Conservation Area Consent and Listed Building Consent descriptions of remedial works required as a result of removals.

This document must be read in conjunction with the Design and Access Statement submitted as part of the Planning Application. We also advise that reference be made to the 'Development Review of the Palatine Building' submitted as part of the Planning Application and supplementary documentation on the Listing Assessment of the Palatine Building submitted to English Heritage

This report is to provide supplementary information in support of the planning applications referred to below Each application will provide information to answer the following questions:

1. Summary 'statement of importance' to present a basic analysis to the form and character of these buildings to justify their removal
2. Details of proposed methodology for the removal of the structures
3. Details of the proposed extent and methodology of post-demolition remedial works, including a statement and plan of the use of the space on removal of the structures

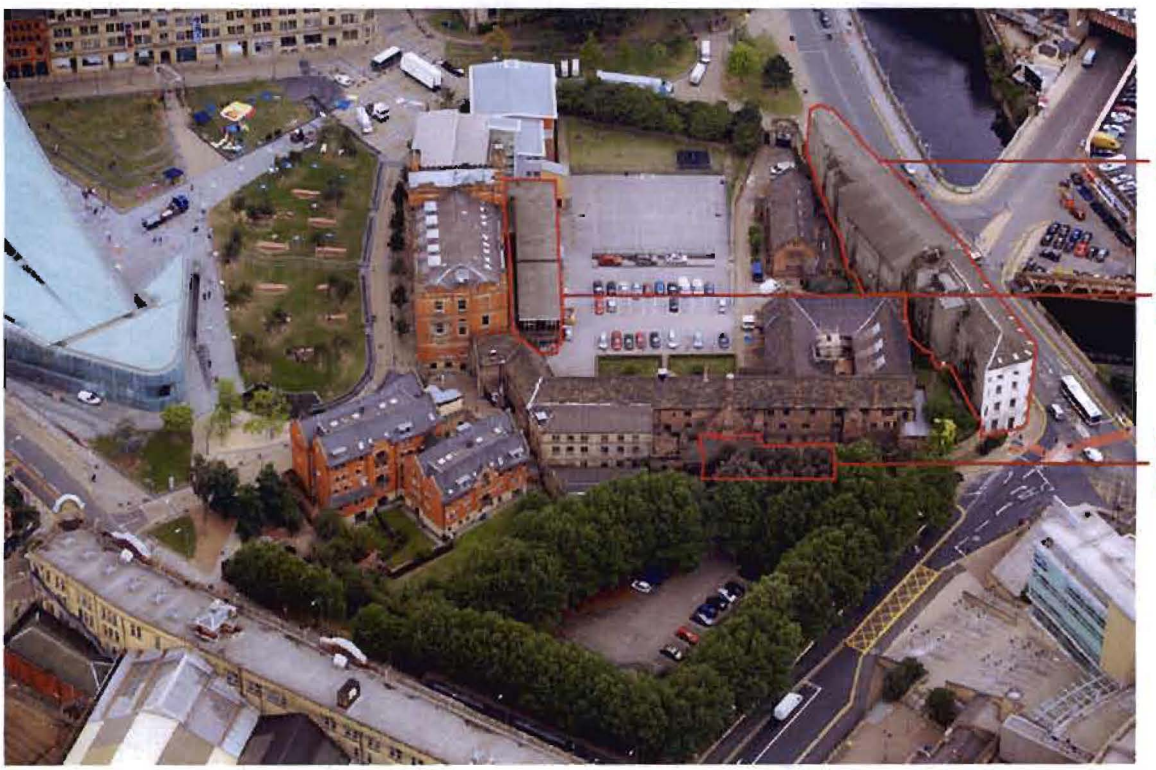
We list below the following applications this refers to:

083492/CC/2007/C1
palatine buildings
Demolition of buildings Nos. 56-78 Victoria Street (Palatine Building), which currently house the music school to allow the reinstatement of landscaped gardens and public entrance gatehouse to Chetham's Library.

090222/LO/2009/C1
extensions to medieval building
Demolition of modern "lean to" type extension to College House and any associated remedial works.

090223/LO/2009/C1
extensions to millgate building
Demolition of two storey extension (on courtyard elevation) to Mill gate Building and any associated remedial works.

We propose that all demolitions are dealt with in a sensitive manner and that a method statement is prepared by the Contractor to ensure that the buildings which the demolished structures were attached to are made good and in no way detract from the architectural appearance of the listed building. At this point we have no Contractor on board so would advise that any planning consent be granted subject to a condition that a suitable Method Statement be submitted to and approved by MCC prior to any demolition works commencing.



