



Sports Pavilion,
Manchester Grammar School
Old Hall Lane, Manchester
M13 0XT

Level 2 Building Record

Prepared for: MGS

May 2024

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1. INTRODUCTION

1.1 Purpose

Heritage Architecture Ltd, a specialist practice of architects, heritage consultants and surveyors, working exclusively in the built historic environment, have been commissioned by Manchester Grammar School (MGS) to provide a Level 2 Building Record of the 1950s Sports Pavilion (henceforth referred to as 'the site' or 'the pavilion'), which is located within the grounds of the school (**Figure 1**).



Figure 1: 1950s Sports Pavilion, south elevation. Source: Pictured March 2024, site visit, SLHA.

The main block of the MGS campus was designed by the architectural practice Thomas Worthington & Sons in 1929. It includes a central block with a memorial hall (to those who served and died in WW1). The pavilion was built in 1956 as a memorial to the MGS alumni who lost their lives in WW2.

Neither the pavilion nor the wider school complex is protected under any statutory or local heritage designations. This is to say there are no listed buildings or conservation areas within the school complex.

The pavilion is currently used for sports activities (changing rooms, storage etc), canteen facilities and the sixth form centre. In September 2023, a Planning Application for the “*erection of a 2-storey building (plus basement) sports pavilion and Sixth Form centre, following demolition of the existing pavilion and Sieff Theatre, along with associated elevational alterations to the English Building*” was approved by Manchester City Council (ref: 137612/FO/2023).

Condition 4 attached to the application requires that:

4) No demolition or development works shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of historic building recording. The survey is to be undertaken in accordance with a Written Scheme of Investigation (WSI), submitted to and approved in writing by the local planning authority. The WSI shall cover the following: 1. Informed by the North West Historic Environment Research Framework, a phased programme and methodology of investigation and recording to include: i - historic building survey to Historic England Level 2/3.

This Historic Building Record (HBR) provides a detailed record of the pavilion as existing. The Building Record is in line with the requirements of the National Planning Policy Framework (NPPF, 2023), in particular paragraph 211 which states:

“Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.”

This report consequently provides a Historic Building Record, meeting the standards established by Historic England for a **Level 2** record, in order to discharge the attached condition.

A digital copy of the report should be provided for deposit with the Greater Manchester Historic Environment Record.

1.2 The Site

The site is located to the west of the A34 between Rusholme and Fallowfield. It is bounded by Birch Hall Lane/ Birchfields Park to the north, by Birchfields Road (A34) to the east, Old Hall Lane to the south, and the former Hollings Campus/ Grade II Toast Rack to the west.

The principal group of buildings, designed by Worthington & Sons in the 1929, are accessed from Old Hall Lane, from a long drive that crosses the playing fields, and Birch Hall Lane. The axis of the series of quadrangles are orientated around these two entrances.

The pavilion is located to the west side of the principal range of buildings overlooking the playing fields to the south (see **Figure 2**).



Figure 2: Site plan – site outlined in red. **Source:** OMI Architects

2. METHODOLOGY

2.1 Introduction

The below survey has been completed to a **Level 2** standard, as described in Historic England's document '*Understanding Historic Buildings: a guide to good record practice*' and involves a full survey of the identified non-designated heritage asset: MGS Pavilion.

2.2 Scope of Survey

2.2.1 Historical research and descriptions

Supplementary research was based upon primary and secondary sources including maps, drawings and reports from Manchester University Special Collections and online records. Historic Mapping of the site and surrounding area has been adapted from the National Library of Scotland website (<https://maps.nls.uk>).

2.2.2 Written record

This survey follows Historic England's guidance set out in *Understanding Historic Buildings, a guide to good recording practice* (2006) (<https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/>). This guidance essentially forms a descriptive record of the MGS Pavilion. Under the **Level 2** recording guidance; Historic England explains the extent of the approach of the record, that:

"May be made of a building which is judged not to require any fuller record, or it may serve to gather data for a wider project. Both the exterior and the interior will be viewed, described and photographed. The record will present conclusions regarding the building's development and use, but will not discuss in detail the evidence on which these conclusions are based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project".

