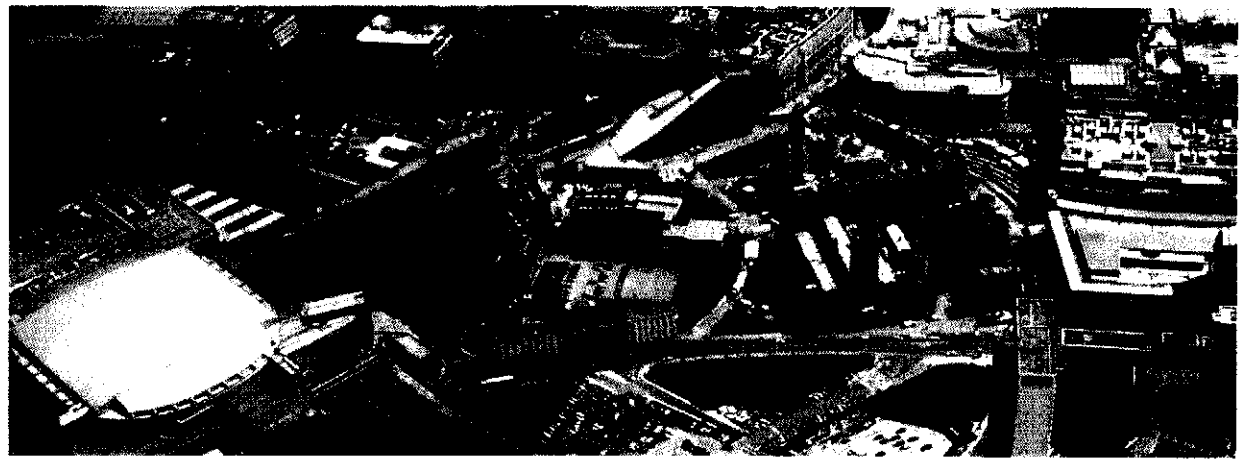
Due to document size the drawings contained within this Design Statement are scanned as separate documents

Chetham's School of Music

Planning Application Design Statement for
Outline, Detailed and Conservation Area Planning Consent

20th April 2007



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CHETHAM'S SCHOOL OF MUSIC, MANCHESTER

Planning Application Design Statement

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01 CONTENT

Purpose of the design statement

1.1 The purpose of this design statement is to accompany a detailed planning application for Chetham's School of Music, Manchester, which constitutes a new school extension containing a music school, academic school and two performance venues. The detailed planning application sits adjacent to a masterplan framework encompassing the entire school campus and Chetham's Library. This Masterplan is included within this planning application document as an outline planning application. The statement demonstrates how the application proposals build upon and compliment existing development within the school campus, together with proposals to improve views and access to Chetham's Library and create a new Library gateway from Victoria Street.

1.2 The design statement seeks to demonstrate that, in urban design terms, the proposed development is of a high quality design that has evolved to reflect the local context, which it will become part of.

1.3 This design statement accompanies the architectural drawings that have been submitted with the Planning Application. The design statement demonstrates how the application responds to current Government guidance contained within the CABE publication 'By Design', including:

- Responding to and reinforcing local character in townscape and landscape.
- Design of street frontages and public and private spaces with continuity and enclosure.
- Ensuring attractive, safe, uncluttered public spaces and routes to secure quality of public realm.
- Promoting ease of movement with accessibility to local permeability with pedestrian priority and integration of patterns of land use with transport.
- Delivering legibility and a clearly understandable image through development of recognised routes, intersections and landmarks.
- Ensuring the development is adaptable and capable of responding to changing circumstances.
- Promoting diversity, a mix of compatible uses and viable places capable of responding to local needs.

1.4 In demonstrating that these 'By Design' objectives are being met, the design statement provides information on:

- Urban structure, of routes and spaces that connect locally and more widely.
- Urban grain showing block pattern.
- Diversity and mix of uses within the site and its surroundings.
- Height of the development in context of its surroundings.
- Massing in terms of arrangement, volume and shape of the development.
- Details of the local vernacular in response to the existing buildings within the school curtilage.
- Materials to be utilised in responding to local character in a modern context.

Accompanying Documentation

1.5 In addition to this statement the documentation accompanying this submission comprises:

- Architectural drawings encompassing both the Masterplan and Detailed Application site.
- Transportation Assessment Report providing an assessment of the issues associated with transport including traffic impact, accessibility, non-car users, servicing and public transport.
- Waste Management Strategy.
- Site Investigation Report providing an assessment of the possible risks arising from the ground contamination and identifying any remedial measures necessary.
- TV and Radio Reception Report.
- Crime Impact Assessment.
- Breeam Assessment.
- Sunlight and Daylight Assessment.
- Historical and Archaeological Report.
- Landscape proposals.
- Bat Survey.
- Wider visual appraisal providing photomontage views which illustrate the impact of the development on the streetscape, skyline and key vistas within the city.
- Architectural model at a scale of 1:500.
- Noise assessment report providing an assessment of the likely acoustic conditions together with a mitigation strategy.

Scope of Statement

1.6 The design statement is constructed and presented as follows.

- Setting the context of the site in terms of its physical characteristics and opportunities.
- Historic buildings appraisal
- Archaeological report.
- The design proposal.
- Conclusion

02 CONTEXT

Site Description

2.1 The application site is at a location north of Manchester Cathedral and south of Victoria Station. It is surrounded by Fennel Street to the south, Victoria Station Approach and Hunts bank to the north, Long Millgate to the east and Victoria Street to the west.



Aerial photograph of Masterplan site

2.2 The application site comprises an outline masterplan site and a detailed application site. The sites are co-joined, but are separated from each other by Walkers Croft.

2.3 The outline masterplan site is surrounded by Fennel Street to the south, Walkers Croft to the north, Long Millgate to the east and Victoria Street to the west. The detailed application site sits immediately to the north and is surrounded by Walkers Croft to the south, Victoria Station Approach and Hunts Bank to the north.

2.4 The detailed application site is currently used as a private car park, owned by Network Rail and used by staff from the school and staff from Manchester Cathedral. The southern frontage is bounded by Walkers Croft and the existing Chetham's School of Music buildings beyond. The site slopes steeply from north to south and has a maximum fall of approximately 6 metres. Walkers Croft is currently an adopted highway, the proposal is to take ownership of this land for the sole use of Chetham's School of Music. The river Irk lies beneath Walkers Croft in a culvert which dates back to the construction of Victoria Station Approach (refer to Archaeological Report in section 4 of the Planning Report document).

