and the extract ventilation
7.3	Methodology
7.3.1	Carefully remove slates from the existing rooflight in location of proposed rooflight position
7.3.2	Cut back existing tiling battens and remove breathable felt. Ensure opening is fully weather protected during works to avoid any water damage to internal features of the church
7.3.3	Carefully cut existing rafter. Rooflights will be designed to fit between the existing exposed timber rafters such that only one rafter needs to be cut for each rooflight
7.3.4	Insert new planed treated timber trimmers to top and bottom of rooflight in a matching size to the existing rafters.
7.3.5	New trimmers are to be stained to match the finish of the existing roof.

- 7.3.6 Install new rooflight in accordance with manufacturers recommendations using lead soakers and flashings to perimeter

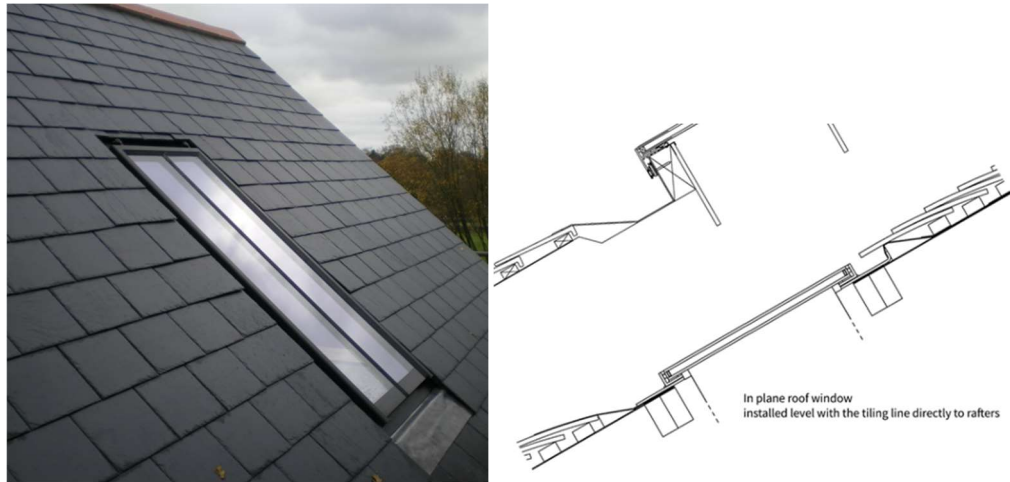


Fig 12 & 13 Flush fitting conservation style rooflight

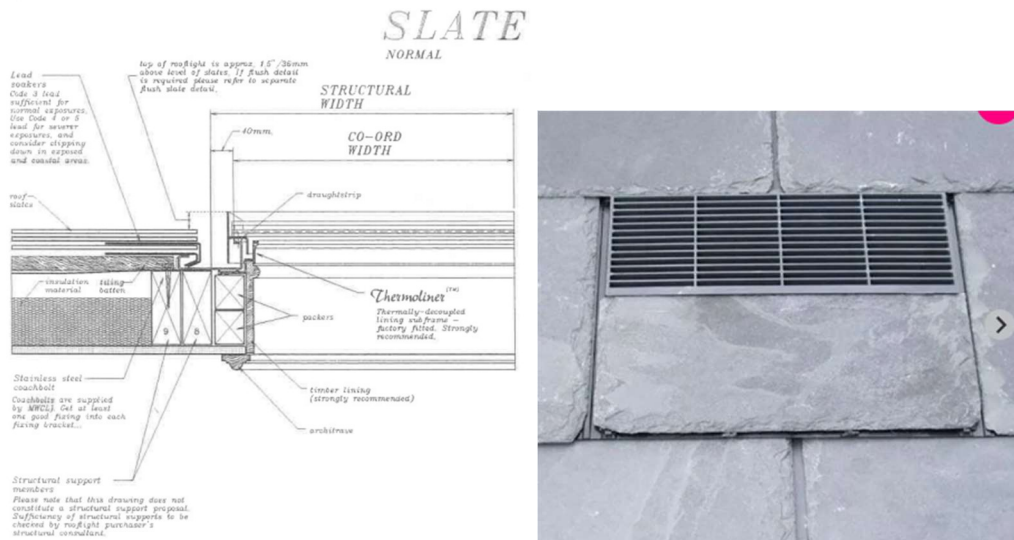


Fig 14 & 15 Typical recessed jamb detail for flush rooflight

- 7.4 Heritage Impact
- 7.4.1 The insertion of rooflights in the low-level lean-to roofs will cause some visual harm to the original heritage asset
- 7.4.2 This harm is considered to be of a lesser impact than providing opening lights within the stained-glass windows or any new window opening and is essential for the conversion of the church to a dwelling where purge ventilation is a requirement of Building Regulations
- 7.4.3 The harm should also be measured in the context of the existing conversion of the rest of church building in 2005 where similar rooflights have been installed to the length of the lean-to roofs
- 7.4.4 On balance the proposed new conservation style rooflights are considered an acceptable and necessary impact on the roofscape.
- 7.4.5 The in-line vents will be hardly visible in the existing slate roof and would be a preferred termination that a projecting stack and cowl

8.0 WINDOWS

8.1 Existing

- 8.1.1 The building includes a number of feature gothic style windows most of which include the original leaded stained-glass windows
- 8.1.2 The window furthest south on St Marys Street and the smaller window to the south-west gable have been replaced in the past with leaded glass but without the stained-glass artwork
- 8.1.3 Low level windows to the previous conversion along the length of the building have also been replaced with clear glazing to the lower-level panes that incorporate opening lights and plain leaded glass to the tracery within the arch and the high level clerestorey lights
- 8.1.4 The large full height stained-glass window above the former altar is a particular feature that dominates the space
- 8.1.5 Generally speaking, the leaded glass in good condition.
- 8.1.6 There are instances where the panels are bowed and a few instances where the coloured glass is either missing or appears to have been replaced with a clear glass infill.