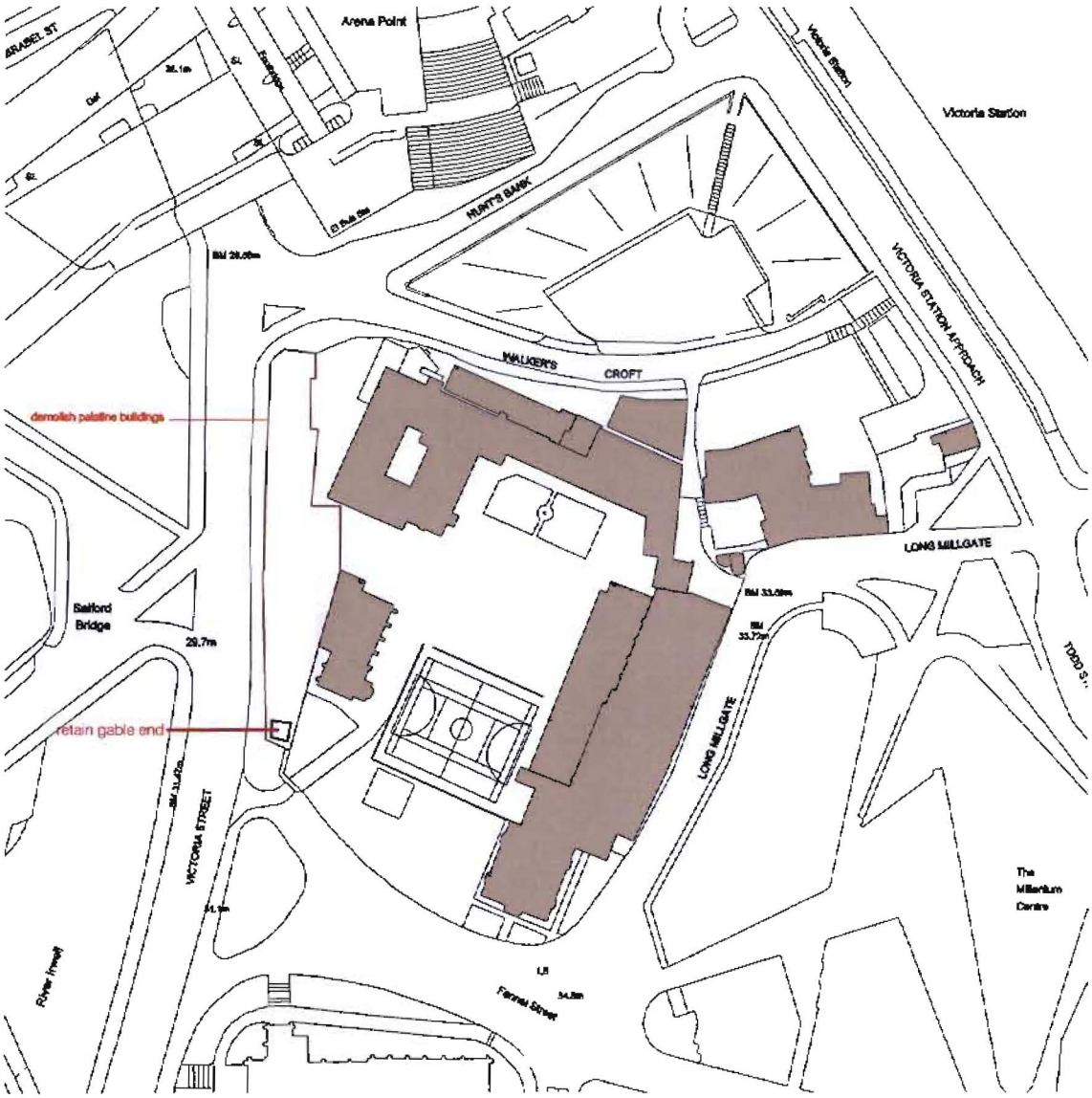
083492/CC/2007/C1
palatine buildings

summary statement of importance

The present Palatine Buildings comprise three adjoining buildings, built in three separate phases between c.1835 and 1845. The southern two-thirds of the group are referred to in the 19th century as the Palatine Building and predate the 1845 Palatine Hotel at the north end. All three buildings were developed by Robert Gill, following the 1830s demolition of earlier buildings along Hunt's Bank (later re-named Victoria Street) and the widening of road. Gill was the General Manager of the Manchester and Leeds Railway Company, and his acquisition and development of the site was a commercial venture prompted by the development of nearby Victoria Station by his company. At the time they opened, the buildings were used as a livery stables (south building), railway offices (south and middle buildings) and hotel (north building), but during the 19th century these uses evolved and the stables were replaced by shops from c.1850 and a mix of other uses took place in the Building. In 1911, the hotel closed and the ground floor was remodelled for retail use, which continued in the Building until 1983. In 1969 Chetham's School of Music was founded and acquired the Building, creating boarding accommodation on the upper floors. In the 1980s, the shops on the lower floors were converted to music practice rooms.