2.5 Large railway office buildings, varying in height from 4-6 storeys occupied the detailed application site and it is assumed they had two storey basements. The basement walls to Victoria Station Approach and Hunts Bank are assumed to remain concealed by the banks of fill material which were placed when the buildings were demolished in the 1970's.

Surroundings

2.6 The scale of the surrounding buildings is varied. Immediately north east of the Masterplan site, separated by Victoria Station Approach, is Victoria Station. The main facade of which was constructed in 1909, is four storeys above road level and constructed from a buff coloured stone. Victoria Station Approach is thought to have been constructed as a viaduct above the river Irk valley. Although survey work carried out to date has yet to prove the extent of the viaduct.

2.7 Immediately to north west of the Masterplan site, separated by Hunts Bank, are the old Exchange Station buildings. These comprise two buildings fronted by a vehicle drop-off area, a two storey building and a single storey building, each constructed from a buff coloured stone, thought to have been constructed circa 1850 for use by the Lancashire and Yorkshire Railway Company.

2.8 To the south of Exchange Station buildings and facing Hunts Bank and Victoria Street is Arena Point. A six storey office building, constructed of a buff masonry to match Victoria Station and glazed curtain walling. The building is of

questionable architectural merit. To the north of Arena Point is the MEN Arena, an aluminium clad ovoid auditorium. There are four entrance points, one of which is on Hunts Bank, accessed via two flights of steps rising approximately six metres.

2.9 To the west of the masterplan site lies Victoria Street and the river Irwell. Further beyond are a combination of railway viaducts, carrying goods trains through Victoria Station, and car parks. These sites are part of a wider site masterplan.

2.10 To the south, across the pedestrianised Fennel Street is Manchester Cathedral. Although the Cathedral has been extended and re-modelled over the centuries, the present church was built within the precincts of the Baron's Court circa 13th Century, beside the then Manor House (which is now part of Chetham's School of Music). The current building is constructed of a buff natural stone.

2.11 Adjacent Manchester Cathedral is The Triangle shopping centre. Built in 1903 as the Corn & Produce Exchange, it was originally designed to handle regional trading in agricultural produce. Its vast hall with innumerable tiered side offices is dominated by a central glass dome. Despite suffering heavy bombing during World War II, many of its original fittings survive including its several imposing entrances and porches with their bronze and wrought ironwork. Constructed of a natural buff stone, the building rises four storeys above Cathedral Gardens and is a good example of the grandeur of Manchester in its prime.

2.12 To the south east of the masterplan site, across Cathedral Gardens lies Urbis. A contemporary building of architectural merit. Constructed from glazed curtain walling, it is seductively shaped and rises from approximately two storeys adjacent Chetham's School of Music to a pinnacle of seven storeys fronting Corporation Street and Shude Hill.

2.13 Other surrounding buildings include predominantly four and five storey brick buildings with slate pitched roofs along Corporation Street.

Historical Context

2.14 For a detailed historical report please refer to section 3 of the Planning Report document

The Outline Masterplan

2.15 Chetham's School of Music employed Manchester based architect Stephenson Bell to prepare a draft Masterplan for the complete school campus, thereby setting the ground rules for future development proposals which will be subject to future detailed planning applications.

2.16 The Masterplan, prepared by Stephenson Bell, is underpinned by the following key principles.

- To promote the very best in contemporary architecture.
- Designed to respond positively to the character and essential qualities of the area and create a strong and active street frontage.
- To protect and exploit landmarks and key views, particularly of the Cathedral and medieval buildings.
- To transform Victoria Station Approach and Hunts Bank into an attractive city street and link between Victoria Station and Cathedral Gardens. These routes are to be enhanced as a pedestrian friendly promenade, which encourages walking and cycling with views overlooking the Cathedral and medieval buildings.

Wider Context

2.17 As in many other cities throughout Great Britain, Manchester has seen a proliferation of new, dynamic and varied developments over the past decade. Due to the compact urban grain of Manchester, much of the development is limited to infill sites that help to stitch together existing streetscapes.

2.18 The most striking, architecturally imposing building within the immediate context is Ian Simpson's Urbis building.

Summary

2.19 This section has outlined the ongoing transformation of Manchester and identifies the application site as being critical to the continued process of development and regeneration.

03 HISTORIC BUILDINGS APPRAISAL

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3.1.0 Introduction

This report was prepared for Stephenson Bell Architects to describe and assess the architecture and history of the later buildings of the Chetham's School and Library complex. The report was prepared by Clare Hartwell and Marion Barker of the Architectural History Practice Ltd.

The report represents an analysis of the history and buildings of the land occupied by Chetham's School of Music and Chetham's Library, and the area immediately to the north. The site under consideration is bounded by Fennel Street (south), Long Millgate (east), Victoria Street (west), Victoria Station Approach and Hunt's Bank Approach (partly including Walker's Croft). An analysis of the medieval buildings of the complex (College House) and the 1848 extension to the east wing is not included as a recent study is available in published form (Clare Hartwell, The History and Architecture of Chetham's School and Library, 2004). A study of the archaeology of the area is included in a separate report.

The land includes a rocky outcrop at the confluence of the rivers Irwell and Irk which was occupied by the manor house of the Grelley family from the C13 and was almost certainly the site of their castle first recorded in 1184. Earlier settlement on the site is a possibility. A series of three defensive ditches are thought to curve around the city between the rivers, but the exact nature and origin of these features has not been established. The approximate line of Victoria Street and a crossing point over the Irk is on the route of the Roman road which ran between Manchester and Ribchester (for further details see the Archaeology Report). The earliest extant buildings on the site are the principal domestic buildings of a college of priests founded in 1421 which were acquired by the Stanley family, Earls of Derby, in 1549 after the suppression of the institution under the second Chantries Act. Following confiscation of the Stanley estates during the Civil War, the building complex was bought and converted as a free library and charity school under the terms of the will of Humphrey Chetham in the mid C17.

The buildings associated with the Chetham charity continue to occupy the site and a process of expansion has been accompanied by acquisition of land and buildings adjacent to the original site as well as the construction of additional buildings. At the same time the medieval building and the mid C17 fittings and fixtures have been preserved to a remarkable degree. Chethams School has been a specialist music school since 1969 and the Library remains free and open to the public.

