

Supporting Documentation

Mottram St Michael and All Angels – Works to bell frame and removal of heating equipment

Note to parish

This bundle includes all the supporting documentation to your faculty application as required under Rule 5.5 of the Faculty Jurisdiction (Amendment) Rules 2019.

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Caroline Hilton, DAC Secretary



20 December 2022

We petition the Court for a faculty to authorise the following-

Please describe the works or other proposals for which a faculty is sought in the way recommended by the Diocesan Advisory Committee in its Notification of Advice.

SCHEDULE OF WORKS OR PROPOSALS

Carry out a complete renovation of the bellframe;
Remove the 1980s heating system;
Remove most of the redundant radiators from the previous Victorian heating system.

Copies of the Standard Information Form and any drawings, plans, specifications, photographs or other documents showing the proposals must be provided with this petition.

ST. MICHAEL & ALL ANGELS, MOTTRAM IN LONGDENDALE

STATEMENT OF NEED

Proposals for bellframe repair and removal of obsolete heating system: October 2022

1. General information

Overview of Mottram Parish

This formerly rural parish is surrounded by countryside and several large farms. The parish is situated in the Metropolitan District of Tameside, to the East of Manchester and bordering the Peak District, with an estimated population of 6150 in 2740 households (2011 census). It comprises three distinct areas: the ancient village of Mottram, much extended in the 19th and 20th centuries; the village of Broadbottom, built largely by millowners in the 18th and 19th centuries and one-third of the Hattersley estate, built in the 1960s and comprising largely of social housing.

Broadbottom and Mottram consider themselves separate villages although housing expansion has largely brought them together. Today little industry remains in the parish, with many commuting to work in Manchester or Glossop, and once thriving shopping areas in Mottram and Broadbottom have declined significantly.

Key Centres of Community Use

The parish has a small number of centres where community activities can take place, in each of the three main areas of the parish. Each of the three areas has at least one dedicated community centre with significant kitchen areas.

The church itself organises various events, fairs, socials, meals, meetings, exhibitions etc. and hosts many of these in its own facility - the Magdalene Centre in Broadbottom - an exception being heritage themed exhibitions, which are almost exclusively held in St. Michael's. The church also uses other community venues such as Mottram Community Centre and Mottram Cricket Club. Mottram School, adjacent to the church building has been used in the past for Sunday School on a Sunday morning.

Once we have replaced our obsolete heating system, we plan to open St. Michael's in future for more community events, offering a distinctive Christian character lacking in other venues. and contribute to making our historic church building more of a familiar place to local people.

Use of the Church Building

St. Michael's is in regular use for a variety of services:

8.30am Early Morning Communion

attended by up to 10 people and held in the Staveley side-chapel

10.30am Main Sunday service

Parish Communion (2 or 3 per month), Worship for All (2 or 3 per month)

attended by 40 - 70 adults and 15 - 30 children and held in the main church (pre Covid figures)

4:00pm, monthly Choral Evensong (not yet re-started, due to retirement of organist/choirmaster)

was attended by approximately 10 people plus the choir and held in the main church

Baptisms

15 - 20 annually, conducted either within one of the main 10:30 Sunday services or at an alternative time, attended by between 15 - 80 people.

Funerals

30 - 40 annually with attendance varying widely between 10 and 300 people depending on the circumstances of the deceased.

Weddings

7 - 15 annually with attendance of 60 - 150 people, including services for marriage vow renewal. Not infrequently a wedding service may involve additional guest musicians from soloists, through modern worship bands to brass bands.

Church seasons

We hold services for all the usual major festivals and civic occasions, including Lent, Easter, Remembrance, Memorial service for those who have died, and Christmas. We occasionally hold creative prayer evenings for instance using prayer stations around the church, and Taize services.

Schools

used monthly by Mottram Primary School for school services for all pupils, teachers and parents at specific times of year, i.e. Harvest Service, Carol Service, End of Term. On occasion both Broadbottom and Mottram Parish Schools combine for joint services. The church has also hosted Arundale Primary School pupils, teachers and parents for a carol service.

Other uses

Special occasions

for example in recent years: an MBE Investiture, concerts, organ recitals, a service to mark the 10th anniversary of the murder of PCs Fiona Bone and Nicola Hughes.

Schools

The building is used as a venue for teaching and exploring the RE curriculum with individual classes. A number of years ago the building played host to an "Easter Trail" whereby the whole building was dressed inside with scenery and props to take visiting children from all the local schools through the Easter Story.

Meetings

The Hollingworth Chapel is occasionally used for meetings, for example by the Walking Group, and other church groups.

Heritage

The church is open for occasional days and one whole weekend a year for heritage events, when the history of the building is showcased with exhibitions and guided tours. Such events, usually organised by the Friends of Mottram Church, have in the past included craft displays, fundraising, social events and flower festivals etc.

Future uses

Place of welcome

We plan to make the church open as a Place of Welcome, providing a weekly (or more) 'Drop in' afternoon, where people can come for a couple of hours to a warm building, and share a hot drink and some simple food during the cold winter months. This currently takes place at Mottram Community Centre, due to the lack of adequate heating in the church building.

Open Church

We hope to be able to open the church regularly to welcome visitors who are interested in local heritage or family history, and to provide a quiet place for prayer and contemplation. At least one of the grant sources that have been approached for funding for the project, have regular church opening as a requirement.

One idea is to open the church around school drop-off and pick-up times, to welcome parents for drinks and refreshments, and a place to meet.

2. What do we need?

Members of the DAC visited St. Michael's on Wednesday 12th October 2022, to see at first hand and discuss with us the issues described below. We are very grateful for their interest and advice.

We need to:

- carry out a complete renovation of the bellframe;
- remove the 1980s heating system;
- remove most of the redundant radiators from the previous Victorian heating system.

3. The proposals

Bellframe renovation

Background

The bellframe, built in 1910 by Taylors, suffered the effects of rainwater ingress to the tower, particularly during the first half of the 20th century before internal rain shields were installed. The full extent of the damage was discovered in 2017, and ringing was temporarily suspended until emergency repairs were completed by Blyth & Co. These comprised inserting two galvanised steel beams below the frame to support the load of the rusted frame above. At the same time, other temporary repairs were carried out to make the bells safe to ring - for now. This emergency work was always intended to be in preparation for a full rebuild.

Due to the condition of the bellframe, in particular expansion of the old, rusted beam ends in the stonework, the tower was placed on Historic England's At Risk Register in 2017.

We propose to remove the whole frame and bells back to the factory, where a new frame will be built and tested before reinstallation onto the new bottom beams. We propose to start this work in the spring of 2023.

A full specification for this work, drawn up by our preferred contractor Blyth & Co, is attached to this application.

There are some supporting pictures, later in this statement.

1980s heating system

Background

When the present heating was installed in the 1980s, it was decided that the best place to locate the air intake would be at the top of the tower. The bell trapdoors in the floors below the belfry were removed, and the burner and control gear were installed immediately below the belfry. Large ducting carries the warmed air down through the two trapdoor holes, through the ringing chamber, then into the nave through vents located just below the west window.

Starting in January this year, a small team have been looking at options for replacing the system, particularly in the light of the Church of England's Net Zero 2030 target. After carrying out much research (including the CofE's Net Zero webinars) inviting a number of heating firms to visit, and visiting or talking to several other churches in Cheshire and Derbyshire, we have now engaged the services of a heating consultant, John Book. He is the Heating Advisor for Manchester Diocese and recommended by our parish architect.

In order to remove the bellframe, the burner and control gear, and the ducting for the old heating system needs to be completely removed. We are assured by the heating contractor who carries out the annual services, that it will not be possible to put it back in. It is unreliable now - it is unlikely that it could ever be made to work if reinstalled.

There are some supporting pictures, later in this statement.

We propose to remove and dispose of all the burner and control gear, plus gas pipework and ducting in the tower, immediately before the bellframe is removed, in the spring of 2023.

Note: The choice and design of a new heating system will be subject to a separate faculty application, as soon as possible in 2023. At the same time, we will make proposals for the removal of some pews, and measures to prevent heat loss, including the introduction of glass 'airlock' doors to the porch.

Redundant Victorian radiators

Much of the old pipework from the Victorian heating system has been removed over the years, but most of the radiators remain. A small number were removed a number of years ago, as various changes were carried out in the church, and are stored in the Hearse House.

We propose to remove most of the remaining radiators, and sell them to an architectural reclamation company to contribute to the cost of the new system.

On the recommendation of members of the DAC who visited, the four large radiators in the cross aisle immediately visible on entry to the church will be retained, as evidence of the importance of the Victorian era in the historical story of the nave. They represent rare examples of locally made cast iron radiators manufactured by Dawson's of Stalybridge, and bear their name cast into the metal.



There are more supporting pictures, later in this statement.

4. Why do we need it and why do we need it now?

The bellframe has had temporary repairs to allow the bells to be rung for now, but its continuing deterioration makes renovation an urgent need, for the future of bellringing and the condition of the tower walls to which it is attached. This work will remove our church from Historic England's At Risk Register.

The old direct fired warm air heating system is now over 30 years old, and is ineffective and unreliable. Recently, it has failed to start on many occasions, requiring someone to ascend the tower to hit the Reset button on the inconveniently positioned control unit. There is serious doubt

about whether it will last the coming winter season, virtually all of its parts are now obsolete, and attempts to diagnose its intermittent faults have not been successful.

What prompted these proposals?

We have a long term plan to carry out urgent repairs to the tower and bellframe, update our obsolete heating and lighting, and carry out reordering works to improve the internal layout of the building. However until now, funding has not been available to enable us to contemplate starting any of these works.

In 2021, we received a large bequest from the late Rev Dr Richard Hills, which at last enables us to start planning the work to the bellframe and heating. These proposals deal solely with the preparatory work necessary to start bringing those plans to fruition.

Why we cannot meet our needs without making changes.

The bellframe and the heating system are, simply, at the end of their lives.

5. What is the evidence for the need?

Bellframe renovation

The members of the DAC who visited have seen for themselves, but the pictures below give some examples of the sorry state of the bellframe for those who were not present:



Heating system

Congregation members and visitors to the church have long found that the church is cold and damp, the walls running with condensation. In the coldest weather, the heating system is

ineffective, and gets worse the longer it is on, due to a temperature inversion as the warm air rises to the roof.

The heating system is at the end of its life, and furthermore, needs to be removed from the tower before the bellframe can be repaired.

Again, the members of the DAC who visited have seen for themselves, but the pictures below show how the burner and control gear, and the ducting, are positioned in a very unfortunate location completely blocking the trapdoors in the floors below the bellframe and above the ringing chamber:



Redundant Victorian radiators

The pictures below show the two types of radiator present in the building.