- 8.1.7 Windows are protected by security mesh on the outside face of the window which is pinned through the stone tracery. The mesh to the largest window is sagging at failed anchor points.



Fig 16 missing pieces within stained-glass panels

8.2 Proposed Works

- 8.2.1 There is no intention to remove any of the existing stained- glass windows on the basis that the rooflights and the air source heat pumps are acceptable as the alternative means of ventilation.
- 8.2.2 The client intends to repair and missing glass such as the damage to the central aisle window on St Marys Street.
- 8.2.3 The client also intends to repair any excessive bowing of glass where this can be achieved in situ and to clean all windows
- 8.2.4 The security mesh will be retained to the two side elevations which are still considered to be vulnerable to vandalism whilst the mesh to the large gable window and the smaller stained-glass window to the side of it will be removed.

- 8.2.5 On removal of the mesh the existing fixings will be reviewed as noted in section 6.0 above
- 8.2.6 A new timber framed secondary glazed panel will be fitted on the inside of the smaller low level aisle windows to assist with both thermal performance and acoustic performance
- 8.2.7 No secondary glazing will be fitted to the large feature glazed window above the altar position or to the higher level clerestorey lights.

8.3 Methodology

- 8.3.1 The client has been in discussion with a stained-glass specialist Paul Sands regarding repairs and cleaning to the windows
- 8.3.2 Security mesh will be removed from the outside of the stained-glass windows to allow better access
- 8.3.3 Closer inspection of all of the existing leading will be required before being able to make a full assessment of the repairs that can be carried out but assuming the lead is in good condition then the repairs and cleaning can be carried out in situ.
- 8.3.4 Gazing will be cleaned with a dry brush down followed by a gentle clean with de-ionised water and a nonabrasive cloth. Work should be gentle and slow
- 8.3.5 A test area would be prepared first to assess the state of any paintwork
- 8.3.6 New glass will be inserted into any missing section of the work by lifting the inside leaf of lead and inserting a slightly smaller piece of glass
- 8.3.7 Glass will be coloured if it is obvious what colour the missing section should be but will otherwise be clear as per any previous repairs
- 8.3.8 The glass will be secured with new lead cement
- 8.3.9 If for any reason the glazing cannot be removed then the entire panel will need to be removed from site and a new panel prepared in a workshop and refitted
- 8.3.10 Where glazing has bowed this should only be removed if there is evidence of water ingress or the panel feels loose.
- 8.3.11 It is common that the bowing occurred shortly after they were originally fitted. To repair these the panel would need to be removed and weights be added to gradually flatten it. However, it is also common for the panel to spring back and therefore should only be undertaken if the panel is unsound