The report considers individual buildings erected for Chetham's arranged approximately chronologically (section 2), not including extensions and alteration to the medieval building. This is followed by sections on the buildings erected for the Manchester Grammar School (section 3) and the Palatine Building (section 4). An overview of the development of the Walkers Croft area follows (section 5).

The significance of individual buildings or structures has been assessed as part of this report. These cultural values may be tangible, for example, as a reflection of the high statutory protection given to the building by its listing, or they may be intangible, for example, the site's association with a past event in the history of Manchester.

Different levels of significance are referred to in this report:

- Exceptional – important at national to international levels, reflected in statutory designations such as Grade I listed buildings and scheduled ancient monuments.
- Considerable – important at regional or sometimes a higher level, e.g. Grade II listed buildings
- Some – important at a local level, and possibly at a regional level, for example for 'group' value
- Little – of no more than local value
- Negative or intrusive features – features which in their present form detract from the value of the site. A modern corrugated iron shed adjacent to an important medieval building might be a good example.

3.2.0 Buildings Erected for the Chetham's Charity

3.2.1 Historical Background and Context

The present south boundary along Fennel Street represents successive phases of the widening of this street, in the 1830s and 1850's, and possibly at other times. This narrow west end of Fennel Street was called Apple Market until the later C19 and was sometimes known as Back o' the Church

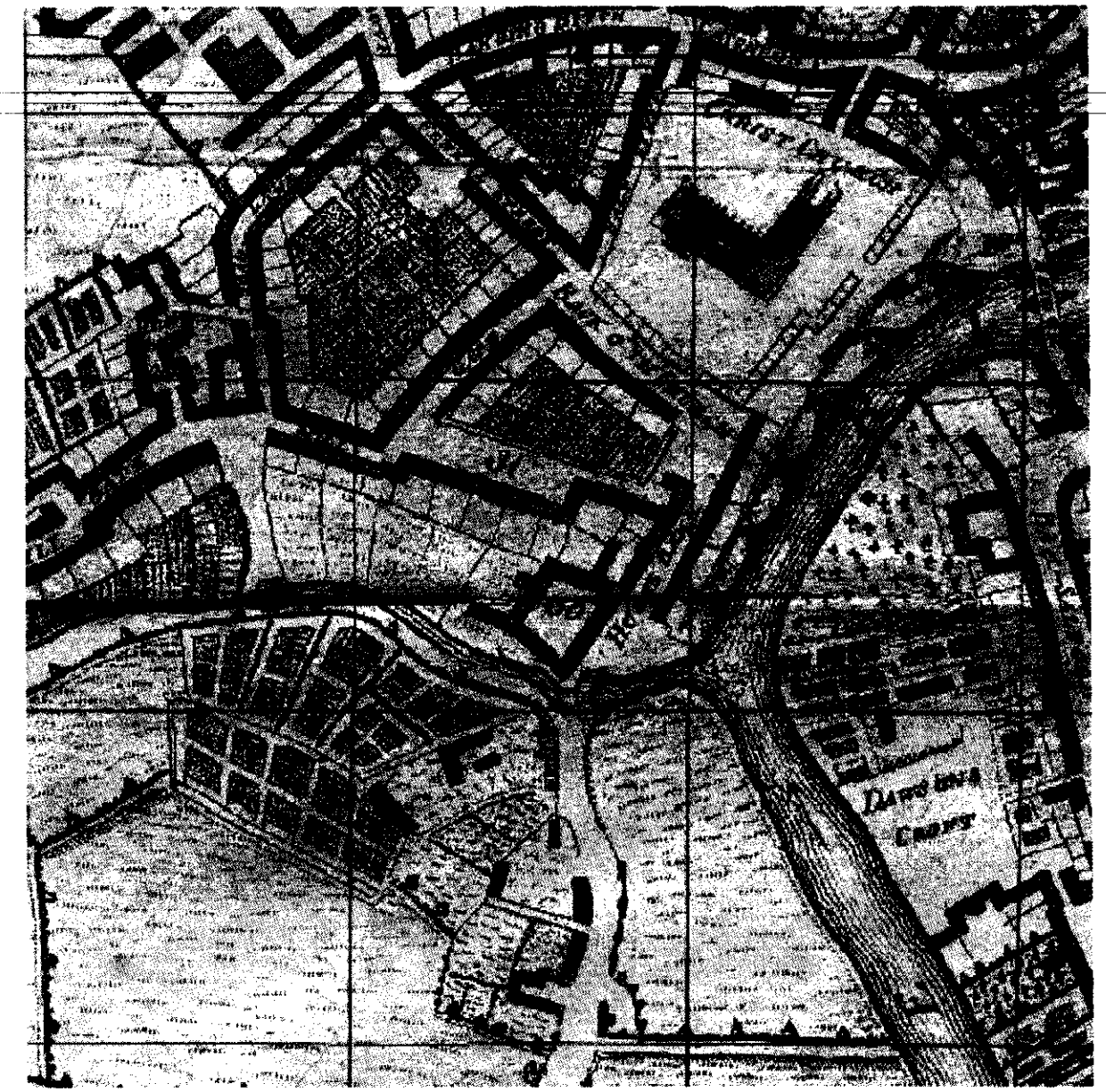

Fig. 1 Detail of the Casson & Berry Map of Manchester, 1751. The map is orientated with south at the top. No. 30 is Chetham's School and Library, shown schematically

The Casson & Berry map of 1751 (fig. 1) shows the area, when it appears that there was a row of buildings roughly parallel to Apple Market or Back o' The Church, south of Chetham's yard. A plan of 1832 (GMRO J/2752/1) shows the area immediately before the Hunts Bank improvements were undertaken; these changes included the widening of the west end, to create a funnel-shaped area facing into Hunts Bank, shown on Adshead's 1850 map, and the realignment of Hunts Bank on a new river embankment. The arched gateway at the west end of the Chetham's boundary was installed in c.1837, as part of these Hunts Bank improvements. The project was almost certainly prompted by the fact that Victoria Station was being established nearby and better access was required. Another, related, factor could have been the construction of Victoria Bridge over the Irwell, immediately south of the site, started in the year of the Queen's accession, 1837. It represented a major investment and the careful design of the south gateway and the south gable of the Palatine Building facing the church and the new bridge suggest that the Manchester Police Commissioners wished to create a favourable setting for those structures.