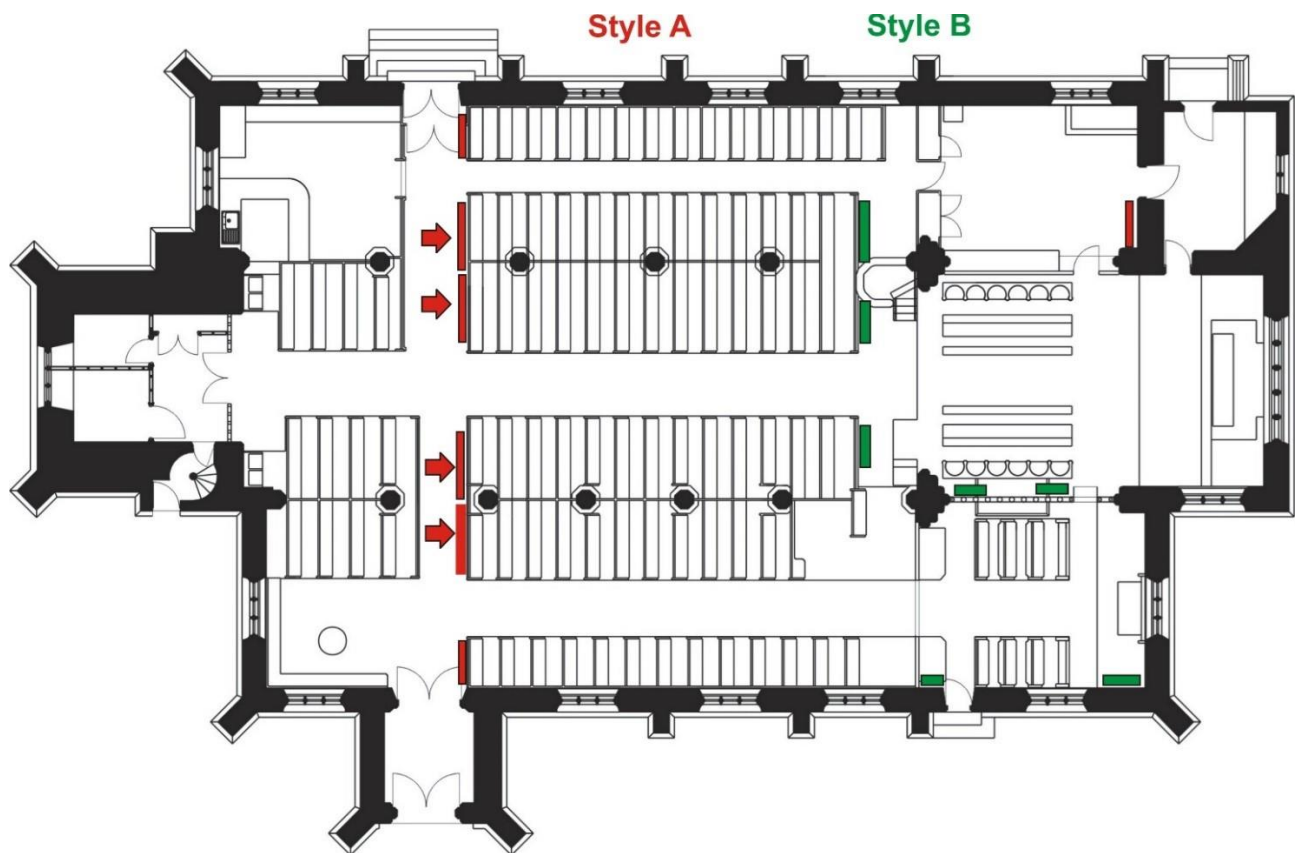
Style A



Style B



The plan below shows where the radiators are located in the building - most of the radiators will need to be removed to make way for new, more efficient radiators that are more suited to a modern heating system.



As mentioned earlier, the members of the DAC who visited, suggested that the four large radiators in the cross aisle marked by arrows above should be retained, as evidence of the importance of the Victorian era in the historical story of the nave.

6. How is the proposal contributing to the need for environmental sustainability?

The repairs to the bellframe will have no environmental effect beyond those incurred by the manufacturing process. The new steels will be galvanised, so should last much longer than the originals.

As we develop our proposals for a new heating system, we will be looking at ways to heat the building better, while keeping our carbon emissions to a minimum.

7. What other options to meet the need were considered, taking point 6 and the impact identified in the Statement of Significance into account?

We have not been able to identify any other feasible options.

ST. MICHAEL & ALL ANGELS, MOTTRAM IN LONGDENDALE

STATEMENT OF SIGNIFICANCE

Proposals for bellframe repair and removal of obsolete heating system: October 2022

CONTEXT OF THIS STATEMENT

General information

We have a long term plan to carry out urgent repairs to the tower and bellframe, update our obsolete heating and lighting, and carry out reordering works to improve the internal layout of the building. However until now, funding has not been available to enable us to contemplate starting any of these works.

In 2021, we received a large bequest from the late Rev Dr Richard Hills, which at last enables us to start planning the work to the bellframe and heating. These proposals deal solely with the preparatory work necessary to start bringing those plans to fruition.

What do we need?

Members of the DAC visited St. Michael's on Wednesday 12th October 2022, to see at first hand and discuss with us the issues described below. We are very grateful for their interest and advice.

We need to:

- carry out a complete renovation of the bellframe;
- remove the 1980s heating system;
- remove most of the redundant radiators from the previous Victorian heating system.

These issues are discussed more fully in our Statement of Need.

What impact will the work have on the issues identified in this Statement of Significance?

Bellframe renovation

The main beams supporting the 1910 frame, and the steel grillage stabilising the assembly at the top of the frame are corroded beyond repair, and need to be replaced. However the bells themselves and the cast iron 'H' frames they are suspended from are in good condition, and can be re-used. The replacement of those steel components leaves the working heart of the frame intact, and will preserve it and allow ringing to continue, for another century or more.

The new design includes a steel mesh floor on top of the frame and built-in ladders for access to the bell pits. This will make maintenance much easier and safer. These improvements, in conjunction with the bird proof mesh which is planned for the louvres, will also mean fitting muffles to the bell clappers for special occasions for example, on Remembrance Sunday and the recent death of Her Majesty the Queen, will no longer necessitate volunteers being prepared to roll on their backs under the frame in bird droppings as part of their duties. Similarly, silencing the bells by immobilising their clappers for use in the early stages of teaching new recruits (using the simulator), will be made easier.

1980s heating system

The replacement of the old heating system planned for 2023 will have a huge improvement on the fabric of the building and the people in it. For thirty years, the products of combustion of the gas, including carbon monoxide, noxious chemicals (albeit in legally permitted amounts) and huge amounts of water vapour have been pouring into the building in the winter, making it damp and not particularly warm.

Its removal will have no adverse effect on any of the issues covered in this statement. On the contrary, the appearance of the building will be improved, both in the nave and in the tower.

The panel bearing the warm air vents immediately below the west window, will be returned to its original horizontal position, with the vents blocked up and no longer visible. The west window itself, which currently has a large steel ducting behind it will once more be lit by sunlight entering through the ringing chamber, and at night by the lights in the chamber.

In the ringing chamber, the original bell rope circle can be reinstated, and those ropes which are currently diverted around the ducting by pulleys, will once more be able to hang straight, improving the handling of the bells. In the chamber above, the 19th century clock mechanism will be made more visible to visitors who wish to ascend the tower.

The intrusive noise of the large fan blowing the warm air into the building will no longer compete with our sound system and overwhelm our periods of silent prayer.

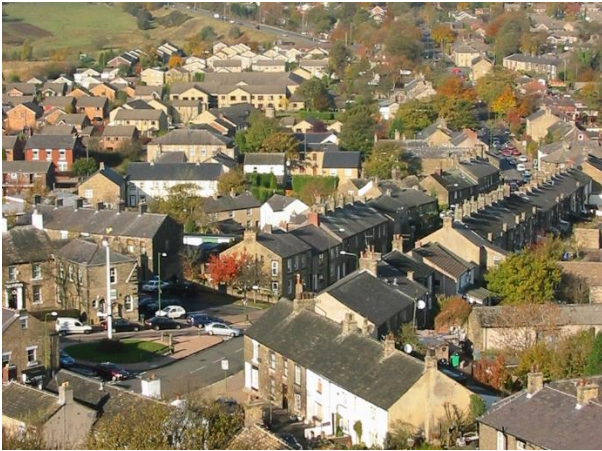
Redundant Victorian radiators

Of the two styles of radiator remaining from the Victorian era, those shown as Style A later in this statement are more attractive than Style B. Those members of the DAC who visited, have recommended that the four large Style A radiators in the cross aisle immediately visible on entry to the church should be retained as examples of locally made cast iron radiators manufactured by Dawson's of Stalybridge, and bearing their name cast into the metal.

It is not intended that we will use these old radiators as they are not as efficient as modern radiators, especially when they are to be used with the lower temperature water supply supplied by the air source heat pumps that are being considered for background heating.

Working with our heating consultant, we intend to select new radiators that will give the maximum heat transfer characteristics, whilst still respecting the significance of the Victorian and Medieval heritage that makes our church building so attractive. If possible, the four radiators to be retained could be left 'dry', with the heat in that area provided by sympathetically designed new radiators.

Setting of the Church



St Michael and All Angels Church stands on Warhill overlooking the village of Mottram in Longdendale. "A large stately building of immemorial antiquity" - this was John Aiken's opinion of Mottram Church over 200 years ago.

Although it is not at the geographical centre of the village, it is visible from all around the area, from its commanding position at the top of the hill. Built from the same local stone as the rest of the old village, at over 500 years old it is the oldest building in the area.

As such, it is well regarded by local people, whether churchgoers or not, as 'their church', and an important part of the built heritage of the area.

Natural Heritage of the Site

The church building sits at the very eastern edge of the large village of Mottram in Longdendale. To the west is the built up area of the old village and newer housing estate, and to the east is a large area of farmland stretching to the outskirts of Glossop.

The churchyard itself is almost completely filled with gravestones (laid flat in the 19th century), many of which are partly covered in grass. Together with the neighbouring council cemetery and the primary school playing fields, the church surroundings present a large, well tended, grassy area with many mature trees.

There are no rare flora or fauna known to us, in the immediate area. There are no bats resident in any part of the church building. There are jackdaws nesting in the church tower, and in many of the nearby tall trees.

Social History and Present Community Use



The ancient parish of Mottram in Longdendale was once much larger, stretching from Hyde in the west, to Stalybridge in the north and Tintwistle in the east. They are now all parishes in their own right, and the parish now comprises the villages of Mottram and Broadbottom, and part of the modern estate of Hattersley.

Broadbottom and Mottram consider themselves separate villages although housing expansion has largely brought them together. Today little industry remains in the parish, with many commuting to work in Manchester or Glossop, and once thriving shopping areas in Mottram and Broadbottom have

declined significantly.

Like most areas of the UK, the church attendance which used to be universal, is now much lower. Also, whereas in times past the congregation would have been drawn mainly from the local population, a sizeable number of attendees are now from out of the parish.

However, the church still serves its local community – in particular through weddings, baptisms and funerals. Not all of these are for residents of the parish, although those who are not will have some qualifying connection through family or past residence. A breakdown between 2012 and 2016 shows that 50% of occasional offices were for people living (or having died) outside of the parish - 10% of those were from the neighbouring parish of Hattersley.

The churchyard has been closed to burials since the 19th century, but the neighbouring council cemetery is still the main burial site in the area. To the rear of the churchyard, a Memorial Garden established in 1984 provides a well used resting place for the interment of ashes, in a natural setting overlooking the Longdendale Valley.

The parish has a small number of centres where community activities can take place, in each of the three main areas of the parish. Each of the three areas has at least one dedicated community centre with significant kitchen areas. There are Community Centres in Mottram and Broadbottom, 'The Hub' in Hattersley, and our own well used community resource, the Magdalene Centre - in the re-ordered church of St. Mary Magdalene in Broadbottom.