8.4 Heritage Impact

- 8.4.1 It is considered to be a benefit that no further stained glass will be removed as part of the proposed development and the various stories depicted on the individual windows will continue to be enjoyed.
- 8.4.2 The repairs to the broken glass panels are a positive improvement to the building both in terms of preventing any moisture ingress and from a visual aspect
- 8.4.3 Internally the secondary glazing will detract from the view of the aisle windows but is considered a necessary intervention for the change of use and will not cause significant harm to the heritage value of the property

9.0 DOORS

9.1 Existing

9.1.1 There are three existing external doors on the south east end of the church pertaining to this application

9.1.2 The main double entrance door is a large timber door and frame but is not original. This opening was formed from a previous window to create a new access into this end of the building when it was to be office accommodation

9.1.3 The double door has swollen badly and is difficult to open and close and includes various bits of contemporary ironmongery.

9.1.4 The smaller side door on Parsonage Street appears to be an original thick oak door with original ornate hinges that have been painted over but with some newer ironmongery added over the years.

9.1.5 The door functions well and has what appears to be the original latch although a newer small mortice lock has been added at a higher level

9.1.6 The small external door leading to the basement has been overclad with a plywood panel but includes what appear to be original ornate hinges.

9.1.7 However, newer secure ironmongery and handles have been added to the door which are not of a heritage style



Fig 17 & 18 existing entrance door off St Marys Street



Fig 19 & 20 external side door and basement door

9.2	Proposed works
9.2.1	The existing double entrance door on to St Mary's Street is to be removed and replaced with a new modern solid timber door as detailed within the submission.
9.2.2	The door will include a feature pivoting section. The concept is that this is an additional non-original feature and whilst of a similar style it is intended that it is quite clearly a newer addition.
9.2.3	Heritage style ironmongery will be included on the door and it will be painted with a suitable heritage paint colour
9.2.4	The existing side door on to Parsonage Street is to be retained, cleaned and repainted.
9.2.5	The plywood over panel will be removed from the basement door and the level of any damage will be fully assessed and repaired where this is feasible.
9.2.6	Newer heritage style ironmongery will be added and the existing hinges will be fully cleaned, inspected for any rust, treated and repainted
9.2.7	The door will be repainted in the same colour as the other external doors
9.3	Methodology
9.3.1	The existing timber door to St Mary's Street will be carefully removed although the plaster linings to the internal side of this door are already in poor condition and will need to be removed – see section 12.0
9.3.2	The new solid timber door and frame will be inserted into the same opening. Details of the proposed door are included within the architectural drawings
9.3.3	The existing side door in the Parsonage Street side and the existing external door to the basement plant room will be rinsed clean in situ, lightly sanded and repainted with a suitable exterior eggshell in the nearest heritage colour to the existing door such as Little Greene Intelligent Exterior Eggshell.
9.3.4	Where hinges are already painted it is proposed to retain these rather than strip them
9.3.5	New heritage style handles will be provided to the basement door

9.4

Heritage Impact

9.4.1

The new entrance door to the converted dwelling is considered to be a contemporary insertion into the historic fabric will nevertheless be of the same solid timber construction.

9.4.2

Given that this door is not an original feature this is considered an acceptable approach that does not cause any greater harm to the heritage asset. The existing front door has been altered many times in terms of the locks and handles and is also warped so needs to be replaced in any case

9.4.3

The repainting of the other external doors and the removal of newer ironmongery for more traditional looking handles is considered to be a benefit