The school grounds were extended to the south by acquisitions of land following the clearance of earlier buildings and the widening of Fennel Street in c.1868. The extended area included the area of a former burial ground, also known as Cathedral Yard and shown on various historic maps, including Green's Map of 1794. The land had been acquired by Manchester Collegiate Church from various private owners in 1767 as an extension to the churchyard which no longer had space for burials (Cathedral archive, B/4/4, Sentence of Consecration). It was used until 1788,

principally for paupers, more than 6 000 burials are said to have taken place there. The church later Manchester Cathedral retained the land thereafter but the plot was eventually acquired by Chetham's in 1868, together with an adjacent plot, immediately to the east (fig. 2). The newly acquired grounds were defined along their southern edge by a new boundary wall with railings installed c. 1869.

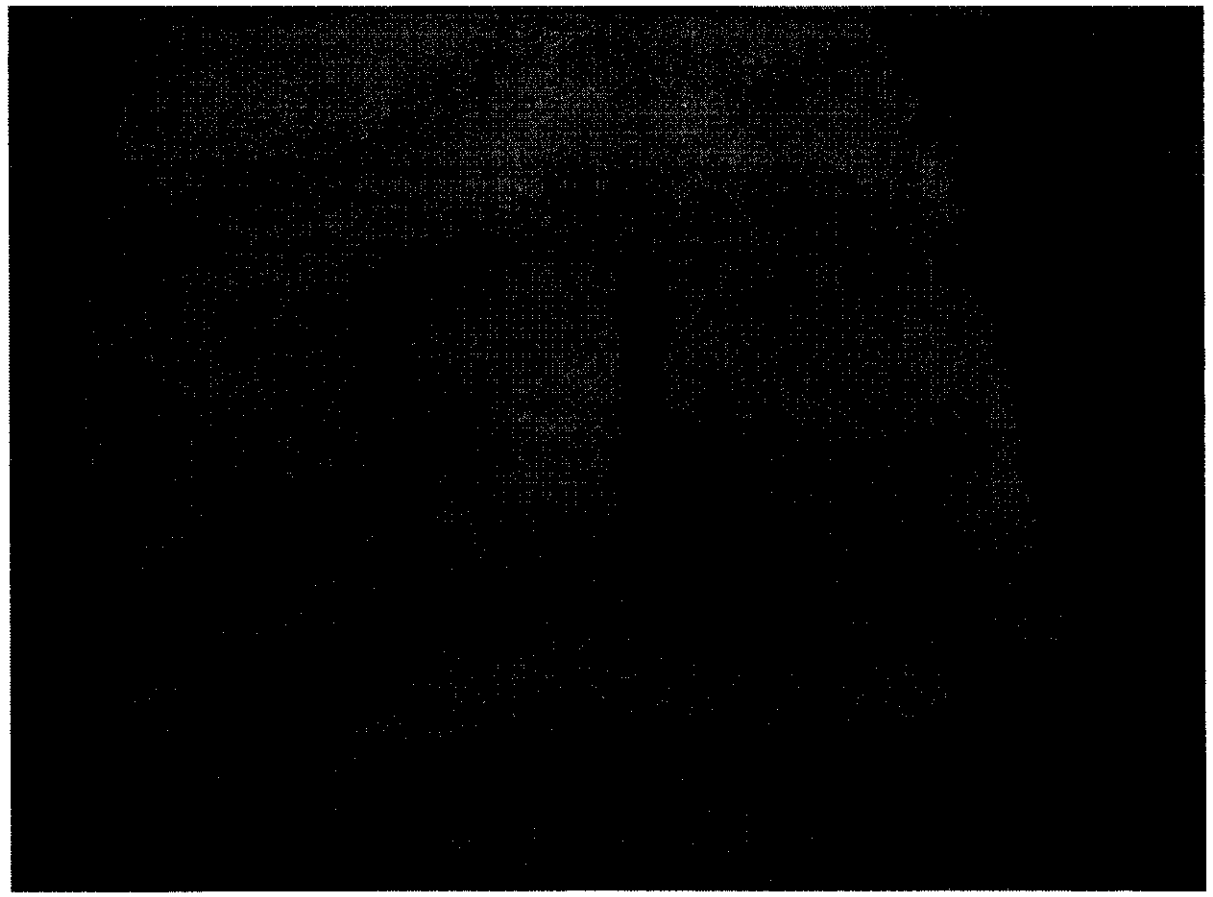

Fig. 2 Detail of conveyance of fee simple from Manchester Corporation to the Feoffees of Chetham's Hospital (C/Lib/Misc/10, circa 1868) showing the former burial ground (left) and other plots at the south end of the site. The Cathedral Hotel (right) was the former residence of the High Master of Manchester Grammar School.

The land shown on the plan (fig. 2) immediately north of the Cathedral Hotel had been leased from the Earls of Derby since the C17, and it seems that the freehold was not acquired until 1870. The retention of this plot, part of the jointure of the Countess of Derby which was confiscated and later recovered from Parliament in 1653, may simply be an anomaly; however it might also represent a strategy on the part of the Earls to retain a foothold in central Manchester.

3.2.2 The South Gateway

The arched gateway was designed in 1837 for Chetham's and carries the Chetham arms. It could have been designed by a Mr Shoreland, a surveyor working for the Police Commissioners, under the Manchester Improvement Acts, who presented the plans to the Chetham's Feoffees. The Tudor Gothic style of the archway complements the style of the south gable end of the 1838 Palatine Building and is built of similar large ashlar sandstone blocks (see section 4). A 1910 photo (fig. 3) shows the original panelled Gothic-style timber gates, the existing gates are of a simpler design. Historic maps suggest that the erection of the gateway was accompanied by the laying out of a new path from the gateway to the main building. The low retaining wall which at present divides the approach from play facilities could have been constructed at this time and contains broken gravestones which almost certainly came from the burial ground on this part of the site.