As such, a descriptive record has been compiled of typical, and key room types and features covering both the interior and exterior of the building, which is accompanied by general and detailed photographs where necessary. The descriptions comment on design, construction, materials, architectural details, original uses and likely dates/phasing.

2.2.3 Photographic record

A photographic record of the exterior and interior of the Pavilion was compiled in colour digital by Stephen Levrant Heritage Architecture on the 8th March 2024 and have been included in JPG format.

Photographs typically include general photographs of the exterior and of typical and key rooms internally. Detail photographs were taken of specific historical or architectural features.

2.2.4 Drawn record

The recent measured survey drawings of the pavilion have been used as a basis for the record.

2.2.5 Limitations and assumptions

At the time of the survey, not all areas of the building were accessible, this is generally limited to roof areas. However, external surveys of the roof from ground level were possible and further supported by aerial imagery (Google Earth).

2.3 Authorship

This report has been prepared by Stephen Levrant Heritage Architecture Ltd., an architectural practice specialising exclusively in the historic cultural environment.

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3. HERITAGE CONTEXT

3.1 Listed Buildings

Buildings and structures which meet the criteria for national protection are listed. This protection system has been in place since 1947 and operates under The Planning (Listed Buildings and Conservation Areas) Act 1990. Statutory listing of buildings means that a building is of special architectural or historic interest and is therefore of heritage significance. Grading of listed buildings reflects their architectural and historic interest; Grade I buildings are of exceptional interest; Grade II* buildings are particularly important buildings of more than special interest; and Grade II buildings are of special interest.

There are no listed buildings within the MGS site. **Figure 3** illustrates that within a 500m study area surrounding the site there are only 6 listed buildings in total and a Scheduled Monument.

The proposed demolition of the pavilion will not have any material impact upon the settings of the listed buildings identified in Figure 3 below.