10.0	FLOORS
10.1	Existing
10.1.1	There are several materials forming the existing internal floors including feature patterned tiling, sandstone slabs and newer timber boarding and there are numerous steps throughout this part of the church.
10.1.2	It should be noted that the commencement off works on a previously agreed scheme has already caused damage to many of the existing floors
10.1.3	The central nave area and former altar area are generally toiled with some steps at the various changes in level
10.1.4	The highest part of the floor at the former altar is tiled with encaustic patterned tiles. There is some damage to these tiles.
10.1.5	There is some evidence of cement infills where previous tiles have been damaged and a previous raised timber floor that has since been removed has left some visible fixing holes. Around the perimeter where some former demolition has occurred at the change in level the tiles are broken
10.1.6	Similar inlaid encaustic tiles have been used to some of the stone steps and are in good condition.
10.1.7	The remaining of the tiled floor is of a plainer small format thin clay tile. Much of this has been damaged by the former demolitions to expose the services trenches and presumably for foundations in relation to one of the previous approved schemes for the building
10.1.8	The aisles have a mixture of stone slabs, some of which have been painted red, newer timber floors of no floors at all
10.1.9	The floors also contain a number of cast iron ventilation grilles that were used to heat the original building by a series of convection currents.
10.1.10	Most of the cast iron grilles are still in place and there a handful of loose ones stacked in one corner that can be reused.
10.1.11	At the entrance doors on St Marys Street there has been some attempt to provide a level access and a new raised timber floor has been constructed. It is difficult to ascertain, without further demolitions, what the existing floor is beneath this and what condition it is likely to be in. It is anticipated that some stone slabs will be encountered similar to the aisle on the opposite side.
10.1.12	To the south-east corner there is a timber joisted floor over the top of the basement plant room that houses all of the existing incoming electric and water services. It is likely that this in an entirely new floor
10.1.13	In the south-west corner the floors are missing entirely
10.1.14	The stairs leading up to the roof are all of stone construction



Fig 21 & 22 Encaustic tiles to former altar and inlaid to some steps and also showing metal grillage

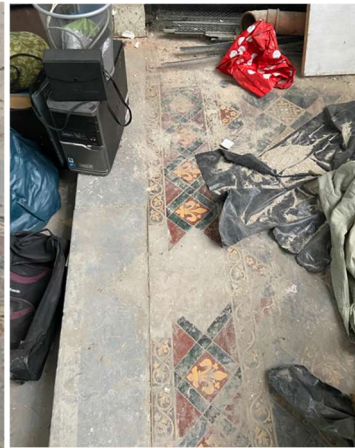


Fig 23 & 24 Infills to broken and missing tiles

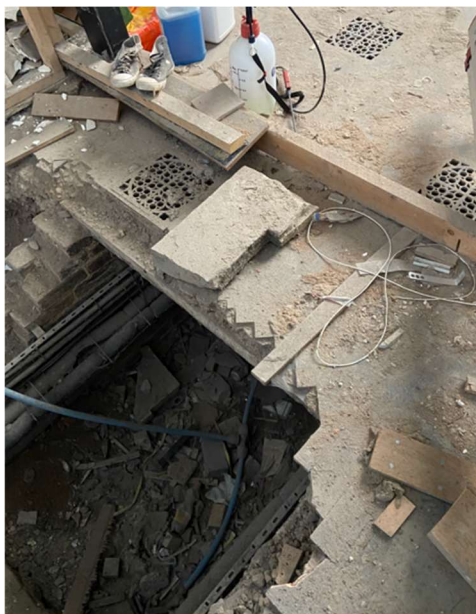


Fig 25 Smaller format plain tiles damaged by former demolition



Fig 26 Areas where floors have entirely been removed, cast iron grilles retained



Fig 27 Raised timber floor added to main entrance doors

10.2	Proposed works
10.2.1	There is no intention to remove any more of the existing floors
10.2.2	Clearly, there will need to be a lot of work to reinstate some of the missing floors and to make good to any historical floors so far as is reasonably practical given the extensive damage caused by previous construction
10.2.3	The proposed works include the installation of a new mezzanine floor in the centra space supported by slender steel posts
10.2.4	The proposed location off posts has been carefully considered so that they sit upon the existing sleeper walls to the trenches, most of which are already fully exposed
10.2.5	The corner post at the apex of the curved sides of the mezzanine is located above the encaustic tiled floor but no post has been designed at this intersection to avoid any further damage to the feature tiling
10.2.6	The existing tiles will be cleaned and made good where practical
10.2.7	There is no proposal to regrout the existing tiles which is likely to cause more damage to the tiles.