(c) Manchester Libraries



Fig. 3 **South gateway shown in a view of 1910 (copyright Manchester Central Library)**

3.2.3 Perimeter Wall and Railings

The wall and railings attached to the gateway's east side were erected for Chetham's in c.1869, after the widening of Fennel Street. Two pubs were demolished to make way for the widened road: the Packhorse and the Black Moors Head, both shown on the 1848 OS map, with the Cathedral Yard (site of C18 burial ground) to their west. The new boundary ran from the 1857 gateway to the south west corner of the Grammar School Headmaster's House/ Cathedral Hotel (fig. 2), at their east end, shown in a photo of c.1900 (Local Studies) and on the 1892 OS map.

The south boundary consists of an ashlar sandstone wall divided into five stepped sections, ascending from west to east as the street rises. Each section is marked by an intermediate pier with Gothic style gabled cap embellished with

the School's arms. The coped wall is topped with Gothic-style railings with pointed quatrefoils. Chetham's Feoffees' Minutes of 1869 refer to the design of the railings being approved and tenders accepted, ironwork by Fairbairns and masonry by Ellis and Hanchcliffe.

3.2.4 Significance

The 1837 gateway is within the curtilage of the grade I listed building and is itself of some significance architecturally and historically and likely to be considered of listable quality in its own right. It is related in design and date to the south gable of the Palatine Building (see section 4). Both were associated with the early C19 improvements of the area undertaken under the direction of the Manchester Police Commissioners, as part of a programme which included street widening and the construction of Victoria Bridge.

The wall is within the curtilage of the Grade I listed building and is itself of considerable significance for its historic and architectural interest.

3.2.5 The Vallins Building



Fig. 4 The Vallins Building, a schoolroom designed by Alfred Waterhouse, completed 1876

The Vallins Building (fig. 4) was built for the Chetham's Feoffees as a schoolroom for 150 boys, and completed in 1876. The building was designed by Alfred Waterhouse in a late Gothic style, to complement the 1420s buildings. It was illustrated in the contemporary architectural press. The Chetham's Feoffees' minutes indicate lengthy debate about the design and costs of the building from 1872.

The building is constructed in warm red sandstone, with a sandstone roof. Masonry is laid in alternating narrow and wide courses, this and other architectural features are typical of Waterhouse and found on a larger scale in Manchester Town Hall and Manchester University, which were under construction at the same time. The stylised floral stained glass in the upper lights of the north window are by F.T.Odell (fig 5) and stone carving was by T.Earp and Sons. The general contractors were George Clay

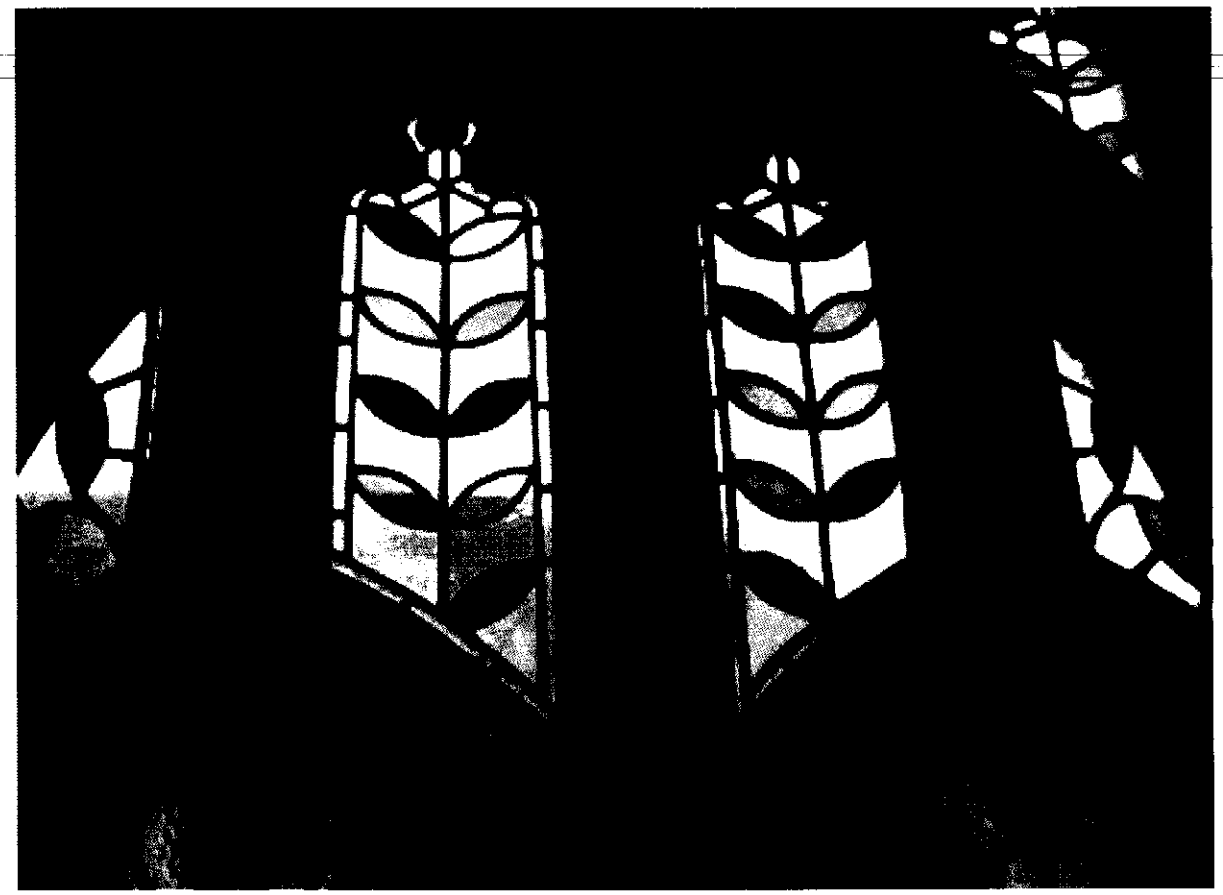

Fig. 5 Detail of glass, Vallins Building. Glass of similar design can be seen in Manchester Town Hall and The University of Manchester

The building originally contained one large full-height school room in the main range, entered via the external gabled porch on the east elevation, with a smaller classroom and store room squeezed into the space against the boundary wall to the west. The building was altered at its north end by J. Medland Taylor in 1900 (BC Ref. 4471), to provide a new entrance porch and to extend the length of the rear classroom to the north by the same width; the building was partitioned at the same time, but there is no sign of this alteration. The 1900 drawings suggest that the Waterhouse north elevation of the west range was taken down by Medland Taylor and rebuilt further to the north, incorporating the same window tracery and other details. The porch exhibits details typical of c.1900.