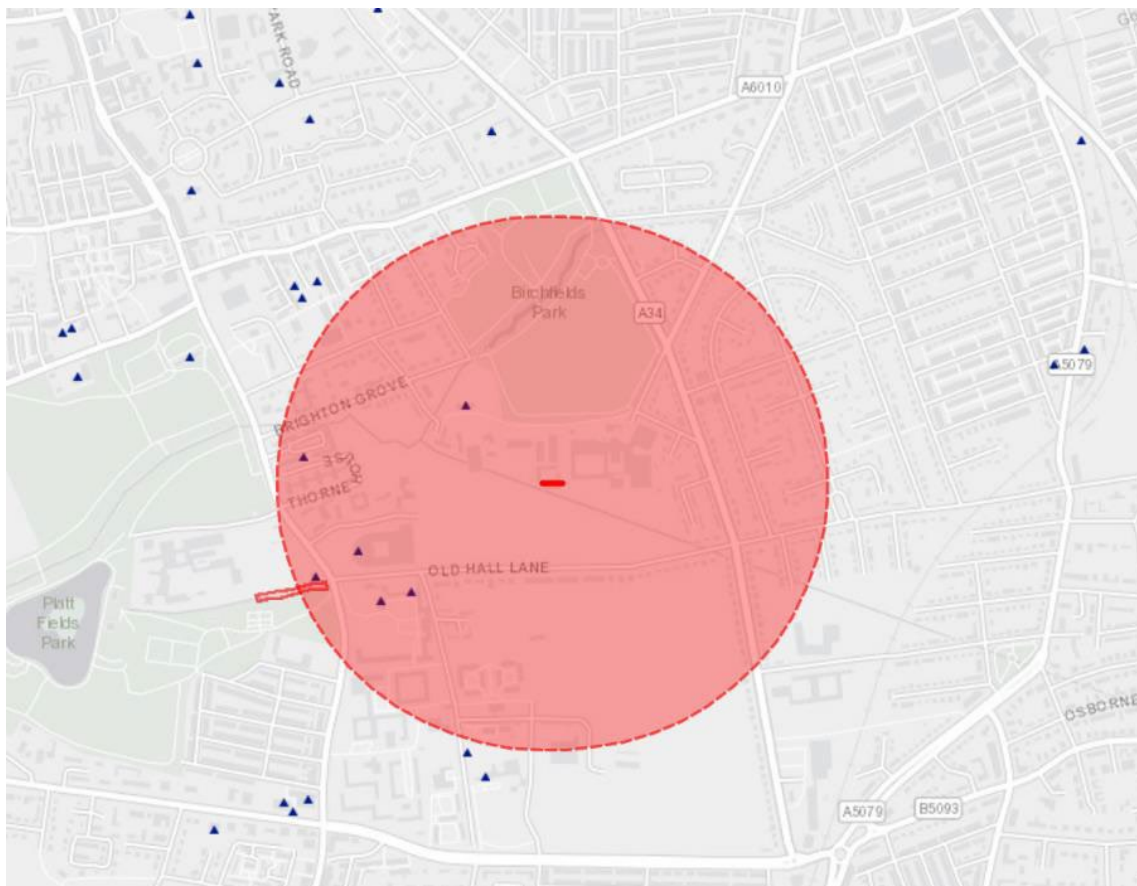


Figure 3: Heritage Designations within a 500m study area of the building. Listed buildings are identified by the blue triangles: No.1 = the former Church of St James, Grade II. No.2 = the Toast Rack, Grade II. No.3 = Appleby Lodge, Grade II. No.4 = Ashburne Hall, Grade II. No.5 = Behrens

Hall, Grade II. No.6 = Unitarian Chapel, Grade II. A = the Scheduled Monument of the Nico Ditch (an early medieval boundary).

Source: Historic England.

3.2 Conservation Areas

Conservation Areas are designated areas that are deemed to have special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

There are no designated Conservation Areas within the 500m study area of the site that could be affected by any proposed redevelopment of the site.

3.3 Non-designated heritage assets

Local planning authorities may identify buildings as non-designated heritage assets. These are buildings, monuments, sites, places areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as 'locally listed'. Local Planning Authorities can also identify non designated heritage assets during the planning process under the requirements of Annex 2 of the NPPF (2021).

Whilst Manchester City Council does not maintain a 'local list', its planning team can identify/ and or acknowledge heritage assets which have local significance and request that this is addressed within the planning process.

The Officer's Report (12.09.2023) confirms the status of the pavilion as a 'non-designated heritage asset'. The demolition of the asset has been weighted against the wider benefits of the Planning Proposals, and the loss of the building was considered to be offset by the proposed redevelopment of the site. The purpose of the following report is to provide a detailed record of the NDHA prior to demolition.

3.4 Archaeological Potential

Prior to being developed, historic mapping demonstrates the site had been undeveloped land. Consequently, the archaeological potential of the site is considered to be low.

4. Historic Background and Development of the Site

4.1 Introduction

This section of the report briefly analyses and interprets historic mapping and primary and secondary information in order to provide a sound evidence base, placing the pavilion building in the context of the development of the Manchester Grammar School site.

4.2 The MGS campus

Manchester Grammar School (MGS) was founded in 1515 and was originally located within the centre of Manchester (where Chethams School of Music now is).

In the 1920s, the current site in Rusholme was acquired for a new, purpose built school campus to accommodate the exponential growth in pupils. The site was previously occupied by Birch Hall which was demolished in 1926 and is where the names of the surrounding streets originated. **Figures 4 and 5** illustrate the site prior to the demolition of the Hall.