- 10.2.8 The client is actively seeking a local craftsperson who may be able to make similar through coloured tiles to replace some of the cement infills so that the full splendour of the original floor can be reinstated in due course
- 10.2.9 Former fixings will be made good with a similar coloured infill
- 10.2.10 Where new partitions are to be constructed over the plainer tiles areas these can be wedged in to position to avoid any further drilling through the tiles and the heavy kitchen units can be freestanding to avoid fixings
- 10.2.11 The stone slabs and steps will also be cleaned and any missing pieces will be replaced with new stone to match. There are numerous pieces of stone stacked throughout the church where they have been removed following the former demolition
- 10.2.12 Where floors are missing these will be replaced. Where spanning over the sub-floor trenches this will be done in similar stone slabs. Elsewhere there is an opportunity to include some insulation beneath floors and use stone slab paving above
- 10.2.13 The raised timber floor at the entrance will be fully removed to expose whatever floor is beneath and make good.
- 10.2.14 The suspended timber floor above the basement will be retained but will be overlaid with a reclaimed timber floorboards
- 10.2.15 New floors at mezzanine levels will be of suspended timber floors with a dark timber floorboard

10.3 Methodology

- 10.3.1 The entire floor should be cleared of furniture, fully swept and rinsed to allow full inspection of the floor. Do not over wet the floor as this could lead to tiles becoming loose
- 10.3.2 The feature tiles will be fully cleaned using a neutral pH balanced floor cleaner and a soft bristled brush to gently clean the floor
- 10.3.3 A sample area should be tested in advance to ensure that the cleaner does not remove any of the pigments in the tile itself
- 10.3.4 For more stubborn staining or ingrained dirt use a high alkaline degreasing cleaner, again ensuring a sample area is tested first such as Lithofin KF Tile restorer diluted by 10%
- 10.3.5 A similar action should be used on the plainer clay tiles throughout the rest of the nave. And loose tiles from the edges of excavations should be carefully removed and retained for use in any patching of areas on completion of the proposed works to the kitchen areas
- 10.3.6 Any tiling from beneath the new stair may be removed and used to replace areas that will remain visible on completion.
- 10.3.7 The small format tiles do not appear to be grouted and a sample area of infill tiling should be prepared for inspection by the Conservation Officer
- 10.3.8 On completion a suitable sealant should be applied to provide long lasting protection against further dirt
- 10.3.9 The existing stone slabs should be thoroughly swept and inspected for damaged or missing pointing
- 10.3.10 Any new stone steps should be laid and pointed using a breathable lime mortar

- 10.3.11 The stone should then be cleaned with a high alkaline cleaner designed specifically for natural stone floors diluted in accordance with recommendations and ensuring no overspill to adjacent tiled floors
- 10.3.12 Allow the cleaner to dwell for several minutes
- 10.3.13 Scrub the floors with a low-speed rotary machine fitted with a black scrubbing pad
- 10.3.14 Immediately after scrubbing use a wet vacuum to remove the dirty solution. Rinse the floor thoroughly and repeat for any stubborn staining
- 10.3.15 On completion of cleaning a breathable natural stone sealer should be applied such as Floorseal Natural Stone Sealer Breathe

10.4 Heritage Impact

- 10.4.1 The proposed scheme attempts to celebrate the existing features of the original building by cleaning and, where practical, reinstating the flooring
- 10.4.2 Existing encaustic tiles will be retained throughout and where missing a replacement tile will be sourced in due course
- 10.4.3 Whilst the replacement of some flooring would normally have some significant impact on the building the proposals must be seen in context of the current state of the flooring throughout the building and the previous planning approvals.