The 4-storey rendered Building presents an imposing 'wall' along the east side Victoria Street. As designed it had a varied architectural treatment with gothic revival detailing to the south building and a simple classical style to the northern two phases. The south gable-end was given particular attention, with ashlar stone facing and gothic moulded arched openings and an oriel window, facing the Cathedral and similar in style to the 1837 Chetham's south gateway. The rear was treated in a plain functional manner with few windows to overlook Chethams.

However, the former architectural interest and distinction of the Building has been eroded by the removal of many of the original features and decorative details. Externally, parapets, chimneys, eaves details and fenestration were removed or altered in the 20th century, to the detriment of the integrity and interest of the building. Internally, the historic plan form is no longer legible at ground floor. Some internal architectural features have survived such as staircases of different periods, some cast-iron constructional elements and decorative details such as plaster cornices, but the interior lacks architectural coherence and has been adversely affected by late 20th century alterations, particularly at ground level. This has resulted in the loss of most of the original fixtures and fittings such as fireplaces and door joinery; surviving historic interiors are fragmentary.

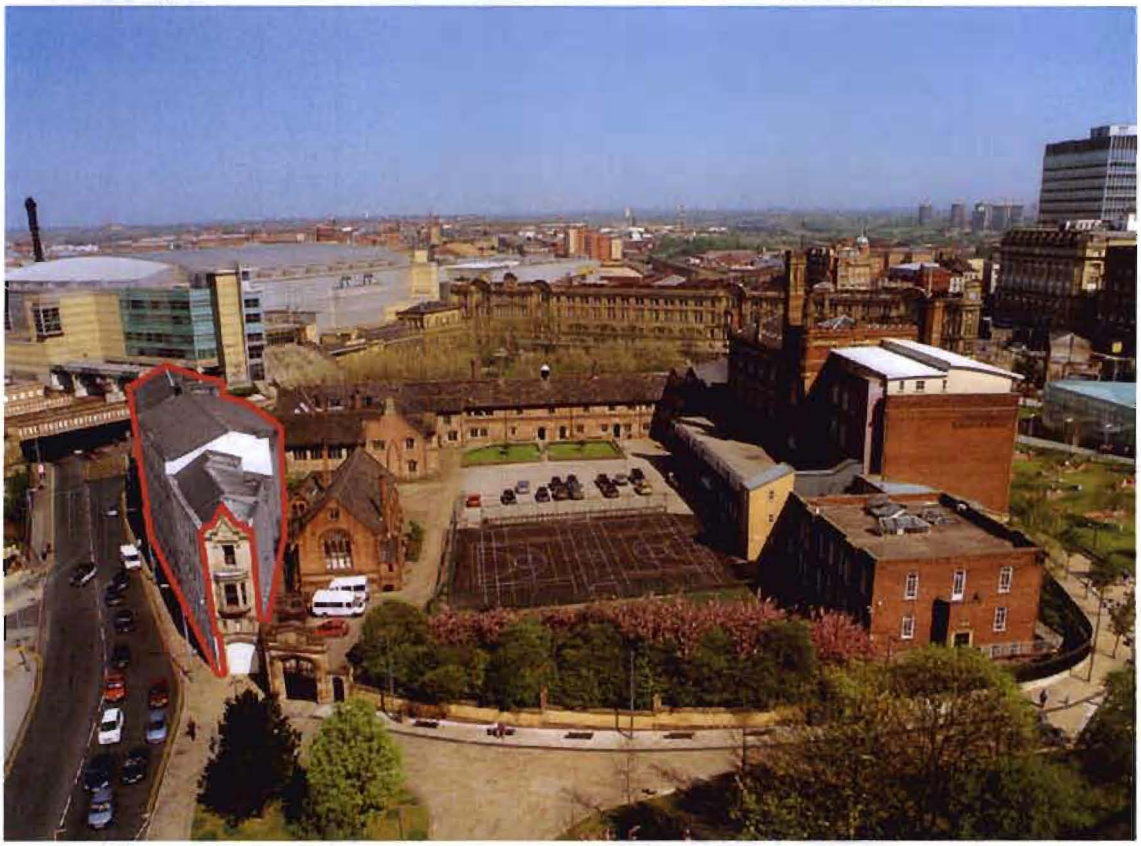


083492/CC/2007/C1
palatine buildings

details of proposed methodology for removal of the structure

We propose that all demolitions are dealt with in a sensitive manner and that a method statement is prepared by the Contractor to ensure that the buildings which the demolished structures were attached to are made good and in no way detract from the architectural appearance of the listed building. At this point we have no Contractor on board so would advise that any planning consent be granted subject to a condition that a suitable Method Statement be submitted to and approved by MCC prior to any demolition works commencing. We advise that all demolitions which affect structures to be retained should be removed by hand.