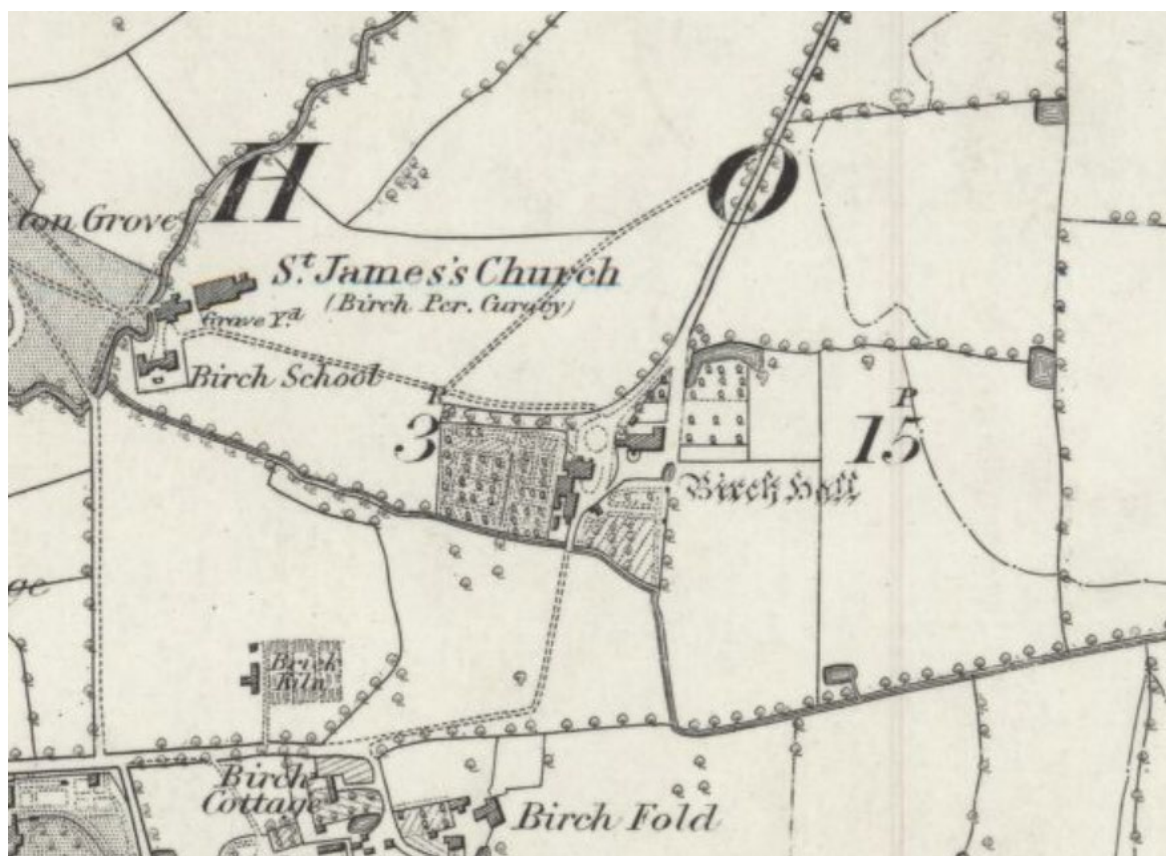


Figure 4: Map of 1848 depicting the site prior to the school's construction. **Source:** NLS