11.0	FLUTED COLUMNS
-------------	-----------------------

11.1	Existing
------	----------

- 11.1.1 The nave and aisles are separated by a series of pointed arches
- 11.1.2 The columns in the part of the church that has been renovated appear to be quite simple designs but those within the southeast part of the church are much more ornate and the columns have a series of circular pipes forming a fluted appearance to the columns
- 11.1.3 The 'pipes' appear to be of plaster as there are numerous areas where fixings have been used at the location of former partitions
- 11.1.4 The octagonal plinths, painted blue, also show areas where original partitions may have been installed as the plinth is incomplete and some of the 'pipes' are unpainted
- 11.1.5 Numerous services are fixed to the columns including lights, sensors and former speakers
- 11.16 The columns and arches, along with the stained-glass windows, are the most striking architectural feature within the church



Fig 28 & 29 Fluted columns to arches



Fig 30 & 31 Former partition where plinth is incomplete and services fixed to columns



Fig 32 Broken collar feature to the fluted column

11.2	Proposed works
11.2.1	There are no works that will lead to any demolition of the existing arches
11.2.2	In general, the former fixing holes or broken surrounds will be repaired. Tell-tale signs of former partition locations via deliberately missing parts of the structure will be retained rather than repaired
11.2.3	The columns and arches will be cleaned and repainted
11.3	Methodology
11.3.1	All existing services are to be carefully removed including all wiring
11.3.2	Paintwork to the columns themselves is generally in good condition and there is no evidence of damp plasterwork or peeling paint to these features like elsewhere to the walls

- 11.3.3 As with all works to historic features test areas are to be provided and inspected to ensure no damage to the features and to make sure the best possible match is obtained. Test areas should be inspected by the Conservation Officer and where required by English Heritage.
- 11.3.4 Clean existing paint using trisodium phosphate or similar approved product to remove all dirt, mould and loose paint
- 11.3.5 Small holes resulting from former fixings are to be filled with a traditional lime-based plaster and gently sanded smooth
- 11.3.6 Any gaps or broken features to the columns are to have new plaster moulding carefully inserted to the same profile as the existing
- 11.3.7 Repaint using thin layers of breathable limewash to the same colours as the existing paint using high quality brushes working from top to bottom to avoid drips

11.4 Heritage Impact

- 11.4.1 The fact that none of the fluted columns and decorative arches are to be damaged by the proposed development is seen as a large benefit to the interior.
- 11.4.2 The architect has proposed that, along with the stained-glass windows, the various features of the arches are the dominant feature and new walls are designed to be plain rather than to compete with this level of decoration.
- 11.4.3 Repairs to some of the damaged plaster and previous fixings is welcome
- 11.4.4 A good quality lighting scheme that accentuates the columns will create a stunning interior scheme

12.0 PLASTERED WALLS

12.1 Existing

- 12.1.1 Aside from the ornamental columns the church offers very little in terms of feature plaster mouldings.
- 12.1.2 A simple moulding runs around the windows cills and wraps over the original side door on Parsonage Street but otherwise all of the external walls are flat with spayed window reveals
- 12.1.3 There are a couple of instances where the dado moulding has been damaged or is missing.
- 12.1.4 Plaster to the external walls is in poor condition throughout perhaps by application of the wrong plaster or paint finish in the past trapping moisture
- 12.1.5 Large areas of plaster have delaminated entirely and some sections are extremely crumbly
- 12.1.6 Plastered walls at high level to the clerestorey appear to have been stripped back to brick as part of the previous works.
- 12.1.7 The plaster to the partition walls below the clerestorey and to the top of the arches appears to be in much better condition with no visible defects
- 12.1.8 This section of wall includes some feature painted roundels which appear to be in reasonable condition but are in need of some cleaning to bring out the original colours
- 12.1.9 Preliminary tests on sections of plaster using white vinegar shows that the base plaster has some lime content but no evidence of horsehair but the topcoat of plaster did not react suggesting that it may have been reskimmed in the past with a gypsum plaster
- 12.1.10 Where plaster has been removed or fell away there is no evidence of timber laths



Fig 33 & 34 Blue painted plaster moulding to window cills and door surrounds including some missing sections



Fig 35 Plaster previously removed from clerestorey, damaged plaster to the external wall in background, plastered partition with decorative roundel