Demolish building outlined in red and retain gable end. Make good all connections to boundary wall

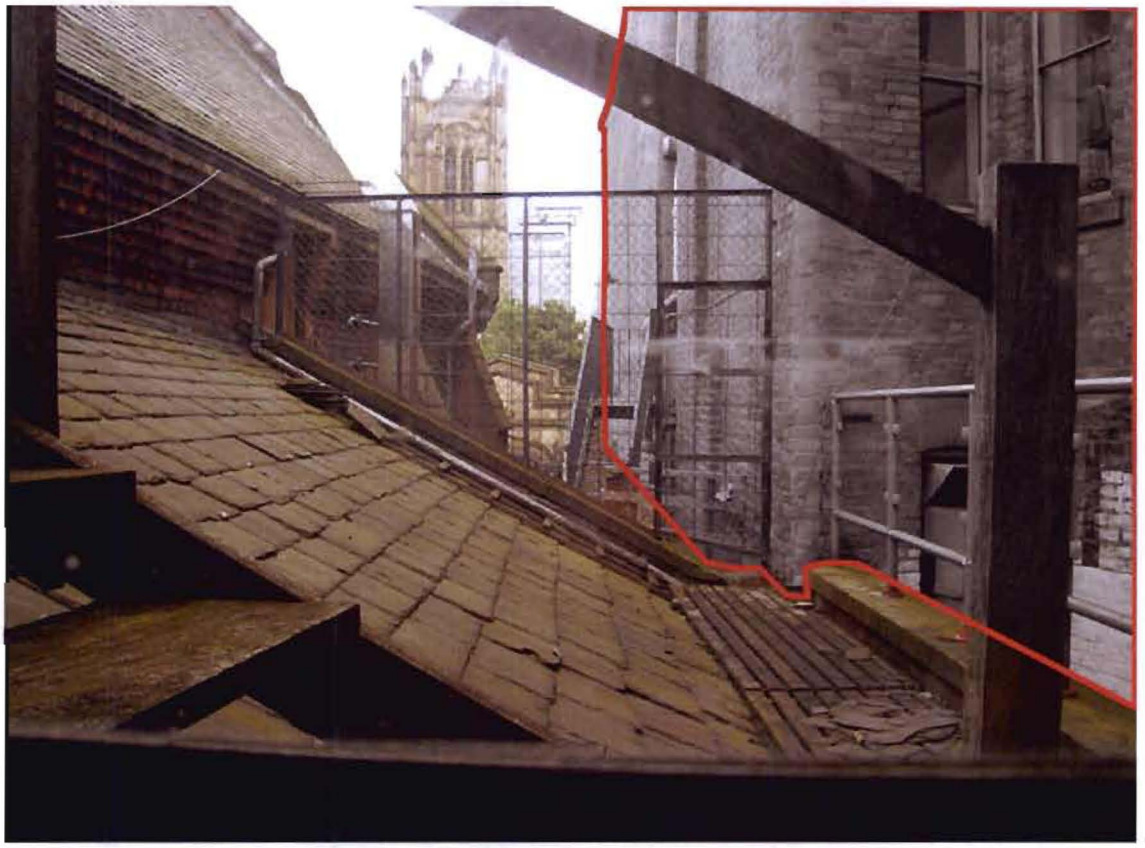


Demolish structure outlined in red and make good all connections to boundary wall. Replace footprint with proposed landscape works.



083492/CC/2007/C1
palatine buildings

Demolish structure outlined in red and make good all connections to boundary wall and Vallins Building.



Demolish structure outlined in red and blue and make good all connections to boundary wall and Vallins Building.