The internal structure is visible in the upper floors: the large schoolroom has a fine arch-braced collar truss roof of 6 bays (fig. 6), with moulded arrises and wall plates with pratishing. The smaller classroom has a simpler 3-bay braced collar truss roof. The ground floor of the large school room retains a large square stone fireplace with a carved frieze, set within an arched recess on the east wall. this fireplace is expressed externally by a large lateral stack. The ground floor is now poorly lit due to the high window sills of the original schoolroom

The need for additional space prompted the insertion of first floors into both schoolrooms and the lowering of the ground floor of the west range in c.1956 (date of Thomas Worthington and Sons plans); the staircases in the west range date from this work, but the stair to the first floor of the main schoolroom was first installed at the south end of this building (shown on 1980 survey plan).



Fig. 6 Vallins Building upper floor showing the roof structure

Since 1908 the ground floor of the main schoolroom has been used successively as a dining room and a chapel; the latter use ceased in 1994. The west range was at that time in use as a laundry.

The ground floor of the large schoolroom is now used as a recital room: a wall plaque dated 1995 records the refurbishment of the room and its dedication to Margaret Helmsley. The Art Department is now on the upper floor; the present staircase dates from the 1990s alterations. The Drama Department occupies the smaller west range; the re-opening of the Arts Building by John Vallins in 1994 is recorded by a wall plaque. The Drama Department occupies the west building with space partly in the lower ground floor with an inserted office on the upper floor.

Of the original Waterhouse features the roof structure (fig. 6) is the most significant, with the fireplace and remaining glass (fig. 5) also important. Most of the window glass is now clear glass, with stained glass only remaining in the upper tracery.

3.2.6 Significance

The building is listed Grade II (for the listed building description see Appendix 1.) and is of considerable significance for its architectural merit. Alfred Waterhouse was one of the leading architects of later Victorian England and the building is a good, albeit minor, example of his work which incorporates fixtures and carving executed by contractors who also worked on Manchester Town Hall. The alterations by Medland Taylor, a leading Manchester architect, are of lesser interest but of good quality. C20 internal alterations detract from the architectural and historic character of the building; the architectural quality of the interior of the main space would be enhanced by the removal of the inserted floor.

3.2.7 The School Grounds and Hyde's Cross

Some details of the history of the school grounds can be gleaned from maps and records. The earliest maps available, those in the Casson & Berry series and the map of circa 1650 (figs. 1 and 15), suggest that there was a line of buildings along the original southern perimeter, now within the yard. The C17 Feoffees' Minute Books (Chetham's Library) record the setting out of 'stoups and rails' and building a brick wall in the yard during the conversion work in the 1650s. A formal garden layout is shown on Green's map (1793) and the grounds are shown in a detail of the Casson & Berry maps (fig. 7).

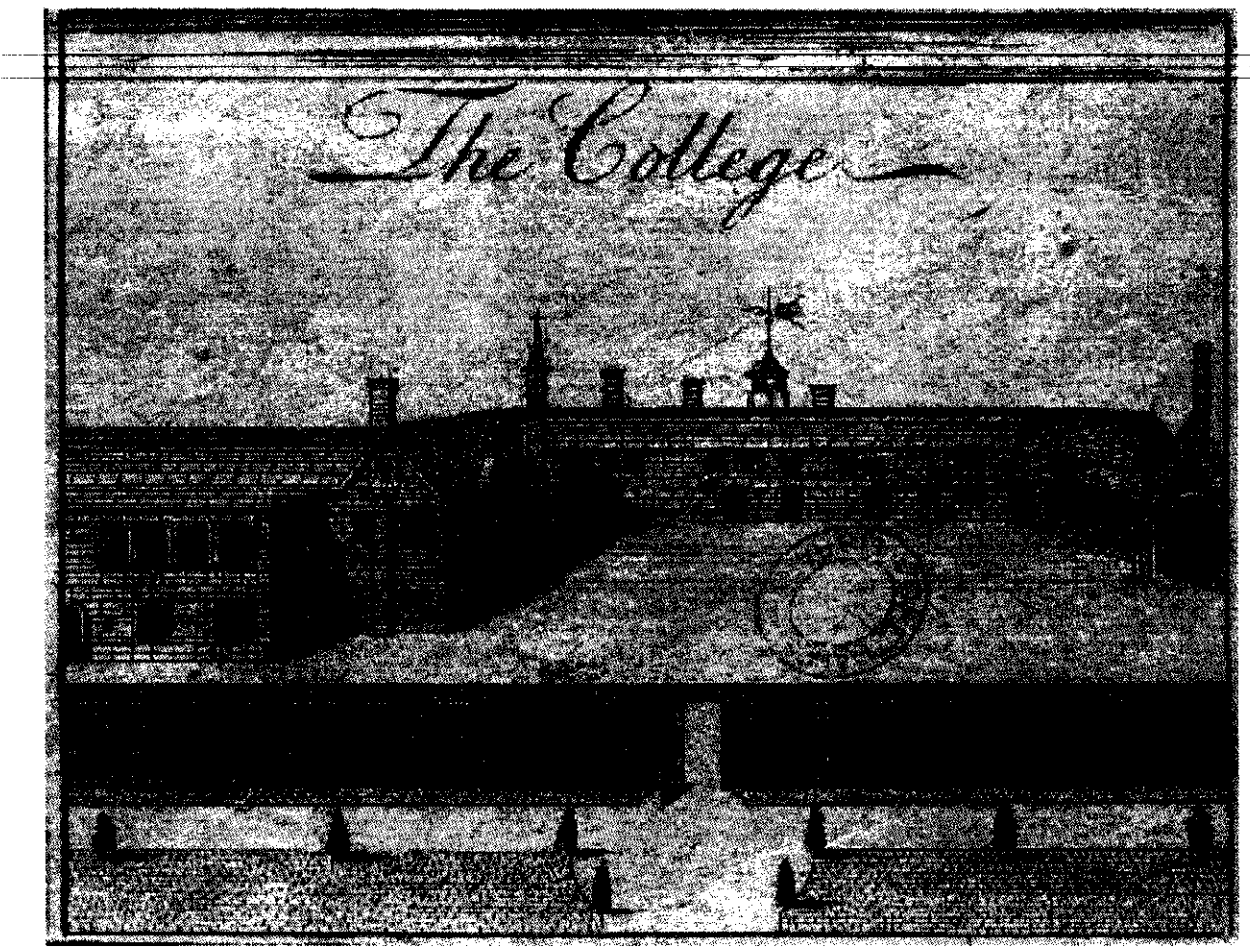

Fig. 7 Detail of the 1751 Casson & Berry map showing the Chetham's grounds

The grounds exhibit a number of different surface treatments some of which reflect mid and late C20 treatments. Areas of cobbles might be of greater antiquity and further research would be required to establish their origin. The archaeological potential of this area is exceptionally high (see the Archaeology Report).