However, once we have replaced our obsolete heating system, we plan to open St. Michael's in future for more community events, which would give a distinctive Christian ambience lacking in other venues. and contribute to making the church building more of a familiar and welcoming place to local people.

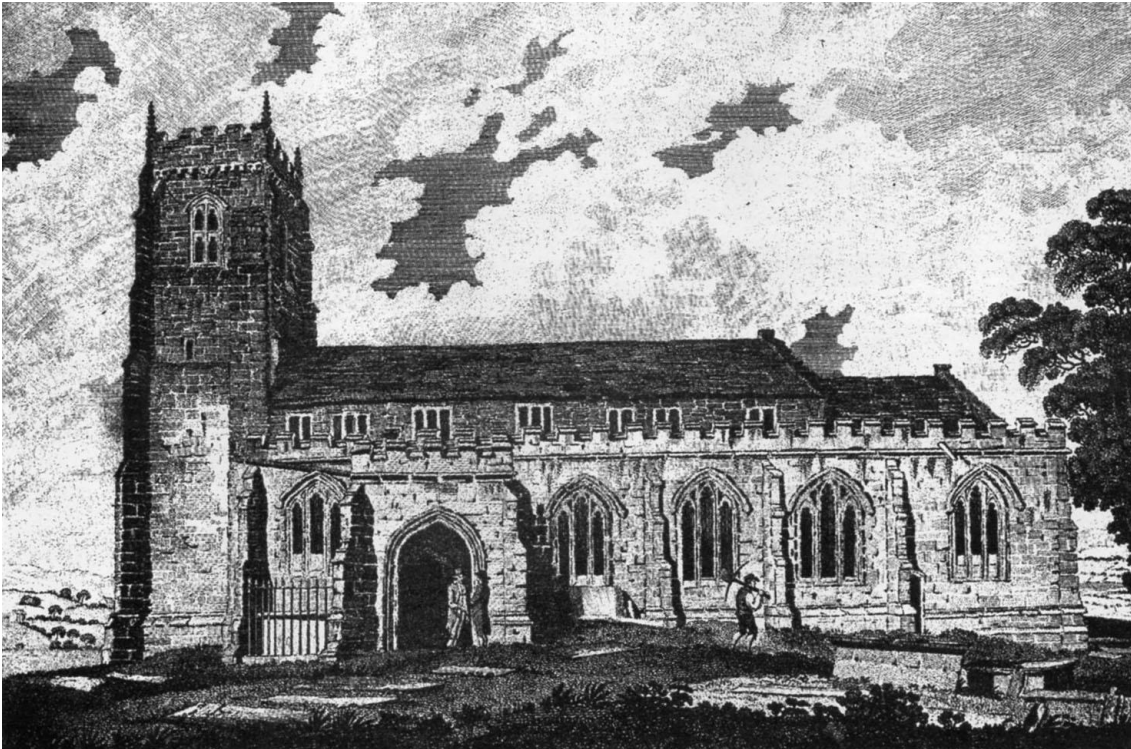
What is absent in other venues locally, is a large, dedicated and flexible space which is distinctive for use in worship, and is of real heritage value to the local community. The historic 'church on the hill' draws people to the church to celebrate their life events in a setting that evokes a feeling of connection and continuity with those who have done the same down the centuries. More modern worship events, in particular those which require a large space uninterrupted by pews, are well catered for at the Magdalene Centre in Broadbottom.



The building also draws those who are interested in history –events such as Heritage Open Days being very popular. A significant number of visitors arrive seeking information about family history, often from abroad. It is used in a heritage/education/community sense, by local schools and uniformed organisations. We are keen also to extend the use of the building for events such as concerts and other cultural activities. The Friends of Mottram Parish Church represent a dedicated group of people from the local area and further afield who care about the building

Mottram Primary School uses the church building regularly as a large community space that can accommodate staff, children and their families/guests, for school services, productions, presentation assemblies etc. The church is a useful space for them in terms of the size and proximity of the venue.

As the church is the location of the Village War Memorial, the building has an additional significance to the local community.



South view from and engraving by Aiken 1795

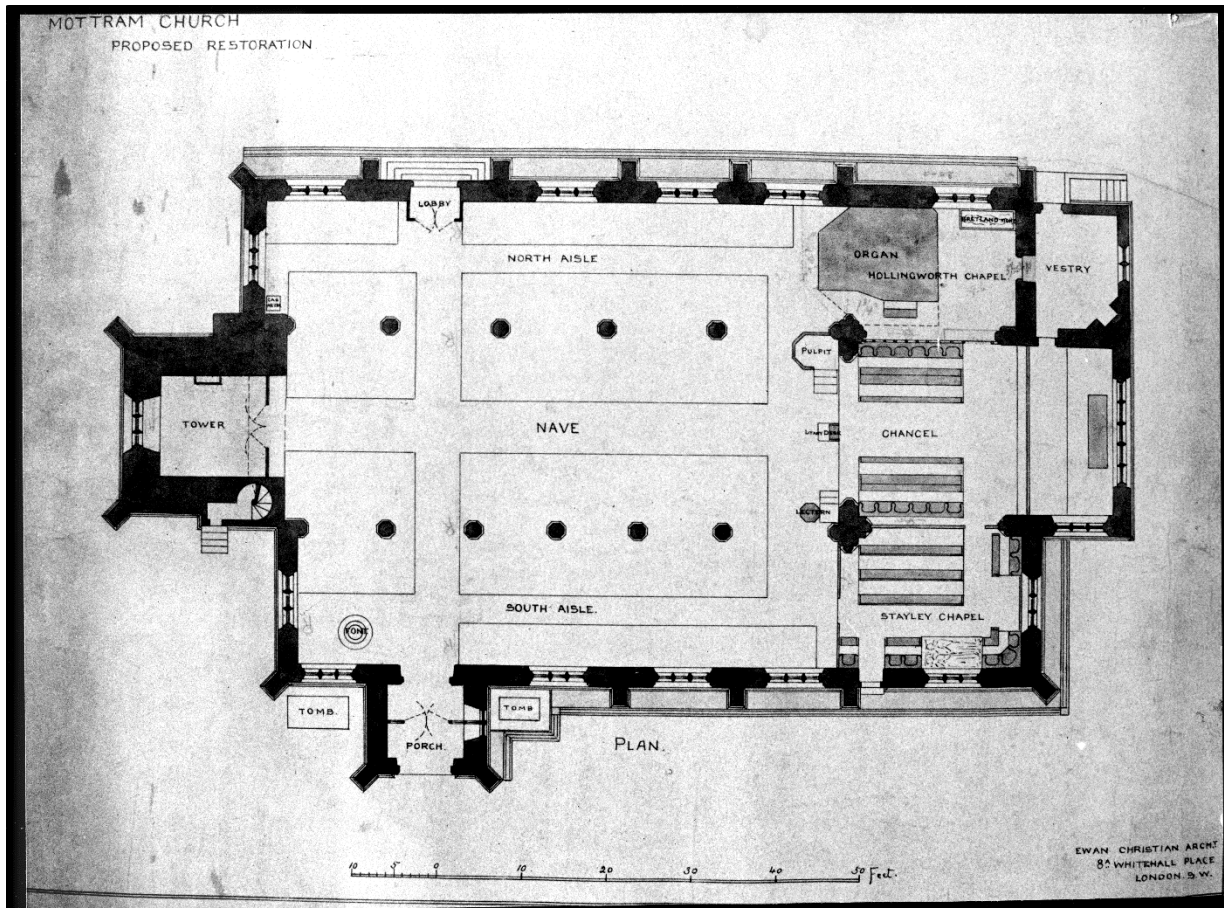
In 1855 the church underwent a major restoration under the direction of local architect E.H. Shellard, during which the height of the nave roof was raised, allowing for much more imposing clerestory windows. To achieve this, the whole of the interior walls from the tower to the chancel, including the arcades supporting the clerestory, were rebuilt, and the nave and aisles re-roofed. Apart from this, the basic structure and layout of the building remains much as it was built over 500 years ago.



North view shortly after the 1855 restoration, clearly showing the new, lighter stonework

Victorian and later development of the interior of the building

As previously stated, the basic layout dates from the end of the 15th century, and the height of the nave roof was raised in the 1855 restoration. At that time, and for a century afterwards, significant changes were made to the interior, particularly with regard to the roof and furniture.



Plan drawn up for the 1895 restoration

The Nave

The pews in the nave were renewed twice in the Victorian era, in 1815 and from 1895 onwards leaving us with the classic layout of high quality oak pews that we see today. These pews face forward, towards a new alabaster pulpit and the oak eagle lectern, in front of the chancel arch. Above the arch are the 18th century painted boards, relocated here from the sanctuary in this period.

High above, the new reproduction-gothic clerestory windows fill the nave with light. Above that are the plain, solid timbers of the Victorian roof. The two 19th century canopied pews against the tower wall are from the Staveley Chapel, moved here in the 1930s.

Overall, these features give the nave a general feeling of a cohesive and attractive Victorian space bounded by the medieval walls of the aisles, tower and chancel. Visitors remark on how the beauty of the space opens up as they walk through the arch from the south aisle into the centre of the church.

The Chancel and the Hollingworth Chapel

There are two screens to the north side of the chancel, in the opening to the Hollingworth Chapel. The lower screen in dark oak was installed around the same time as the nave pews, in the late 1890s. The higher, glazed screen in a lighter oak was installed in 2003 to better enclose and soundproof the chapel. The 19th century canopied pews in the chancel and sanctuary are from the Staveley Chapel, moved here in the 1930s.

The heavy oak choir pews in the chancel were fitted in 1885. At that time, there was much controversy, due to the obstruction caused by their size. This is arguably still the case today.

The statue of Reginald Bretland was removed at around the same time, from the chancel into the Hollingworth Chapel. The pipe organ was removed in 1998.

The roof beams in the chancel are thought to be the original medieval timbers.

Overall, this part of the church is a mixture of medieval and Victorian fabric and furniture, with significant changes made in the 20th and 21st centuries.

The Staveley Chapel

This was a chantry chapel to the Staveley family, and contains two stone effigies of Sir Ralph de Staveley and his wife Elizabeth, dating to around 1420. A foliage patterned capital in the Decorated style at the head of the column opposite the doorway, is unlike any other in the church, suggesting that this is one of the older elements of the building.

Virtually all of the furniture here was originally manufactured in 1858, when the chapel was bought by John Chapman.

At that time, two oak screens were fitted to the north and west sides to enclose the private chapel, three pews were installed facing into the chancel, and canopied pews fronted by prayer desks were placed against the north and east walls. These can all be seen in the plan shown on the previous page. Identical furniture can be seen in St. Anne's church at Carlecotes, in the Chapman family's Yorkshire estate.