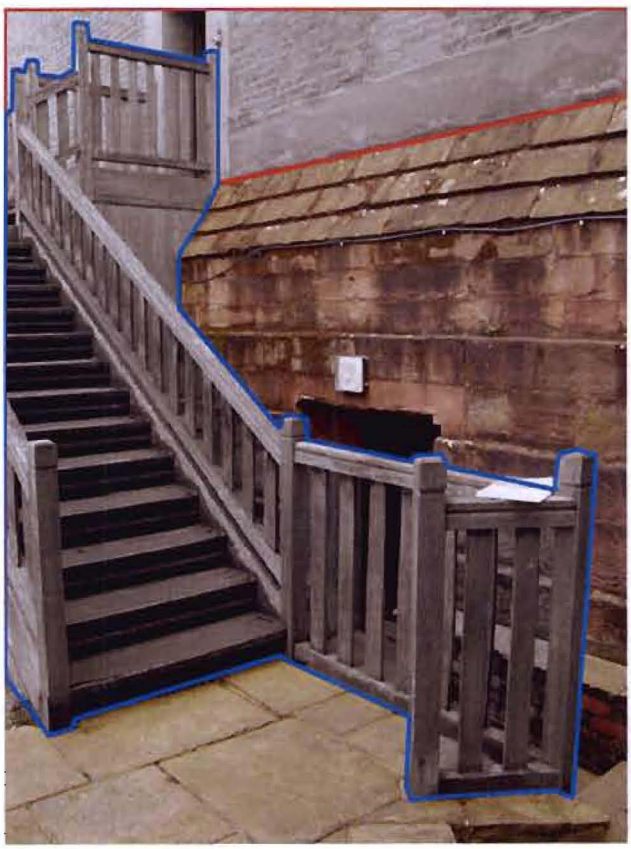


083492/CC/2007/C1
palatine buildings

Demolish structure outlined in red and make good all connections to boundary wall Remove existing door within boundary wall and replace with new infill



Demolish structure outlined in red and blue and make good all connections to boundary wall. Remove existing door within boundary wall and replace with new infill



083492/CC/2007/C1
palatine buildings

Demolish structure outlined in red and blue and make good all connections to boundary wall Remove existing door within boundary wall and replace with new infill



Demolish structure outlined in red and make good all connections to boundary wall.



083492/CC/2007/C1
palatine buildings

Demolish structure outlined in red and make good all connections to boundary wall.



083492/CC/2007/C1
palatine buildings

details of proposed extent and methodology of post-demolition remedial works

The site of the Palatine Building is to be landscaped to provide public access to Chetham's Library and as yet to be defined public attraction within Chetham's School of Music. Currently, the application site offers nothing to the public realm of this quarter of Manchester, despite the development site being located at a major 'nodal point' of strategic importance. Stephenson Bell realised during the formulation of the Masterplan that the medieval building ought to significantly contribute to the public realm. The demolition of the Palatine building will reinstate the connection with the medieval building and the city both visually and physically. By retaining the southern gable end to the Palatine building we intend to create a new Entrance Gatehouse and Visitors Centre for Chetham's Library.

Although the land will remain in the ownership of Chetham's School of Music, the Library Entrance will be secure and controlled at the new Entrance Gatehouse during the daytime opening hours. The Palatine site will be constructed from banked earth and sandstone retaining walls to mimic the sandstone outcrop that the building stands on. Although over time the city streets have risen to cover this base, there is the potential to uncover and expose archaeology from the Roman period. The land would be for public visual amenity, and would be retained for the sole use of Chetham's School of Music. It has been conceived as a continuation and expansion of the existing civic realm of Cathedral Gardens.

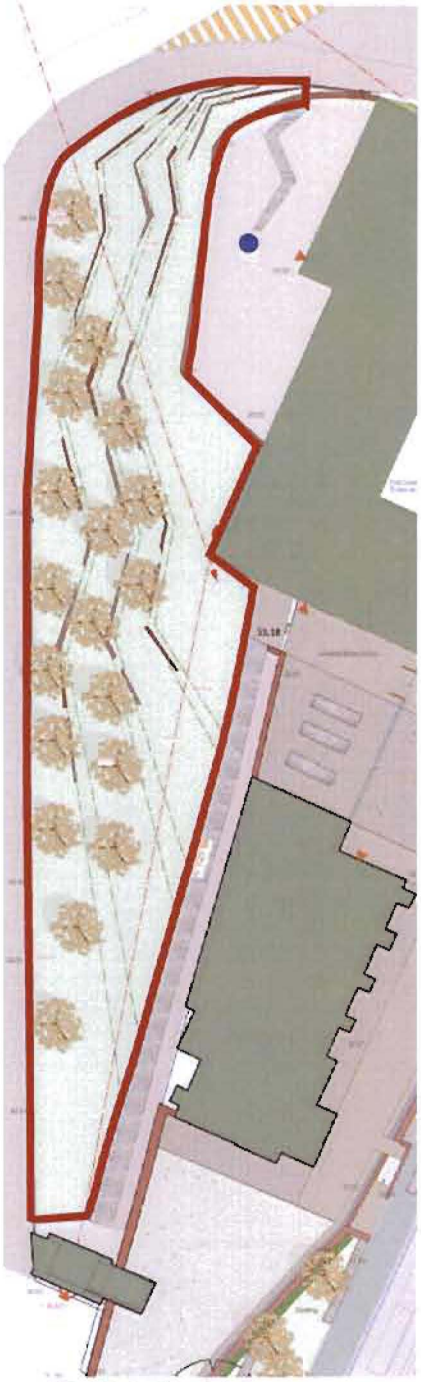
A key part to the success of this area is a high quality landscape proposal. Due to the scale of the proposal, the design team have proposed a predominantly soft landscaped environment that will encourage occupation by school pupils and members of the public that have passed through the security control at the new Gatehouse. Please refer to the Landscape Report appended to the planning application.