Hyde's Cross is a grade II listed structure (see appendix 1) which now stands in front of the east wing of the medieval building. It has been relocated from another position in the grounds on at least one occasion. The cross is dated 1653 and was placed in the school grounds in 1913. It originally stood at the junction of Fennel Street and Withy Grove.

3.2.8 Significance

The school grounds are composed of an amalgamation of different plots which stand at the very heart of the medieval town. The archaeological potential of the area is very considerable. Hyde's Cross is of considerable significance and it is rightly listed grade II. Since it is not either in its original position, or, as far as can be established, in the position it was placed when first brought to the site, its exact location within the precinct is not of strong significance.

3.2.9 Squash Court

The squash court stands on the north side of the site. It was built 1897-9 for Chetham's School as a swimming pool, designed by the Manchester architect Bernard Brameld (BC ref 2335). The building is executed in stone, in low key Gothic style which blends with the character of other buildings of the site. The building has been converted into a squash court and remains in use for that purpose; the originally top lit roof has been slated over.

3.2.10 Significance

The squash court is within the curtilage of the Grade I listed building. It was designed by a minor Manchester

architect. The choice of materials and style reflects an awareness of historic sensitivity. The historic and architectural interest of the building has been reduced in its conversion and it is considered to be of little significance.

3.2.11 Other Northern Perimeter Buildings and Wall

The Northern perimeter wall (fig. 8) was probably built in the mid C19 in connection with the construction of the Irk culvert (see section 5 and the Archaeology Report). The wall is built of rock-faced coursed sandstone with a plain weathered coping; it certainly pre-dates the construction of the 1890s squash court which has an archway built off the top of the boundary wall. The wall may incorporate part of an earlier wall shown on an engraving of 1843, although it appears to be of one construction style. This engraving and historic maps suggest that there may have been a wharf on the banks of the Irk at the foot of the steps which lead down from the west side of the building. A platform is shown at the water's edge. This is also indicated on a map of circa 1815. The east end of the boundary wall is broken by a timber gate with one stone pier, and is partly red brick and altered; this fronts a yard between the site of the former Manchester Grammar School (Mills and Murgatroyd) 1880 building (see section 3) and the Chetham's School site. Part of the lower structure of the demolished Mills and Murgatroyd building, incorporating structure over the Irk, is visible behind the boundary wall.



Fig. 8 Northern Perimeter Wall

A number of buildings have been erected at various times between the medieval buildings and the northern perimeter wall. The lean-to stone-fronted workshops with large timber windows and Welsh slate roof date from c.1900, and are said to have been built as a metal workshop for the school, later converted to art room (fig. 9). Some features of the medieval building are visible within the former workshop, including part of a chamfered plinth at the base of the garderobe tower. The workshop building was extended towards the west end in 1922, with a hipped roof (Boys workshop BC ref. 15322). To the east is a boiler house in red sandstone, probably late C19 and altered in 1954 (BC ref. 33911). The western end of the building was converted to a 6th form common room in 2000 by Thomas Worthington and Son, incorporating a free-standing mid 20th century shed, and part of the east end is now the estate manager's office.



Fig. 9 The lean-to buildings, north perimeter

3.2.12 Significance

Further study of the perimeter wall would be required to establish if it contains pre-C19 work. It may have some significance. The other structures are considered to be of little significance and the lean-to buildings in particular are intrusive and negative features. They are attached to and/or within the curtilage of the Grade I listed building.

3.2.13 Schoolrooms; Eastern Block

A linear building along the east side of the site was built against the west face of the medieval boundary wall by the architects Thomas Worthington and Sons in 1952 (BC ref. 30609). It was designed to accommodate a playroom, classroom and store. An upper storey was added in 1963 (BC ref. 57078).



Fig. 10 The altered Nicholl's Building, right; the adjacent eastern block schoolrooms, left; with the former Manchester Grammar School buildings behind

3.2.14 Significance

The later buildings are considered to be intrusive to the overall significance of site, (fig. 10) However, the precinct wall incorporated into the structures is of considerable significance as a structure associated with the Grade I listed medieval building.

3.2.15 Nicholls Building

This building was designed by Thomas Worthington and Sons in 1953 to provide classrooms (BC ref. 38911). Later alterations include the roof extension, added in 2005 (fig 10). The plot had been occupied by Manchester Grammar School High Master's house (for this building, latterly used as the Cathedral Hotel, see section 3) and seems to have been acquired immediately prior to the Nicholls Building being erected there.

3.2.16 Significance

The building is considered to be of little significance, particularly since the recent additions and alterations were implemented.

3.3.0 The Buildings of the Manchester Grammar School

3.3.1 Historical Background and Context

The Manchester Grammar School was founded in 1515 by Hugh Oldham, who bought a plot of land beside the river Irk for a building and endowed it with two formerly manorial mills on the River Irk. The foundation incorporated a chantry which supported two priests whose duties included teaching at a free school. Chantries of this type were not uncommon and aimed at ensuring a supply of boys who could speak and sing in Latin to assist in the celebration of masses.

The foundation continued on the site, with successive expansion on Long Millgate, until 1931, when it was relocated to Rusholme in south Manchester.

The early history of the building and other neighbouring sites used by the school is somewhat obscure, however the original building was replaced in 1776 with another immediately east of the Chetham's gatehouse on Long Millgate

This building is shown on Green's map of 1794 extending down to the banks of the Irk (fig. 11).