In 1932, following the death of Harold Chapman, the chapel was gifted to the church, and extensively re-configured to suit its new use:

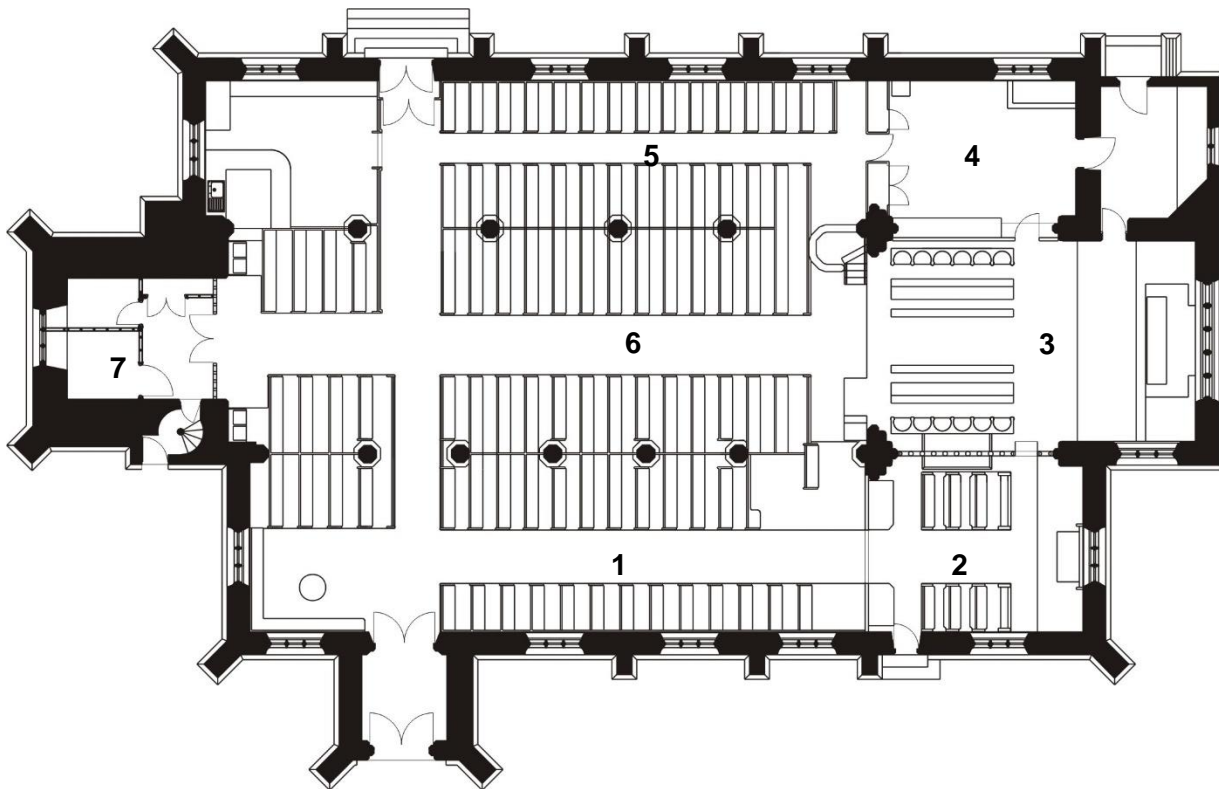
The three pews were cut up and made into six pews facing east. The canopied seats were distributed around the church, at the same time moving the original churchwardens' pews from the west end of the nave, into the chapel behind the pews. The prayer desks were dismantled, and their panelling reassembled in a new frame to make the book rests for the two front pews. The end pieces of the prayer desks were used to make six new pew ends.

Four wooden spindles (probably from the screen doors) were re-purposed as an altar rail. The communion table in the chapel sanctuary is a Jacobean table from Hollingworth Hall (this was recently restored).

The Staveley effigies were moved to their present (very unsatisfactory) position, half in and half out of the chapel, fitted into a space cut from the bottom of the screen and hidden by a row of pews.

Overall, the Staveley Chapel has a 20th century design, made primarily by recycling Victorian furniture into a new layout within an old chapel, parts of which may date to the church which existed on the site prior to the 1490 rebuilding.

The Interior Layout of the Building



Plan dated early 21st century

1 The South Aisle **The South Aisle** extends from the west end of the nave almost to the east end of the chancel, with the Baptistry at its west end and the Staveley Chapel at the east end. It retains its 15th century walls and window openings. c15th

The aisle roof timbers are from the 1855 restoration. Both roofs have been re-covered in tern-coated steel in the 21st century.

The South Porch is small and square, with exterior oak doors fitted in 1769, and interior doors of unknown date into the south aisle. c15th

The Baptistry just inside the porch doors is also the site of the village war memorial. c15th

2 The Staveley Chapel **The Staveley Chapel** is situated at the east end of the south aisle. It was originally a chantry chapel for the De Staveley family, but was owned by local landowners, the Chapmans, until it was given to the church in 1932. c15th

A foliage patterned capital in the Decorated style at the head of the column opposite the chapel doorway, is unlike any other in the church, suggesting that this is one of the older elements of the building. earlier than c15th

3 The Chancel	The Chancel retains its 15th century roof, although the beams are fitted with very large oak pegs, probably from Victorian repair work. It is open to the nave, with no screen. It retains its 15th century walls and window openings.	c15th
	The style of the chancel arch indicates that this could be another piece of an earlier church.	earlier than c15th?
	The Sanctuary has a raised high altar platform.	c15th
4 The Hollingworth Chapel	The Hollingworth Chapel was originally a chapel attached to the Manor of Hollingworth and is now used as a Choir Vestry.	c15th
	The adjoining Vestry was rebuilt and enlarged in the 1855 restoration.	c19th
5 The North Aisle	The North Aisle is longer than the south, extending from part way along the north face of the tower to the east end of the chancel. It retains its 15th century walls and window openings.	c15th
	Over the north door (looking from outside the church) can be seen, carved in stone, a coat of arms bearing three holly leaves, thought to be that of John Hollingworth. This may be a remnant of a much earlier building, possibly dating back to the early 13th century.	c13th?
6 The Nave	The Nave roof was raised to its present height in the restoration of 1855. The original roof-line can be seen internally in the stonework high on the tower wall above the west arch.	c19th
	As can be seen from the reproduction medieval windows in the clerestory, and the completely rebuilt aisle arcades and columns, the whole of this space, including the aisle roofs is of Victorian construction.	
	Either side of the west arch can be seen the scare-devil figurehead corbels, one of which was an original feature of the 15th century building. The right hand corbel is clearly a later reproduction.	c15th
7 The Tower	The Tower is situated at the west end of the church. It comprises four levels, with toilets at ground level, ringing chamber on the 1st floor, clock chamber on the 2nd floor and finally the belfry at the top.	c15th

The belfry has bell louvres to all four sides. Those on the north and east elevations are ancient stone louvres, with one or two modern replacements. At some point in the middle of the 20th century, those on the south and west elevations were replaced by oak louvres in a galvanised steel frame, behind which are large galvanised steel shutters designed to catch windblown rainwater, and discharge it outwards below the lowest louvres.

The building of the tower was supported by a bequest from Sir Edmund Shaa, a native of the area who rose to fame and fortune in London and died in 1488.

The Contents of the Building

The following descriptions follow the route of an imaginary tour, starting from the entrance in the South Aisle, proceeding generally anti-clockwise around the building via the Chancel and North Aisle and finishing in the Nave and the Tower.

The South Aisle



The South Aisle has a mixture of plain and stained glass, none of which dates back further than the 19th century. One of the windows is by the well known Kempe Studios, and commemorates Samuel Duckett, who died in 1917.

c19th
c20th

There are four wall mounted memorial tablets, to people who died between 1809 and 1874.

c19th

The pews date from 1895, and some have been removed at the east end to make room for a book of remembrance and the modern organ console.

c19th
c20th

The Baptistry



The Baptistry at the west end of the south aisle contains the oldest item of furniture to be found in the Church - a stone barrel font, possibly dating to the 12th century. It now stands mounted on a millstone taken from the old Brightomley Mill at nearby Hattersley village.

c12th

The Village War Memorial, dating from 1921, takes up the whole of the south window. It comprises stained glass panels of Saints George, Oswald and Edwin. Below the window, in a smooth grey stone, are the names of the fallen from the two world wars - the name panels were replaced in 2004. A panel commemorating those who have died in wars since that time was added in 2009.

c20th

c21st

Next to the war memorial, there is a stone tablet commemorating the two police officers Fiona Bone and Nicola Hughes, who lost their lives on duty in the village in 2012.

c21st

The window in the west wall commemorates Captain George Kershaw Sidebottom who died in 1855.

c19th

The Clergy Boards on the west wall of the baptistry record the former rectors and vicars of Mottram, and were erected in 1904.

c20th

The Staveley Chapel



The Staveley Chapel is situated at the east end of the south aisle. It was originally a chantry chapel for the De Staveley family, but was owned by local landowners, the Chapmans, until it was given to the church in 1932.

The chapel's east window was placed here by John Chapman as part of his refurbishment of the chapel in 1859, and depicts the Crucifixion. The Chapman family are further commemorated in the window on the south side. c19th

The stone effigies on the north side of the chapel almost certainly represent Sir Ralph de Staveley (fl.1377 - 1419) and his wife Elizabeth. The life-sized recumbent effigies are not in their original position - plans from 1820 and 1895 showing them in the south west corner of the chapel. c15th

Sir Ralph (Ro) fought at Agincourt, and was included in at least two national exhibitions in 2015 marking the 600th anniversary of the battle. He and his wife are the subject of a local legend and commemorated in a local place name - Roe Cross.

The screens and furniture in the chapel, including the canopied seats (now placed elsewhere around the church), date to 1858. Most of the work was probably carried out by John and George Shaw, architects, of Uppermill. c19th

The chapel sanctuary contains a communion table, which is a 17th century item of dining furniture originally from nearby Hollingworth Hall. c17th

Much of the 1858 furniture was dismantled in 1935, and reassembled into its present configuration. c20th

The Chancel



The Chancel contains some very large heavy oak choir pews, introduced in 1885 after considerable argument about the obstruction caused by their size. Some of the canopied stalls originally from the Staveley Chapel are present here, as vicar and curate stalls, and to the rear of the sanctuary. c19th

The Sanctuary has a raised high altar. The present east window, was introduced in 1908 to commemorate Edward Chapman. The glazing which previously occupied this window now sits in the west arch.	c20th
The sanctuary contains a chair which is a 17th century item of dining furniture originally from nearby Hollingworth Hall.	c17th
The south window was given by Canon Miller (vicar 1878-1902) to commemorate Queen Victoria's Jubilee in 1887. It depicts the archangels Michael, Gabriel and Raphael, and is by Hardman's of Birmingham.	c19th
Various clergy and wealthy parishioners of the 19th and 20th centuries are commemorated on the wall tablets.	c19th c20th
The 19th century screen to the north side of the chancel rises only to the spring line of the arch.	c19th
Above and behind the old screen can be seen the newer Choir Arch Screen . This large glazed light oak screen which fills the arch is dated 2003, funded by a bequest from William Band, and donations from John and Jean Richardson, and the Friends of Mottram Parish Church.	c21st

The Hollingworth Chapel



The Hollingworth Chapel was originally a chapel attached to the Manor of Hollingworth, hence the stained glass coat-of-arms of the various branches of the family placed in the north window. Members of the Hollingworth and Hollingsworth families from as far away as America and Australia are frequent visitors to the church in search of their roots.	c19th
The Bretland Memorial is situated next to the window in the Choir vestry. This was at one time placed in the centre of the chancel where there is now a stone marked simply 'RB'. By the time of the 1820 plan, it had moved to the north west corner of the chancel. The Bretland family were minor freeholders in Hollingworth from around 1408. Reginald Bretland (d.1703) is dressed in the gown and scarlet hood of a Sergeant-at-Law in the classic pose of the philosopher.	c18th

From 1895, a pipe organ was situated in the Hollingworth chapel. However, in 1997 the condition of the instrument was such that it was removed, and replaced by a good quality electronic organ supplied by Makin's, and situated more conveniently in the south aisle. The loudspeakers are hidden in the arch between the chapel and the north aisle. c20th

The chapel is furnished with built in cupboards placed there when the organ was removed in 1997. c20th

The North Aisle



The North Aisle has a mixture of plain and stained glass, none dating back before the 19th century.