12.2	Proposed Works
12.2.1	It is proposed to remove all existing loose and damaged plaster and to replaster with suitable traditional materials to allow breathability of the walls
12.2.2	Sound plaster, such as to internal partition walls, will be retained where practical and feature mouldings will be left in situ wherever practical
12.2.3	Painted roundels will be cleaned by a specialist
12.3	Methodology
12.3.1	Protect all existing features such as tiled floors and timber rood screens
12.3.2	Ensure adequate dust protection is provided during the works
12.3.3	All loose, damaged or crumbling plaster is to be carefully removed by hand tools taking care not to damage the underlying brick structure
12.3.4	Where the background plaster is soundly adhered efforts should be made to remove the skim coat which appears to be easy to separate at least in some parts of the building
12.3.5	Features such as the dado moulding should be left intact where practical as well as the moulding at high level above the arches
12.3.6	Leave for a while to check that there are no areas of excessive damp affecting the substructure that will need to be reviewed and treated prior to applying new finishes

- 12.3.7 A structural engineer will inspect the existing sub-structure to ensure there are no structural issues with the background prior to reapplying
- 12.3.8 An historic conservation contractor approved by the Conservation Officer shall carry out the work and the proposed products are to be fully agreed before works commence. These should be laid in a traditional three coat system.
- 12.3.9 Hydraulic lime is preferred due to the faster curing time
- 12.3.10 Thoroughly clean the substrate from any dust
- 12.3.11 Thoroughly wet the substrate wall several hours before application of scratch coat and ensure that it remains saturated to avoid rapid curing and dehydration
- 12.3.12 New plaster should be a breathable lime based using a hydraulic lime to be fully agreed with the Conservation officer in advance
- 12.3.14 Apply the lime-based scratch coat to the substrate and allow to cure. Thickness will depend on the depth of any existing features that the plaster abuts
- 12.3.15 Apply a second float coat of hydraulic lime plaster and allow to cure.
- 12.3.16 Apply a finishing coat of hydraulic lime with smooth skim coat finish and allow to cure
- 12.3.17 Prime plaster using a commercial limewash paint and apply a limewash undercoat
- 12.3.18 Apply a minimum of two topcoats using a suitable traditional breathable limewash paint in the same colours (mostly white with blue mouldings)
- 12.3.19 The existing painted roundels will be carefully cleaned by a specialist. Closer inspection of the high-level pictures is required to determine the most suitable cleaning method and make sure that no pigments are washed away as part of the process
- 12.4

Heritage Impact

- 12.4.1 The removal and replacement of severely damaged plaster with traditional lime-based plasters and breathable paints will be a positive contribution to the building effectively helping to preserve the external walls from any future damp problems
- 12.4.2 The cleaning of features such as the painted roundels will also be of benefit to the building

13.0 TIMBER SCREENS AND PANELLING

13.1 Existing

- 13.1.1 The church building has little by way of existing timber panelling.
- 13.1.2 Some timber panelling is present beneath the feature gable window but it is not clear whether this is original. The detailing is relatively simple and the timber has been painted.
- 13.1.3 The panelling sits either side of the window where perhaps a religious centre piece probably stood in the past.
- 13.1.4 A more ornate timber rood screen is still present to one of the arches. The top fretwork of the screen is ornate but the lower half comprises of simple planks.
- 13.1.5 The screed collides with the existing fluted columns in a quite crude way with a simple timber plank applied to cover the junction
- 13.1.6 A second rood screen has been removed by the previous works to the building and is currently stored within the building. The screen is much planer