The site will be a green space, seen as a continuation of the civic realm of Cathedral Gardens. A number of semi-mature trees form part of the proposals and will, in connection with other landscape proposals on the site, mitigate the loss of trees on the new school site

The removal of the Palatine Building will expose the original setting of the Medieval Building and it's boundary wall. The new access route will run along the boundary wall via a contemporary bridge. This bridge will sit proud of the boundary wall and will not touch any part of it until it connects at the top. The existing opening in the wall will be maintained and used as the new public entrance.

All existing connections that the structures (to be removed) had with the boundary wall will be made good. Any stone work that requires to be redressed and/or re-laid to compliment the existing wall.

The new boundary wall to Victoria Street is conceived as a series of upright posts, reflecting the protective ditches to ancient settlements. These will provide a level of security whilst ensuring visual permeability. The level of the landscaping within the new boundary wall will be at a lower level to Victoria Street to emphasis the existing outcrop of rock, as it appears from underneath the modern road of Victoria Street.



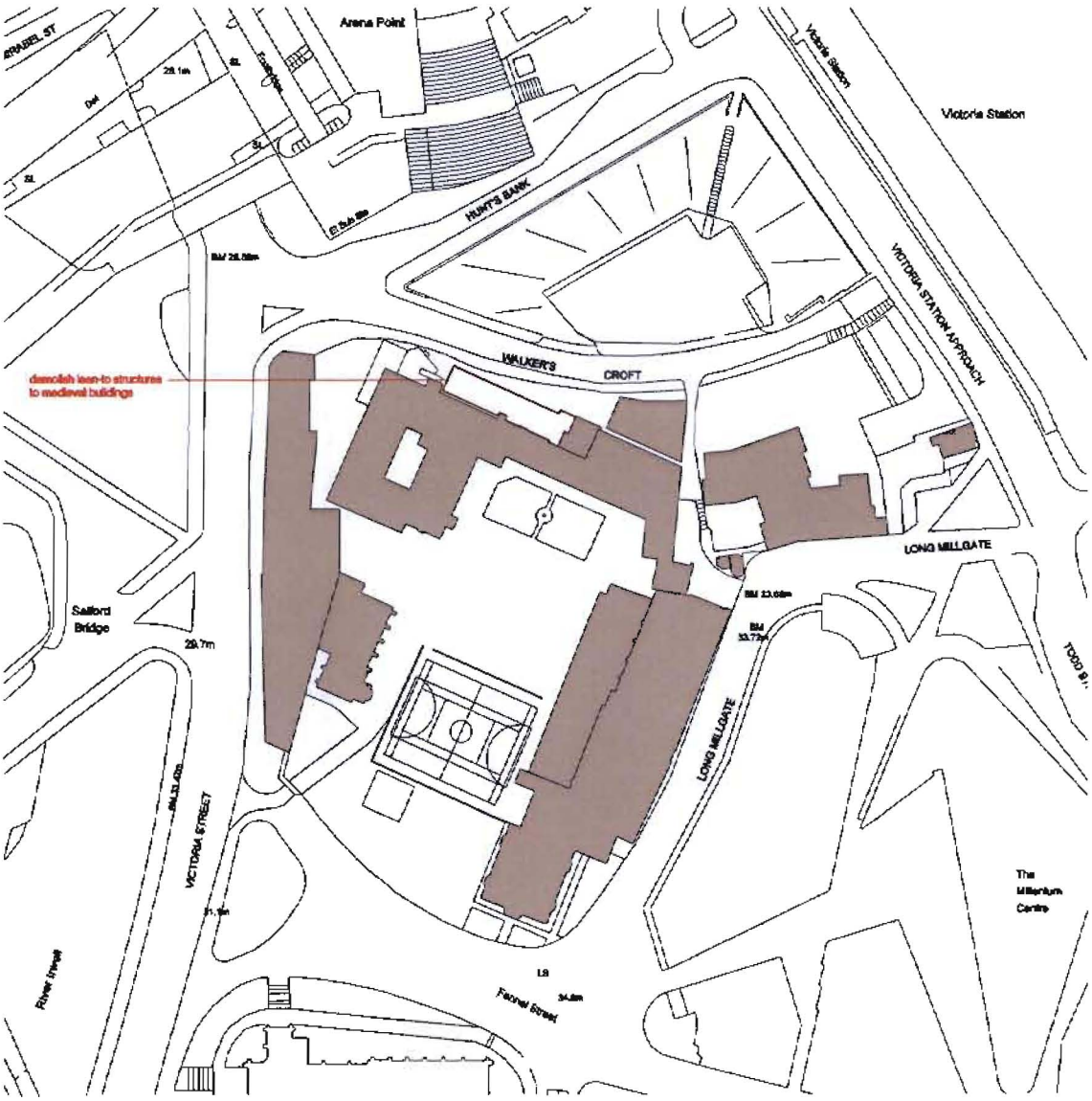
subject to further detail

090222/LO/2009/C1
extensions to medieval building

summary statement of importance

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. 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.

The 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.



stephenson | bell
architects and planners

090222/LO/2009/C1
extensions to medieval building

details of proposed methodology for removal of the structure