The window at the eastern end of the aisle is the most recent in the church, being installed in 1996. It incorporates stained glass that was removed from the 1857 west window at the base of the tower. The new window replaced a vandalised window in memory of William Johnson (vicar 1826-1840), whose son (as the plaque on the window sill tells us) became a canon of Manchester Cathedral. c19th c20th

Some of the original organ pipes have been used to decorate the arch at the east end, containing the organ loudspeakers. c19th c20th

There are four wall mounted memorial tablets, to people who died between 1770 and 1980. c19th c20th

At the west end of the aisle, a window in memory of Frank Ingham came from St George's Old Church, Stalybridge. On its closure, at the wish of his widow, the window was brought to Mottram and installed in 1970. The window depicts the story from Ruth. c20th

Pews were removed from the west end of the aisle in 1981, to form the 'coffee corner'. A modern kitchenette was added in 2000, comprising traditionally styled wooden cupboards built under a work top. c20th c21st

The Bread Racks to either side of the (now unused) north door were for loaves baked specially for distribution to the poor of the Parish. The racks are inscribed 'The Gift of Dame Elizabeth Booth to the Poore of this Parish for Ever. Anno 1619' and 'The Gift of Mrs. Margaret Booth of Wooley to the Poore of this Parrish for Ever 1737'. The money that paid for this was later invested with Mottram Parish Charities, which still distributes its annual income to needy people in the area.

c17th

These racks were used until the middle of the 20th century. At various times they have been situated on the south wall, either side of the door into the tower, and fixed on the pillars next to the cross aisle.

The Benefactors Board listing donations to the church, to Woodhead Chapel and to the Free School, was put up in 1904 and used to be flanked by another, which is no longer present.

c20th

The Nave



The Pews: Almost the whole of the church, including nave, aisles and the Staveley chapel is fitted with pews. The first pews were installed in 1818 to replace earlier seating, but those now in the nave and aisles date from the second restoration in 1895.

c19th

The Painted Boards above the chancel arch display the Creed, the Lord's Prayer and the Ten Commandments, and images of Moses and Aaron. Legend attributes the painting of these boards to a travelling artist who presented them to the church in return for hospitality. The painted cloth panels are in a poor condition, and much blackened by age. The boards were formerly attached to the east wall of the church as a reredos.

c18th?

c19th

The Pulpit is made of the finest alabaster with six full length figures standing in niches at the angles and six intricately traceried panels portraying some of the most famous biblical preachers. The sculptor was Harry Hems of Exeter who worked to a design by Messrs Weaver and Adye, architects of Devizes and Bradford-on-Avon. It was a gift from the widow of Edwin Hugh Shellard, the architect who oversaw the restoration of 1855.

c19th

The Oak Eagle Lectern was given by Edward Chapman as a memorial to his father John Chapman who died in 1877. c19th

The Chandelier has hung at the east end of the nave since 1755. It was recently fitted with a motorised winch, to make cleaning and the lighting of the candles an easier and safer operation. c18th

The West Arch Screen was erected by private donation in 1896 after the removal of the organ and west gallery. The space above was originally left open but was later filled in, first with clear glass and then later with the glass from the original east window, which had been erected over the altar in 1857 in memory of George Sidebottom of Hill End. It was altered to fit in the west arch screen and was placed there in 1913. c19th
c20th

The west arch screen is flanked by four of the canopied stalls originally from the Staveley Chapel.

The Tower



The Tower is situated at the west end of the church. It comprises four levels, with toilets installed in 2000 at ground level, ringing chamber on the 1st floor, clock chamber on the 2nd floor and finally the belfry at the top. c20th

The ringing chamber bears a plaque on the walls describing the work of 1885 when gas lighting was introduced, the bells were rehung and quartered, and two treble bells were renewed. c19th
c20th
Another plaque records a record peal which took place on June 8th, 1906: E Timbrell's Peal - Kent Treble Bob Major, 16,800 changes in 9 hours 40 minutes, the longest length yet rung in the method

The first **Clock**, dating from 1761 or possibly earlier, was replaced in 1791. In 1952 this was replaced by a second hand clock, originally built in 1878 by J.B. Joyce for Arden Park in Bredbury. c18th
c20th

The earliest set of **Bells** dated from 1548. Those bells were recast and supplemented in 1723 then again in 1805. However in 1909 the bellframe was found to be unsafe and needed replacement. Some months later a generous donation in memory of Henry Gartside of Thorncliffe Hall, enabled the re-casting and re-hanging of the bells by Taylor & Co. of Loughborough. The bells contain all the metal from all the bells that have ever hung in the tower. On 10 September 1910 the new bells were dedicated by the Bishop of Chester.

c20th

The bellframe is now in a very poor condition, and only a 2018 emergency repair makes them safe to ring. It is in need of a complete renovation.

Two generations of Heating System

Style A radiators



c19th
early
c20th

Style B radiators

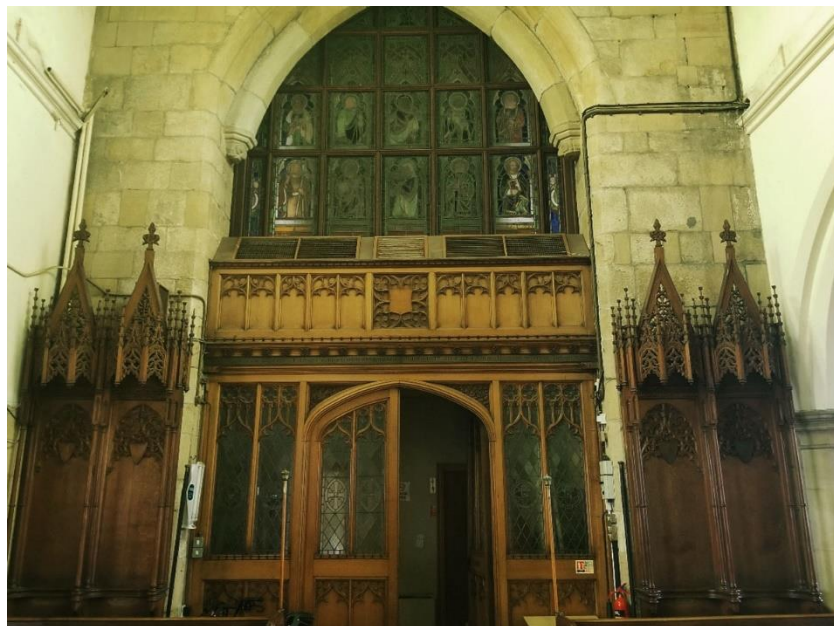


The **Victorian heating system** was designed and installed by local firm Dawson's of Stalybridge, in around 1899-1900.

It comprises a now defunct oil (possibly earlier - coal) fired boiler situated in a small cellar under the clergy vestry, with cast iron piping routed through narrow under-floor passages to radiators distributed around all areas of the church. The defunct boiler complete with asbestos cladding, remains in place in the cellar, safely behind a door whose locks are permanently rusted shut.

Much of the old pipework from this heating system has been removed over the years, but most of the radiators remain. A small number were removed a number of years ago, as various changes were carried out in the church, and are stored in the Hearse House.

There are two styles of radiator, as seen in the pictures above. The four large Style A radiators in the cross aisle immediately visible on entry to the church are evidence of the importance of the Victorian era in the historical story of the nave. They represent rare examples of locally made cast iron radiators manufactured by Dawson's of Stalybridge, and bear their name cast into the metal.



late
c20th

The **current heating system** was installed in the late 1980s. It comprises an enclosed gas heat source located high in the tower immediately below the belfry, with a large fan blowing the heated air and all the combustion products via ducting downwards through the tower. Warm air emerges into the nave through the vents just below the west window, as shown in the picture above.



Access to the bellframe for maintenance was unfortunately blocked when the new heating system was installed within the trapdoor spaces below the belfry.

Adjustments were made to the heating system in the early 2000s, including raising the vent panel up to 45° to improve heat circulation, but unfortunately making the panel visible from below.

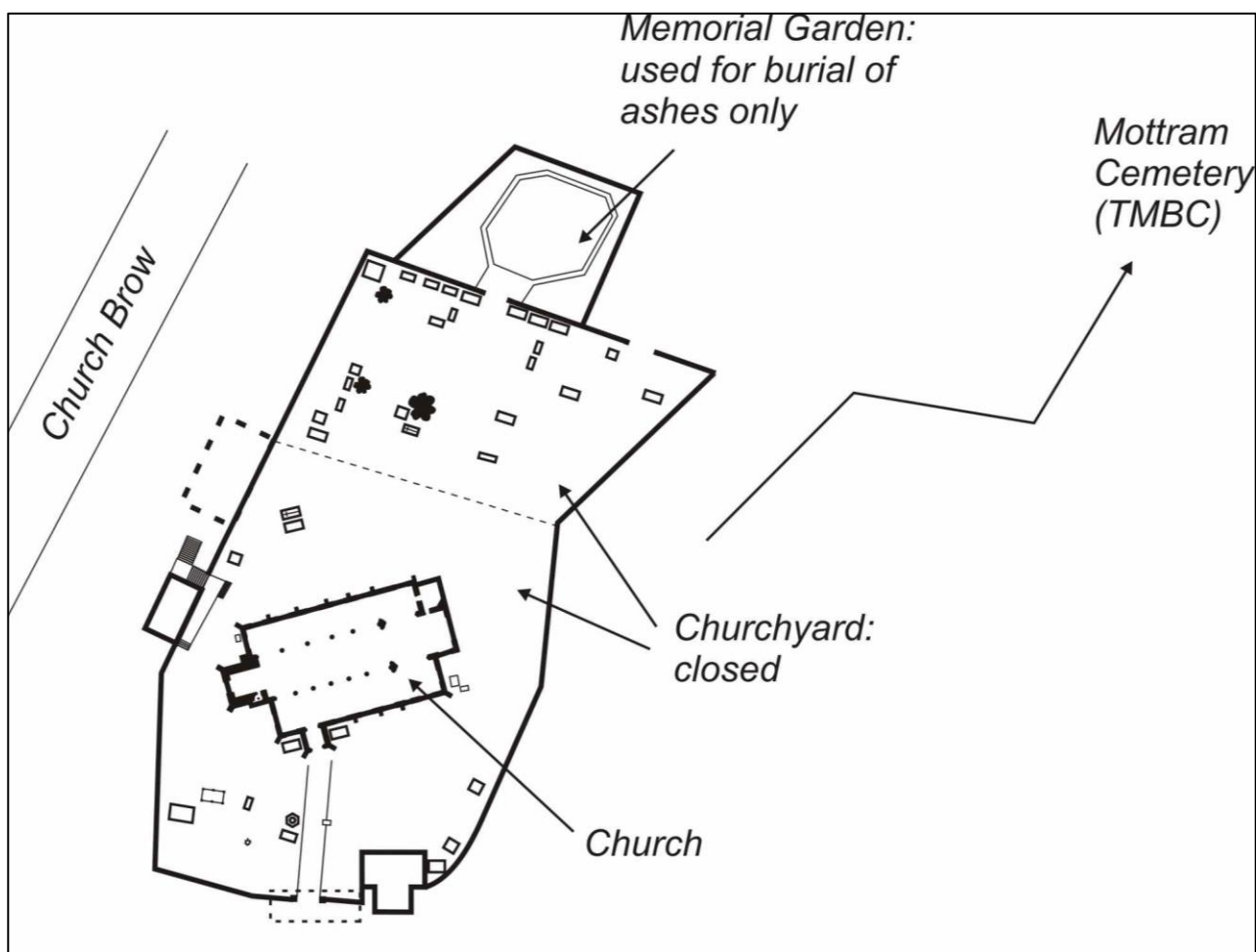
c21st



Three destratification fans were installed high in apex of the roof in 2006, with some success at forcing some of the warm air downwards.