Fig 36 Existing timber rood screen



Fig 37 & 38 loose timber screen and painted panelling beneath window

13.2	Proposed Works
13.2.1	The existing timber rood screen will be retained, made good and redecorated.
13.2.2	The second loose rood screen is proposed to be located to the south-east arched bay to help protect an otherwise dangerous change in level. There is evidence that some sort of screen or partition was previously located on this line
13.2.3	The existing timber panelling beneath the window will also be retained, made good and decorated.
13.3	Methodology
13.3.1	The existing loose timber screen will be located in its proposed position to the south-west bay
13.3.2	All timber screens and panelling will then be cleaned and decorated in situ to avoid any damage to the timber or to the substrate they are fixed to.
13.3.3	Any damage to the panelling beneath the gable window is to made good and the screen will be repainted.
13.3.4	Exposed timber to the rood screens is to be cleaned of dust and lightly polished to check for any defects such as rot though none is evident at present. If rot is present it will need to be carefully cut out
13.3.5	Sundry repairs to any dents, splits or chips in the screen will be carefully repaired by a specialist furniture restorer using fillers and wax sticks
13.3.6	Where any new timber is required it should match the existing as closely as possible and finished to match the existing screen as closely as possible.
13.3.7	On completion the screen should be repolished
13.4	Heritage Impact
13.4.1	The painted panelling beneath the gable window is not considered to be a significant asset but is nevertheless retained and redecorated
13.4.2	The retention of existing timber screens is welcome in preserving the history of the building
13.4.3	Their redecoration is a positive benefit

14.0 CEILINGS

14.1 Existing

- 14.1.1 The underside of the main roof to the nave is formed from ornate timber trusses supported on a ledge in the clerestorey with some carved figure heads at intervals
- 14.1.2 The previously applied breathable roof felt is visible between the trusses. A number of holes appear to have been cut in to the felt by the previous contractor but their purpose is not known and a closer inspection will be required
- 14.1.3 The side aisles are formed by four trusses supporting purlins which in turn support exposed timber rafters
- 14.1.4 The trusses included some ornamental fretwork at each end but these are missing on several trusses. Those to the Parsonage Street side appear to have been deliberately cut, perhaps to improve headroom issues on the previously approved mezzanine floors



Fig 39 & 40 timber framed ceilings



Fig 41 and 42 cut felt to upper roof and missing ends to trusses

- | | |
|------|-----------------------|
| 14.2 | Proposed works |
|------|-----------------------|
- 14.2.1 There are no works proposed to the feature trussed ceiling in the central space
 - 14.2.2 The exposed timber roof on the aisles will also be retained but will include the new conservation rooflights required for ventilation
 - 14.2.3 It is also proposed to reintroduce the missing sections of trusses and their fretwork infills to each truss. These will be located against partitions where headroom will not be an issue
 - 14.2.4 New first floor partitions will need to be fixed to the underside of the roof for stability
- | | |
|------|--------------------|
| 14.3 | Methodology |
|------|--------------------|
- 14.3.1 The insertion of the rooflights has been covered in a previous section to the roof and will include the removal of part of a single rafter to each rooflight and introduction of new trimmer beams to support the frames
 - 14.3.2 Where partitions need to fix to the underside of the roof it is proposed to run a new timber batten to the head of the partition that is fixed to each rafter. This timber will be within the depth of the partition and will not be seen
 - 14.3.3 The new plasterboard linings will then be cut around each rafter
 - 14.3.4 New sections of timber will need to be prepared and spliced by a specialist joiner in identical timber sizes and they will then be redecorated to match the existing using timber staining
- | | |
|------|------------------------|
| 14.4 | Heritage Impact |
|------|------------------------|
- 14.4.1 The proposed subdivision of the aisles by full height partitions at first floor can be seen as a negative impact on the spatial planning of the church building
 - 14.4.2 However, this is seen as a necessary consequence for the provision of private spaces such as bedrooms and bathrooms within a four-bedroom dwelling
 - 14.4.3 Other options have been explored to reduce the impact of this intervention but have created additional problems with spatial planning and impacts elsewhere in the building
 - 14.4.4 Given that the aisles are already subdivided in the previous conversion and a successful planning application was previously granted for this part of the building with the same level of subdivision it does not appear to be an unreasonable solution
 - 14.4.5 The southeast corner on St Mary Street is also partly obscured by an existing arched stone partition
 - 14.4.6 The previous conversion included apartments that filled and projected from each arch so that the underside of the roof in each aisle was entirely lost when viewed centrally
 - 14.4.7 This proposal includes walls that are set back from the line of arches so that the full length of the aisle roofs is visible for at least a narrow part of each side
 - 14.4.8 Furthermore, the underside of the roof will still be fully visible from each partitioned room
 - 14.4.9 The reintroduction of some of the previously damaged trusses in each aisle will also be an added benefit.