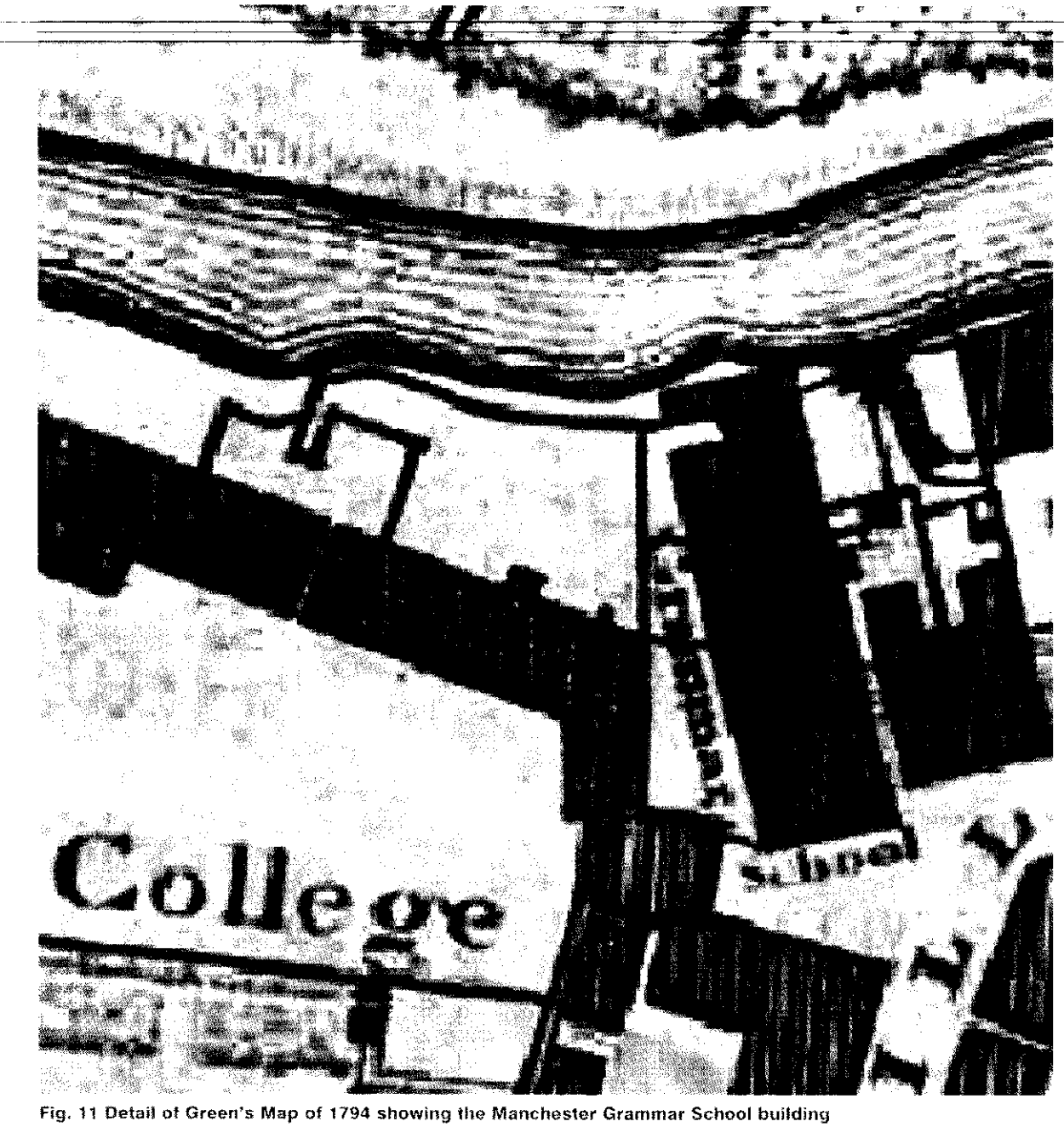

Fig. 11 Detail of Green's Map of 1794 showing the Manchester Grammar School building

The School owned or rented a number of other properties on Long Millgate, including a large house occupied by the High Master. This was timber-framed, probably of C17 date, but exactly when the school had acquired it is unknown. It was rebuilt in the early C19: dates given are 1825 and 1835 and it is not clear which is correct, though the later date could reflect the improvements which were being undertaken by the Manchester Police Commissioners to the streets in the area at that time. The work was instigated by one of the school's receivers, Josiah Twyford, who also rebuilt the school mills. At around the same time an extension to the school costing £2,800 was erected. The 1849 OS map indicates that the High Master's House occupied a plot facing on to the junction of Fennel Street (the part then called Apple Market) and Long Millgate (fig. 12), identified on later maps as the Cathedral Hotel. A building to the north on the same side of Long Millgate, but separated from the house by a vacant plot, is marked Manchester Grammar School and is probably the extension of circa 1825. School records show that a number of other properties on Long Millgate were rented for use by staff and boarders during the C18 and C19.

In the 1490s the school was described as occupying 'two distinct buildings some fifty or sixty yards apart' (Bentley

p 63). These would presumably have been the 1776 building and the extension of circa 1825. In 1868 a site on Long Millgate was purchased and a new building, designed by the Manchester architects Barker and Ellis, was erected in 1869-70 immediately south of the gatehouse to Chetham's School (see frontispiece)



Fig. 12 Detail of the 1849 OS map showing the buildings of the Manchester Grammar School on the corner of Apple Market, continuing along Long Millgate

The 1776 Grammar School building was demolished and replaced by a large new facility designed by Mills and Murgatroyd, completed in October 1880. The building contained a gymnasium, class rooms, a lecture hall and other facilities. The new building was praised in the British Architect and Northern Engineer. In later years, as archive photographs show, the 1880 and 1869-70 buildings were linked by an upper-level footbridge. Further redevelopment was undertaken when the early c19 extension was replaced by new buildings incorporating laboratories with fire resisting floors. Building Control Plans (No. 10767) are dated 1911 and the architects were T. F. Figgis and A.E Munby.

The Manchester Grammar School relocated to purpose-built premises in Rusholme in 1931. The 1880 building was badly damaged by enemy action during the Second World War and subsequently demolished while still in the ownership of the governing body. Other school buildings were occupied by the Manchester Training College before being acquired by Chetham's School in 1978.

3.3.2 The Barker and Ellis (Millgate) Building 1869-70

The building is executed in Gothic Revival style, in red brick with stone dressings, creating a polychromatic effect