We propose that all demolitions are dealt with in a sensitive manner and that a method statement is prepared by the Contractor to ensure that the buildings which the demolished structures were attached to are made good and in no way detract from the architectural appearance of the listed building. At this point we have no Contractor on board so would advise that any planning consent be granted subject to a condition that a suitable Method Statement be submitted to and approved by MCC prior to any demolition works commencing. We advise that all demolitions which affect structures to be retained should be removed by hand.

Demolish structure outlined in red and make good all connections to Medieval Building.



Demolish structure outlined in red and make good all connections to Medieval Building



090222/LO/2009/C1
extensions to medieval building

Demolish structure outlined in red and make good all connections to Medieval Building.



Demolish structure outlined in red and make good all connections to Medieval Building.



090222/LO/2009/C1
extensions to medieval building

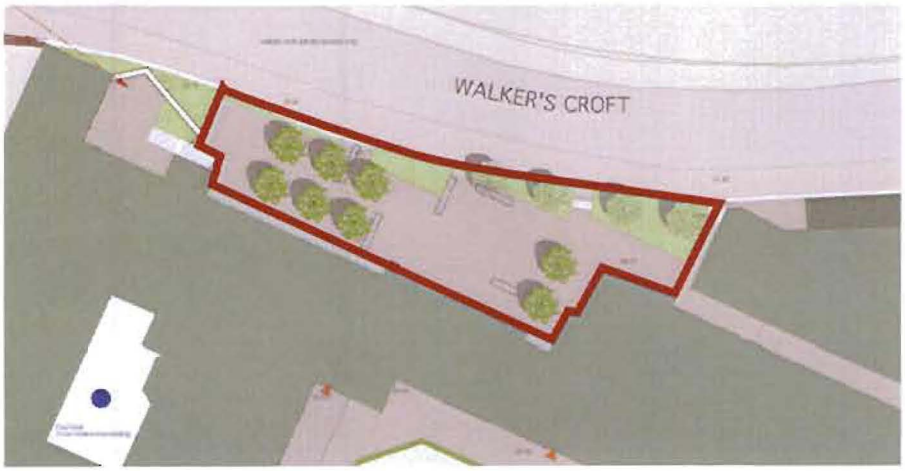
Demolish structure outlined in red and make good all connections to Medieval Building.



090222/LO/2009/C1
extensions to medieval building

details of proposed extent and methodology of post-demolition remedial works

The removal of the lean-to buildings will expose the northern face of the lower portion of the Medieval Building. All existing stonework will be made good and any fixings or demolitions will be sensitively removed and reinstated to the original architectural expression. The landscaping will be remodelled to improve the setting of the north face of the Medieval Building and a number of semi-mature trees within new hard landscaping will be planted.