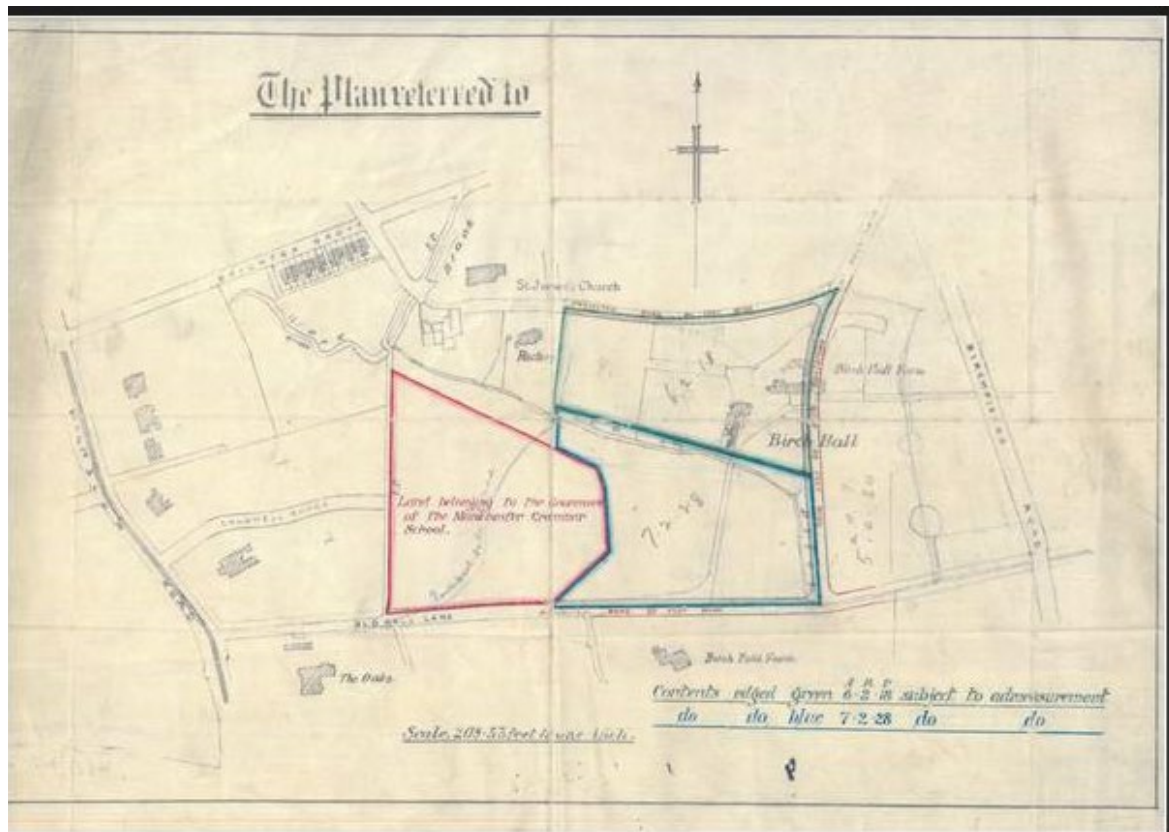


Figure 5: 1920 plan of the land parcels acquired by MGS. **Source:** MGS

Designs for a new school, based on a collegiate model, were designed by Percy Worthington and Francis Jones in 1929. **Figures 6 and 7**, below, illustrate the original design intention for the campus layout. **Figure 8**, an aerial photograph from shortly after the buildings were constructed, further illustrates how buildings were designed around the axis of the two entrances into the site; from Old Hall Lane to the south, and from Birch Hall Road, to the north-east. It is assumed the area to the west of the main building was left clear in the anticipation of future expansion. **Figure 9** is a modern aerial view of the site illustrating the growth of development since the 1930s.

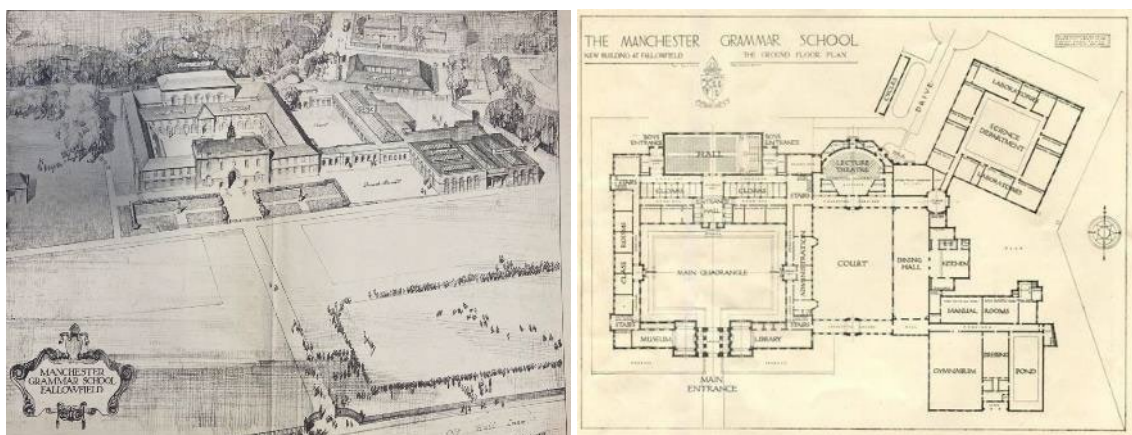


Figure 6, above left, illustration of the new MGS campus, 1929. **Figure 7**, above right, 1929 site plan. **Source:** Manchester University Special Collections.