The burner and control gear are now unreliable and at the end of their life.

THE CHURCHYARD



The plan above shows the modern day layout of the churchyard.

A plan drawn up in 1798 shows a small building, marked as Thomas Shaw's house, where the present gates stand, with the original main gate located just to the west of the house. The position of this house is shown by the dotted rectangle at the bottom of the above plan.

In 1818 the headstones in the churchyard were all laid flat. At about the same time Thomas Shaw's house was demolished. At this time, it is probable that the present path was created, crossing the churchyard directly to the new gates.

Alongside the present path, are two of our oldest known gravestones, dating from the 17th century.

The churchyard was extended in 1827 - shown on the plan by the dotted line to the north east of the church building. An additional burial ground was acquired in 1858, outside the area shown in the plan. This was administered first by the Burial Board made up of ratepayers elected by the parish, then by Mottram Urban District Council, and now by Tameside MBC.

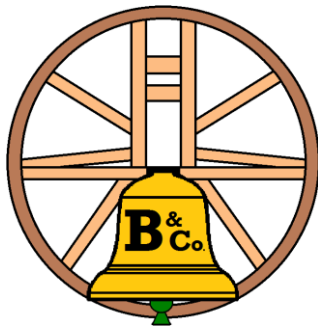
The churchyard was closed to new burials in 1861 by an Order in Council.

A Memorial Garden for the burial of ashes was consecrated in 1987, and is administered solely by the church. Burials of ashes are permitted for parishioners, or for those with a connection to the parish, at the discretion of the vicar.

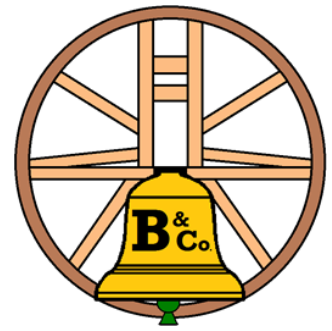
There are a small number of graves within the churchyard of interest locally, for instance: the empty tomb of Lewis Brierley, whose body was stolen by grave robbers in 1827, and a bellringer's memorial showing eight handbells with one symbolically laid flat. Lawrence Earnshaw, well known locally for his inventions, is buried in an unmarked grave somewhere in the churchyard - but his memorial is in the council cemetery. L.S. Lowry, who lived and worked in Mottram, is not buried here, but in Manchester's Southern Cemetery.

Within the churchyard, shown lower right on the plan, is Mottram's Old Grammar School. The school dated from 1619, but the present building dates to 1858, and it is now a private dwelling.

Shown to the left of the plan is the old Hearse House, originally built in 1775, and rebuilt in 1895. It is used now as a store room for the church. Above that, a dotted rectangle shows the ruin of the Old Black Bull's Head public house, built in 1769 and closed in 1911. Only a false front remains.



Blyth & Co.
Ltd.
The Church Bell Specialists
Est. 2013



St Michaels, Church, Mottram-in-Longdale.

For the attention of Tony Kershaw and Christine Broadley.

14th January 2022

In accordance with your request I have revised the final stage of works needed on the bells at Mottram. Mottram bell installation hasn't been without its challenges and was close to having the bells stopped all together. But with stage one carried out in April 2017 allowing the bells to be rung for services until further work could be carried out, we did hit some unexpected problems which is the nature of the job when working with corroded steel and bell installations as a hole, however we overcome it with some short term solutions knowing that the bell installation would be overhauled in the near future. To date we have been visitng when in the area to monitor the condition of the bell frame.

Stage one in 2017

This included the worst of the foot bolts replaced, temporary fibre pads installed between the corroded and pitted steel "I" beams, and casting foots to improve the heights of the castings and release some of the pressure on the castings and upper grillage. Two large beams where installed under the bell frame creating a secondary foundation grillage, firstly these were installed as a safety precaution due to the serious condition of the steel primary beam ends that are grouted in the wall.

This was by no means a waste of time when looking forward at the next step of the restoration "stage 2", as all modern bell frames are fitted with a secondary foundation grillage as it strengthens the bell frame whilst also tying the four walls of the tower together as this aids the tower structure greatly when distributing the forces of ringing bells. So, in conclusion to this the new large galvanized beams can be used to form the new secondary foundation grillage of the proposed stage two project.

An Over view of the current condtion

I have thought long and hard about Mottram, the main thing has always been that we try our best to find the most suitable solution at any one point to ensure the bells stay ringing. Unfortunately the bell frame is still in a poor condition and its under great tension due to corrosion, the two biggest issues are the main grillage and the top grillage, the top grillage is failing at most points of intersection, with the main grillage having so many areas of corrosion there are a lot of differing heights within the trimmers that the castings sit on causing stress and tension within the entirety of the frame and the top grillage is particularly suffering because of it, not only is it weak due to corrosion but the pressures are quite literally breaking it apart. This is causing the bells in their bearings to sit uneven or out of level, which has most likely caused some wear to the ball races which is unfortunate as there not all that old, this can be felt at the end of the rope when ringing the bells, they certainly don't ring as well as they should. Also, mainly down to age of the bell wheels and the damp conditions they are now suffering, mainly there ferrous fixings holding shrouding and soling to the wheel frame are becoming sharp or sheared of, in some places they have expanded cracking the timber.

Considering the above and what we have acknowledge whilst spending many an hour up Mottram bell tower we propose the following in stage two. It shouldn't go without saying these bells have a lot of potential to be the best around.

Stage two with costings.

These bells have lasted 112 years with very minimal attention, I suggest that the following would put them into such a condition they will last another 100 years or more, with of course regular maintenance.

We suggest that the first thing that needs doing is the heating duct to be removed, this would need to be done by another contractor. This is to allow the bells to be lowered.

We would install a temporary lifting beam in the top of the tower, once all the traps are opened and the necessary traps on the east side of the tower ringing room floor made and trimmed up to make good, avoiding the toilets. We would then dismantle the bell fittings and any necessary bell frame to remove the bells out of the tower, the steel grillage broke out the walls, excluding the two new large galvanized beams would be removed. I would suggest the church arrange a local scrap man to pick the steel up and make some money from weighing in the steel work.

The tower at this point would be empty for any further restoration works that may be planned.

The bells, and there fittings along with the "H" frame castings would be transported to our work, all the metal work would be sand blasted at this point and treated with rust inhabiting solution. The headstock would be slotted, drilled and tapped for clapper adjusting screws to allow the clappers to be centralized properly for even striking. The gudgeons checked, and the bearings cleaned, checked and if ok re-lubricated, new seals provided and re-fitted, the headstocks and frame sides given three coats of best quality solvent-based paint. The wheels would have there soling and shrouding removed, the frames cleaned and soaked in good quality anti rot and anti-wood boring insect wood preservative, the wheel frames would then be re-soled with English steam bent ash and fitted with hardwood shrouding using non-ferrous screws. Whilst the clappers and rollers are not in use, we will give them a once over, clean, re-grease and fresh paint. All the hasting stays and slides checked and repaired if needed, again these will be cleaned and painted or treated. The bells will also be cleaned, this will clean of any grime and industrial deposits which may be tonally effecting bells.

A new large section steel, fully galvanized lower and top grillage to be fabricated at our works, the castings mounted onto their new frame, and the bells trial fitted in their new frame at our works, at the same time a steel galvanized mesh floor to be fitted to the top steels of the frame work to provide a safe floor and access to the louvres, as well as this specially made ladder access will be fitted into the bell pits where possible to provide much needed better access around the bell frame for ease of maintenance, all new bell bolts throughout the installation will be provided including new isolation washers and new isolation bell pads, except on the 7th bell which we have already done. We will then de-assemble the frame. (At this point in the process we welcome anybody from the church to come see the installation all set up at our works)

At this point everything will be as good as it was 112 years ago, except it will be better, as the metal work and fixings will all be galvanized, not painted mild steel which will ensure they stand up to the elements far better.

We will then return to site with all the new components and bells, the bells will be briefly stored in the church in an agreed location, it might be that whilst they are in the church they may wish to have a rededication service for the bells, the components will be stored neatly, if there not already making their way up the tower.

The pockets that accept the steel beams in the tower walls will be made neat ready for installation of the new beams, at which point the new lower grillage will be taken up the tower and installed and grouted in using a blue Portland cement mix which is an approved mix to help ensure the least amount of damp and oxygen ingress. The bells will then be taken up and sat on the grillage in their preferred location, the frame sides and top grillage can then be raised up the tower and erected, the bells sat in their new pits, the fittings re-assembled, set up accurately and the ropes re-fitted, any adjustments to rope holes made, hopefully eliminating any draws on the ropes and new rope bosses fitted to the bell chamber floor and clock room floor to ensure smooth passage of the ropes unlike before. The bells will be tried and tested by the local ringers with our bell hangers present, any adjustments made the following day, the tower cleaned, and the site left clean and tidy.

Today's current cost for undertaking this work will be £76,946.00 plus VAT if applicable

We can offer a reduction for provision of two able bodied assistants for the duration of the job. This would give you an approximate reduction of £3300.00 plus Vat if applicable

we can offer a reduction for provision of full board accommodation. This would give you an approximate reduction of £6560.00 plus Vat if applicable

If any bearings are found un-useable these will be replaced at extra cost.

I trust that the above information is helpful to you and that the PCC will find our quotations to be of interest. Please do not hesitate to contact me if you have any questions regarding this report or our proposals. In the meantime, I look forward to hearing further from you.

Yours sincerely

Tom Blyth

Founder and Director

Important
Information and Legal requirements.
Please read.

I hope you find our comprehensive inspection report of interest, can you please read and take note of the following information.

All TL Blyth & Co. Ltd. Inspections and reports and its contents and any adjoining drawings or adjustments are the properties of TL Blyth & Co. Ltd. and shall not be used by third parties. All TL Blyth & Co. Ltd Inspection reports and quotations are not to be used as reference for any other company/companies or persons. TL Blyth & Co. Ltd will not be held responsible/liable for any damages or injuries caused if any aspect of this report or quotation produced by TL Blyth & Co. Ltd. is used as reference or carried out by any other persons/companies/company outside of TL Blyth & Co. Ltd. Company.

The first inspection and following report will be produced free of charge to the customer, all following site visits / second inspections / drawings / requotes to customers specifications will be charged to the customer. If TL Blyth & Co. Ltd becomes the customers chosen contractor these charges will be deducted from the final project.

All TL Blyth & Co. Ltd inspection reports and any adjoining material including drawings are not to be shared with third party companies/company or persons not involved in the project. These may be shared for faculty purposes only and to the relevant persons issuing the faculty.

We must obtain specialists insurance to store bells within our workshop, therefore any bells stored within our workshop maybe charged to the customer whilst the bells are not being worked on. Weather they hold a project/contract with us or not.