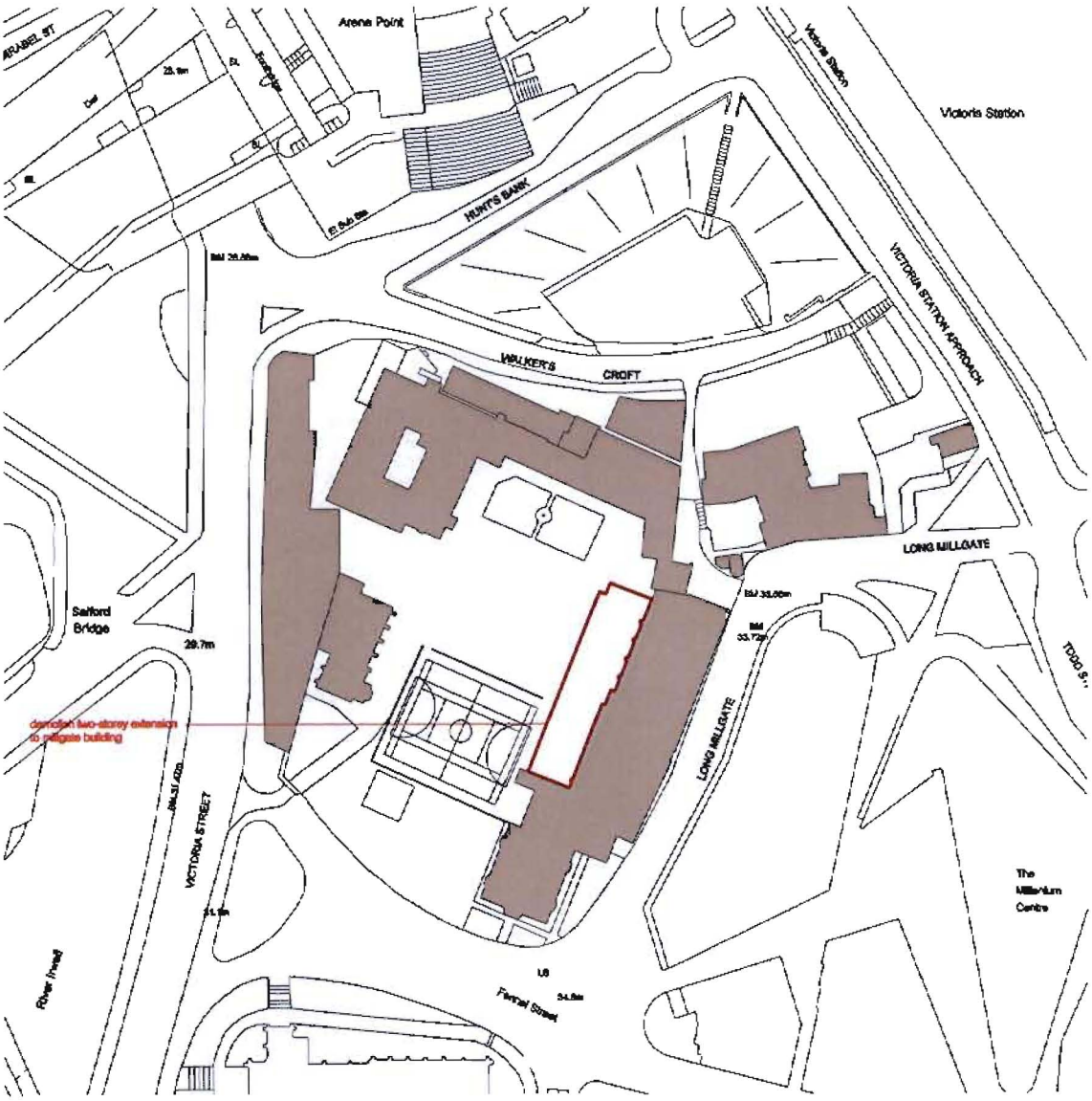


090223/LO/2009/C1
extensions to millgate building

summary statement of importance

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).

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



stephenson bell
architects and planners

090223/LO/2009/C1
extensions to millgate building

details of proposed methodology for removal of the structure

We propose that all demolitions are dealt with in a sensitive manner and that a method statement is prepared by the Contractor to ensure that the buildings which the demolished structures were attached to are made good and in no way detract from the architectural appearance of the listed building. At this point we have no Contractor on board so would advise that any planning consent be granted subject to a condition that a suitable Method Statement be submitted to and approved by MCC prior to any demolition works commencing. We advise that all demolitions which affect structures to be retained should be removed by hand.

Demolish structure outlined in red and make good all connections to boundary wall and opening into Millgate Building. Remove all existing services fixed to boundary wall and make good.



Demolish structure outlined in red and make good all connections to boundary wall and opening into Millgate Building Remove all existing services fixed to boundary wall and make good.



Remove all services connected to boundary wall and make good all fixing points.



Demolish structure outlined in red and make good all connections to boundary wall.



090223/LO/2009/C1
extensions to millgate building

Demolish structure outlined in red and make good all connections to boundary wall. Remove all services connected to wall and make good.



Demolish structure outlined in red and make good all connections to boundary wall. Remove all services connected to wall and make good.



090223/LO/2009/C1
extensions to millgate building

Demolish structure outlined in red and make good all connections to boundary wall. Remove all services connected to wall and make good.



090223/LO/2009/C1
extensions to millgate building

details of proposed extent and methodology of post-demolition remedial works

The site of the Millgate Building extension is to be landscaped to provide a more appropriate setting for the Medieval Building and its flanking, boundary walls. The exposure of the boundary wall will reinforce its connection to the architectural character of the Medieval Building and provide a better setting and entrance to the Millgate Building

The proposed landscaping scheme is predominately hard landscaped, providing car parking spaces for the school with a number of semi-mature trees.