Please take time to read out terms and conditions for all other information needed which will be sent alongside your inspection report.

St. Michael & All Angels, Mottram in Longdendale

DAC pre-faculty advice request June 2022

Additional information, as per my conversation with Katy Purvis.

Redundant radiators

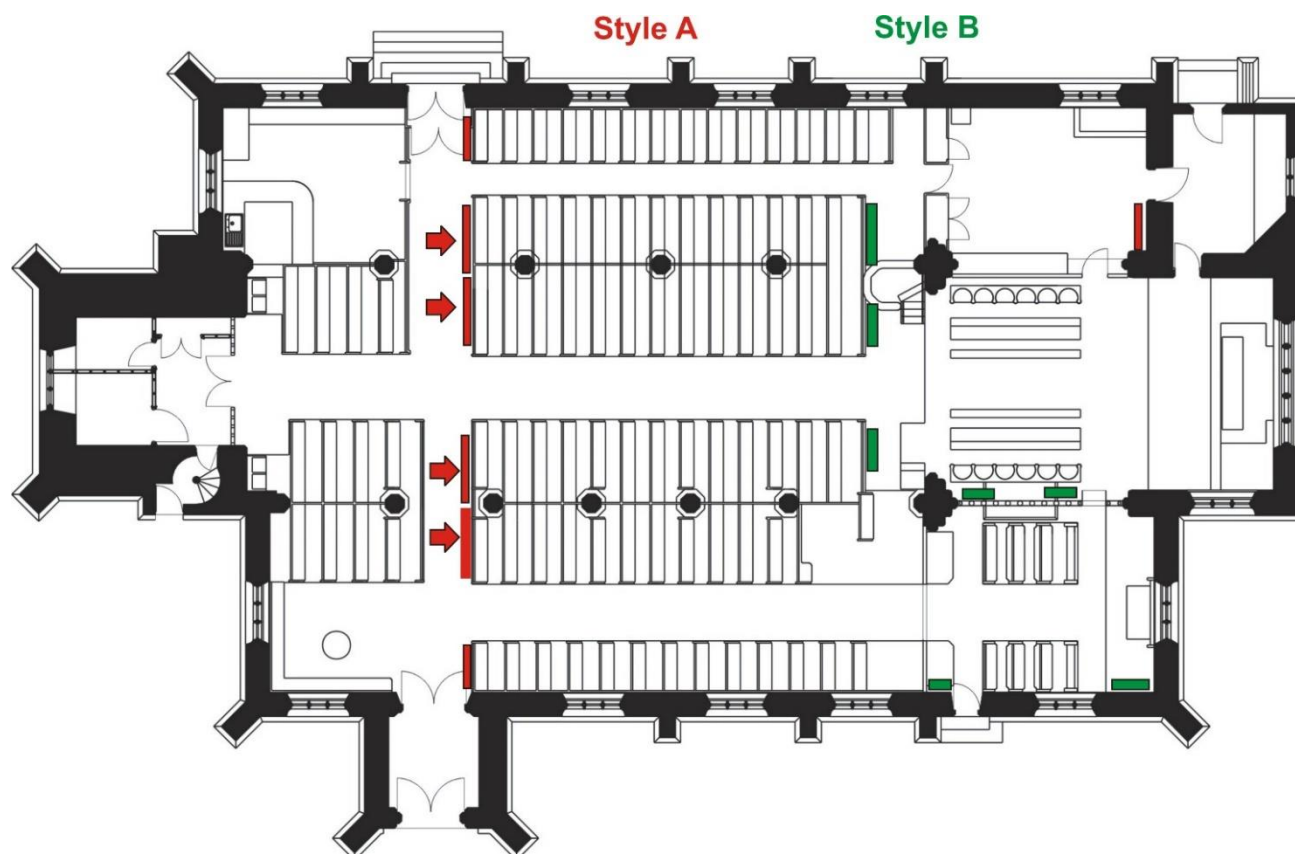
As was mentioned in our request for advice - *Heating bellframe and tower works 2022 DAC* - we would like to remove the old radiators as soon as possible, before any work starts on the new heating system.

The heating installation engineer who services our current system reports that he has found it difficult to sell similar radiators, due to a glut in the market at present. We contacted three reclamation firms that specialise in cast iron radiators - two declined, but one offered £2,500 for them, which would be a welcome contribution to the costs of the new system.

Much of the old pipework in the church has been removed over the years, but most of the radiators remain. All the pipework and radiators date to the installation of the system in around 1899 by Dawsons of Stalybridge. They are good quality cast iron radiators, but we have been advised by our heating consultant that they will not be suitable for use in any new system.

Some were removed a number of years ago, as various changes were carried out in the church, and stored in the Hearse House. The plan below shows where the remaining radiators are positioned.

Radiator locations



Radiator styles

There are two styles, marked A and B in the plan above. The photographs below show what the two styles look like.

Style A



Style B



Work required after removal

As can be seen in the photograph of the Style B radiator above, the decorative moulding on the woodwork continues behind the radiator. With some of the Style A radiators - notably those indicated by an arrow on the plan - the moulding was omitted, possibly because the pews and radiators were installed as part of the same restoration programme, which started in 1895.

However, we expect some of the radiators for the new system to be placed in the same position as these old radiators, so the absence of the moulding should still not be visible.

All that is required to remove most of the radiators is to remove the screw fixings that go through each radiator. Some of the smaller radiators are simply supported by their cast iron pipes. Thus no remedial work will be needed after the radiators have been removed.

St. Michael's Mottram in Longdendale

Removal of 1980s heating system

November 2022

Mechanical

We do not have any structural drawings for the ducting, and most of it is riveted rather than screwed. It will therefore have to be removed one piece at a time, and dismantled as the structure is revealed.

The work will be carried out immediately before the bellframe contractors start work, so there will be no time at which the trapdoor openings are left open and unsafe. The bellframe contractors will restore the trapdoors (which are still on site) as part of their work.

Gas Pipework

The gas meter is located in the bottom of the tower, well away from the path to be taken by the bells and steels as they pass through the newly opened trapdoors. The pipework rises through the old clock weight shaft to the clock chamber, and is easily accessible.

All the pipework is to be removed, back to the gas meter, and capped off. There are no other gas appliances in the building, until the new boiler is installed.

Electrical

There is presently a three phase electrical supply to the control unit and fan, which rises through the same shaft to the clock chamber.

The three phase wiring is to be retained, for future use (possibly with solar panel installation). However, two of the phases are to be disconnected at the distribution unit, and the circuit breaker changed from a three phase 16A MCB to a single phase 16A RCB. This will supply a double socket in the clock chamber for power tools during the bellframe work.

Warm air outlet vents

The wooden panel that presently carries the vents for warm air into the nave is to be laid flat, the vents removed and the holes covered with 12mm plywood, stained dark oak at the edges if necessary to make sure that it is invisible from the nave.

Mottram St Michael - Correspondence with parish and others

- [Attachments in blue are included within the proposals section](#)

Date	Message
09/06/2022 To: Caroline Hilton From: Tony Kershaw With attachments	<p>We have another set of plans on the go here in Mottram, involving a bellframe rebuild, replacement of our heating system, and some associated minor works.</p> <p>There's a considerable logistical challenge, to do mainly with the bellframe and the heating system. I've prepared a rather long document detailing what we have planned, and asking for advice from the DAC. Hopefully, I've made it in time for the deadline for your meeting on the 24th – I've been waiting for a report from our heating consultant before being able to complete it this afternoon.</p> <p>I've attached:</p> <p>4) Report and quotation of Blythe & Co dated 14 January 2022 <i>Pre-faculty advice request document dated June 2022</i> <i>Heating report</i> <i>Response of Historic England to reordering proposals 2017</i> <i>Response of The Victorian Society to reordering proposals 2017</i></p>
10/06/2022 To: Tony Kershaw From: Katy Purvis	<p>Thanks Tony, you have put a lot of work into this, well done. There is a lot to think about.</p> <p>In terms of your questions, the Committee will discuss these in detail, but I could have a quick conversation about them now if that would help?</p>
14/06/2022 To: Katy Purvis From: Tony Kershaw With attachment	<p>Thanks for the helpful conversation the other day.</p> <p>As suggested, I've put together a description of the redundant radiators, that should help clarify what we intend to do with them.</p> <p>5) Pre-faculty advice request addition information: Redundant radiators</p>
30/06/2022 To: Tony Kershaw From: Caroline Hilton	<p>DAC Advice</p> <p>I am writing to let you know that at its meeting of 24 June 2022 the DAC considered the details you provided regarding the proposals for works to the bell frame, heating, tower repairs and pew removals and it wished to offer you the following feedback:</p> <ol style="list-style-type: none"> a. It suggested that the set of proposals be split into two separate applications. The first being for the bell frame works including the removal of the boiler. The Committee would expect to recommend a faculty application for the those works. The second application would be for the remaining elements of the proposals, namely the replacement heating system and removal of side pews

	<p>b. The points in (a) above were suggested as the Committee understood removal of the existing boiler is required to open up access for the bell frame works and it is understood that the existing heating system is essentially ineffective. The replacement heating system and removal pews would however need a greater level of discussion.</p> <p>c. A site visit would be arranged to discuss the options for replacement heating as there was concern that the proposal currently being put forward may not be the most suitable</p> <p>Further explanation of the need and justification for the removal of the side aisle pews was required, in particular how the space would be used. This is something that could also be discussed at the site visit.</p>
<p>04/07/2022</p> <p>To: Caroline Hilton From: Tony Kershaw</p>	<p>Thanks for the feedback:</p> <p>a. I will start working on a faculty application for the work on the bellframe and the removal of the old boiler. I wonder whether I should include the disposal of the old redundant radiators in the same faculty?</p> <p>b. It looks like we will probably be scheduling the bellframe and boiler removal for next spring, so hopefully the old heating system will limp through another winter.</p> <p>c. A site visit would be very welcome. We want to get this right - it's a big decision to make! Do you have any thoughts on how soon that could be? Would you want our parish architect and heating advisor to be present?</p> <p>d. In the meantime, we will get our heads together and make sure that the justification for any pew removal is clear and compelling, and fits in with any future reordering plans (ie our 2018 Big Plan).</p> <p>Did the committee have any comment to make about the minor works to the tower - namely the installation of bird proof mesh to the bell-louvres, and securing the west and south bell louvres? I did mention that the methodology for both of these items is still under discussion with parish architect. I wonder whether these would be subject to faculty, or List B approval? Either way, I will discuss these with Mark soon, and start to prepare for that.</p>
<p>25/07/2022</p> <p>To: Tony Kershaw From: Katy Purvis</p>	<p>Sorry for the long delay in replying, we've been exceptionally busy and I've been catching up from holiday and being off sick.</p> <p>I hadn't sent you the heating advisors and architect reviewers comments before the DAC meeting, so I am doing that now, some of the comments may help you with the questions below, so I will answer those that aren't where I can.</p> <p>The heating advisor commented as follows</p>

	<p><i>"I have no objection to the removal of the existing warm air heating system and associated plant / ductwork.</i></p> <p><i>The heating report mentions that the heating system was only was operated intermittently. It would be useful to have an understanding of how the building is used now and how it is likely to be used in the future, e.g. Sunday services only etc? Also if the intermittent operation of the existing heating system has created any observed issues e.g. condensation or detrimental impact upon and organic materials in the church e.g. fabrics or timber items.</i></p> <p><i>Depending on the frequency of use of the building heating the building continuously to 12dC will have a significant energy implication and is difficult to justify unless there is a compelling reason.</i></p> <p><i>There is no mention of considering potential fabric improvements to the building. If the heating is only operated intermittently this is less of a consideration but where the system operates to maintain a minimum temperature (at a reasonable level) this becomes more important. In particular the removal of the heating warm air heating system needs to consider carefully the closing off of the air inlets / outlets to avoid unwanted infiltration, cold draughts and condensation on any blanking plates. I am not sure how 'visible' the inlets and outlets are but the aesthetics of the blanking plates is also important. The report should review the benefit (or not) of potential implications of fabric thermal improvements and draughtproofing.</i></p> <p><i>The existing radiators that are proposed to be removed according to the information provided were manufactured in Stalybridge by Dawsons in 1899, a local company. My view is that every effort should be made to retain these in the building (as part of any new system?) since they are part of the buildings history / heritage.</i></p> <p><i>There is discussion in the heating report regarding alternative heat energy sources for the heating system.</i></p> <p><i>There are plans to introduce hydrogen (20%) into the gas grid from 2023. To date only smaller demonstration projects have been undertaken. The carbon emissions from this blended gas will depend upon how the hydrogen is manufactured. At the current time there are many 'claims' being made. If you have an existing gas heating system these changes are likely to reduce your carbon emissions, but in this case we have a new heating system. We should not rely on technology that is still being developed which is unlikely to achieve nett zero carbon during the life of the boiler unless the operation of the boiler is limited and the carbon emissions accepted. Using renewable energy to produce hydrogen and then heat is not as energy efficient as using renewable electricity to drive a heat pump to produce heat.</i></p> <p><i>The heating report does not consider any electric heating options such as pew heating or heated cushions. If the building is only occupied and heated</i></p>
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	<p><i>generally on a Sunday this may be worthy of consideration, at least to note why it has not been considered further.</i></p> <p><i>It would also be useful to note the carbon emissions of the existing heating system and the expected carbon emissions from the various options being considered."</i></p> <p>It might be helpful to fill in the attached questionnaire from the heating advisor, as that will answer some of his questions.</p> <p>It would also be very useful to us if you could complete the energy footprint tool, which would answer the last point, found at https://parishreturns.churchofengland.org/</p> <p>The deadline for 2021 data for the energy footprint tool is 31 July, so this needs to be completed as soon as possible. I imagine your PCC Secretary or Treasurer will have the login details for the parish returns website, as they will use it to submit finance and statistics for mission. The target set by national church is that 90% of parishes will complete this by next year, and we are nowhere near that for this year, which makes it really hard to plan a net-zero strategy for the diocese. It would really help us and you if you did, as if you get your new heating system, you will want to know what your baseline is now, so see what improvement is gained.</p> <p>The architect reviewer also commented</p> <ul style="list-style-type: none"> • <i>Minor work – all seems straightforward if their architect is consulted.</i> • <i>Removal of the hot air system would be supported.</i> • <i>A new heating system would have to take into account the size and location of plant, a justification for removal of the alternative old radiators, new services distribution and the climate emergency. My own personal advice is that current heat pump technology is not suitable for a church application yet, but it will be interesting to see what their advisor comes up with.</i> • <i>Loss of the aisle pews would have to be justified and I'm not sure that they should bring gravestones into church when an attractive modern floor might be more beneficial to the interior.</i> • <i>The "airlock" doors should be fine subject to design.</i> <p><i>There will be resistance for the pew removal but much depends on the quality of those to be removed, what happens to them, the need for the space (chair storage?), a reason why they cannot be put back and the balancing fact that the Nave's remain.</i></p> <p>Bearing that in mind, to answer your questions</p> <p>a. I will start working on a faculty application for the work on the bellframe and the removal of the old boiler. I wonder whether I should include the disposal of the old redundant radiators in the same faculty?</p>
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	<p>I think there will need to justify disposal of the radiators a bit more, and I would leave that out of this phase, because a faculty for the bell frame and boiler removal is already expected to be recommended. The radiators disposal could hold that up, and the question of support for removal or not may be clarified after the site visit</p> <p>b. It looks like we will probably be scheduling the bellframe and boiler removal for next spring, so hopefully the old heating system will limp through another winter.</p> <p>You can probably get permission for this part much quicker than you need it, but that gives you more time to work up the heating/reordering proposals</p> <p>c. A site visit would be very welcome. We want to get this right - it's a big decision to make! Do you have any thoughts on how soon that could be? Would you want our parish architect and heating advisor to be present?</p> <p>We will try to arrange a site visit soon, It can be difficult to get all the right people together in summer and it may be helpful if our heating advisor also attended, which he doesn't usually, he is away until September. It would be great if your architect and heating advisor were attending too. Usually our DAC Sub-Committee would be made up of DAC Chair, Caroline as DAC Secretary, an architect and a clergy member</p> <p>d. In the meantime, we will get our heads together and make sure that the justification for any pew removal is clear and compelling, and fits in with any future reordering plans (ie our 2018 Big Plan).</p> <p>That's all good</p> <p>Did the committee have any comment to make about the minor works to the tower - namely the installation of bird proof mesh to the bell-louvres, and securing the west and south bell louvres? I did mention that the methodology for both of these items is still under discussion with parish architect. I wonder whether these would be subject to faculty, or List B approval? Either way, I will discuss these with Mark soon, and start to prepare for that.</p> <p>Yes, the reviewing architect was content with these works, The bird mesh is List A, so you can do that without further permission, but we would appreciate it if you logged it on the online faculty system. The louvres may also be List A, but will be List B if not</p> <p>I'm sorry that is an awful lot of info and comments, let me know if we can help</p>
<p>08/09/2022</p> <p>To: Caroline Hilton</p>	<p>I promised to send you my response to the comments from the 24th June DAC meeting.</p>

<p>From: Tony Kershaw</p> <p>With attachments</p>	<p><i>Response to comments made from DAC meeting held on 24 June 2022, dated September 2022</i></p>
<p>27/10/2022</p> <p>To: Tony Kershaw From: Katy Purvis</p>	<p>I am writing to let you that at its meeting of 21 October 2022, the DAC considered the proposals discussed at the site visit for the bell frame, heating and pew removals, and wished to offer the following informal advice</p> <ol style="list-style-type: none"> 1) The Committee warmly thanked the parish for their time and their careful consideration and understanding of the issues they face in their beautiful historic church building. The parish have clearly recognised and understood the significance of the historic fabric they have and are keen to preserve it. This has already been noted by the amenity societies and will be evident in further consultation rounds. 2) It acknowledged the deficiencies of the existing heating system and supported replacement with a more efficient alternative, bearing in mind net-zero principles and the current energy crisis. 3) It acknowledged the parish's exploration of different options, and encouraged the parish to continue to explore the proposed hybrid ASHP and gas boiler solution. 4) It would be helpful to understand any other methods of heat delivery rather than heat source that could be or have been considered and already rejected. 5) It appreciated the consideration that has been given to draughtproofing the tower using the trapdoors and other measures once the heating plant is removed, and the potential use of the area for battery storage for future solar PV. 6) It acknowledged the need for and supported the repair or replacement of the bell frame. 7) The parish need to further explore their needs for space in the north and south aisles, explaining broadly how the proposed uses such as exhibition space, storage, heritage display, creative activities, bookshop and library will fit in the rather narrow areas where it is proposed to remove pews. These ideas could be further justified by canvassing the congregation, by community engagement and by exploring furnishing and storage requirements for such activities with their architect. This further work will add to the justification against harm that will be required to satisfy the statutory consultees. 8) It encouraged the parish to consider accessibility requirements in order to accommodate wheelchair and other users within the central nave; although this area is not included in this stage of the overall plan, it could be included while other pews are being removed or remodelled. <p>If you have any queries please do let me know</p>
<p>27/10/2022</p> <p>To: Katy Purvis</p>	<p>We found the visit very helpful - it gave us confidence in what we are planning, and some pointers to further things we need think about.</p>

From: Tony Kershaw	<p>In other news – I'm finally getting round to writing our statements for a faculty application for:</p> <p>renovation of the bellframe; removal of the present heating system; removal most of the redundant radiators from the previous Victorian heating system.</p>
08/11/2022 To: Caroline Hilton, Katy Purvis From: Tony Kershaw	<p>I've just uploaded the technical details for the removal of the heating system. Hope we're still in time for next week's meeting.</p>
24/11/2022 To: Tony Kershaw From: Katy Purvis	<p>I am writing to let you that at its meeting of 18 November 2022, the DAC considered the formal application for the bell frame repair and removal of old heating plant and resolved to recommend the scheme with the following provisos:</p> <p>a. The works to be under the direction and subject to the inspection of the Church Architect</p> <p>The reviewing architect, bells advisor and heating advisor also wished to offer the following informal advice:</p> <ul style="list-style-type: none"> • Bells advisor - With respect to the work required on the bells there is no change to the work that I commented on in June. I therefore am happy to support this proposal. It would seem sensible for any work required to the louvres (replacement, fitting of rain proofing materiel, sound control) to be undertaken at the same time (Please be aware that extra works may require further permission) • Architect - Bell frame – no issues. Removal of the hot air heating systems – agreed, but the church architect should oversee the repairs to the screen etc. where the vents are removed. Radiators – retaining the more historic radiators is a welcome but it does seem a shame not to reuse them in the heating system. • Heating advisor - 1. Where the heating system is removed the openings to the church and the external air will need closing off to prevent unwanted draughts / air infiltration / heat loss. I am happy that the Project Architect develops suitable details. 2. I would ask the parish to consider incorporating the four Dawson of Stalybridge radiators in the aisle crossing (or may be another suitable prominent location) as part of a future heating scheme. Even if these are not considered very efficient they are part of the buildings history. My view is that if do not provide their original function it is a lost opportunity. <p>This means that Caroline will soon be in a position to raise the notification of advice</p> <p>If you have any queries please do let me know.</p>

Update from DAC re heating to include proposed site visit from DAC/resolution re faculty applications

There is no chance of a new heating system being designed, approved and installed before this winter. Too many issues to be resolved - see later.

Suggest that we schedule the removal of the bellframe and old heating system for Spring 2023, and pray that the old system keeps going this winter.

At its meeting of 24 June 2022 the DAC considered the details we provided regarding the proposals for works to the bell frame, heating, tower repairs and pew removals and offered the following feedback:

a. It suggested that the set of proposals be split into two separate applications. The first being for the bell frame works including the removal of the boiler. The Committee would expect to recommend a faculty application for the those works. The second application would be for the remaining elements of the proposals, namely the replacement heating system and removal of side pews

It was proposed by: Kevin and seconded by: Pat

The PCC resolves to apply for a faculty covering the following works:

- Complete renewal of the bell-frame, as specified in quotation from Blyth & Co dated 14th January 2022, at a date to be agreed - in spring 2023.
- Removal of old heating system at the same time.

plus

- Removal of the old redundant radiators as soon as practicable (*this year*) (*by Bob and Bryan*) (£2,500 sale value).

All in favour

Minor works to the tower

(part of the overall plan, but not mentioned in DAC feedback):

- Re-pointing a section of the west face of the tower (faculty already obtained in 2020)
- Upgrading of lightning conductor system to latest BSI spec (no faculty required)