Figure 8: 1931 aerial view of the newly completed school campus illustrating the open space to the west side of the site. Location of the pavilion highlighted. **Source:** Manchester images



Figure 9: 2023 aerial view of the site illustrating the development of the site to the west of the main building and the location of the pavilion (highlighted red). **Source:** Google

The Worthington campus was designed as a set piece with meticulous attention given to the layout and facilities of each area and space. Designed in the Neo-Georgian style, which was popular in the 1920s, Worthington demonstrates a powerful command in the use of the style and its detailing; the play of light and shadow through the use of arcades and arched openings, and the evident high-level of craftsmanship, result in a group of buildings of quality. The use of red sand faced bricks and clay roof tiles provide depth and texture to the large building forms.

4.3 The Pavilion

The pavilion was built in 1956 and opened in the July of that year. It was planned as a war memorial to alumni who died in WWII and was part funded with money from the War Memorial Appeal Fund which was started in 1946. It took ten years before the building was constructed as there were delays in obtaining a building license as well as raising money. In 1957, a bell was hung at the front entrance to mark intervals in cricket and was presented to the School by a Mr. F. Beattie in memory of his son who had died in August 1957.

The building work was carried out by a local company, G and W Smith Ltd, of Longsight. The total cost of the building was £33,328, with around £7,500 coming from the memorial appeal fund, £15,000 from the Flintoff Legacy account (from the legacy of an alumnus Robert Flintoff), £1,000 from parent donations, and the rest from the sale of the School's old buildings on Long Millgate.

A letter to the Manchester Guardian, dated October 19th 1946, from the school about the appeal fund states the emotive reasons for the memorial: *"As regards the form of the memorial, preliminary discussions have shown an almost unanimous body of opinion in favour of building a sports pavilion in the school grounds. Such a building is badly needed and would have the essential qualification that it would be a memorial in constant use by successive generations of boys and would therefore stand as a permanent reminder of the debt which future members of the school owe to their predecessors who served and fell."*

As well as being a tangible memorial, the pavilion was clearly built to emulate and complement the style of the main 1930s school buildings. The key feature of the pavilion that echoes that of the main school buildings is the roof with its distinctive bellcast / sprocketed eaves and clay roof tiles which is a direct copy of the main school building. Further to this, the location and alignment of the building is such that it balances out the composition of the earlier school buildings and is understood as being part of the collective group of school buildings.

No records have been found confirming the architect of the pavilion building and no original plans have been found. The MGS inhouse archive, Thomas Worthington & Sons archive at Manchester University, and Building Control Records at Manchester Central Library, have all been consulted.

The MGS archive records cite "the architect" in minutes regarding the proposals for the pavilion, which may infer the practice of Worthington & Sons were involved as they were the principal architect for the school (although it should be noted that Percy Worthington died in 1939 so it would not have been the same architect from the practice that designed the pavilion as designed the main school buildings). However, building control records held in Manchester Central Library list the architects of Grenfell, Baines and Hargreaves for the 1956 science block at the school, so it can be deduced that MGS were using different architects other than Worthington & Sons at the time the pavilion was built.



Figure 10a: The Pavilion in 1960 **Source:** Manchester Image Collection



Figure 10b: The Pavilion in 1959. **Source:** Manchester Image Collection



Figure 11: Phasing Plan. Oblique aerial view of 1959 Pavilion adapted from Google Earth. The building was erected in a single phase (shaded red), this is evidenced by site surveys.

5. Description/GAZETTEER OF MGS PAVILION – SLHA MARCH 2024

The following section provides an objective description of the pavilion, as existing, using measured survey drawings (Survey Operations) and images from the non-intrusive visual survey undertaken in March 2024.

Table 1: External Building Record – MGS Pavillion



Figure 12: South elevation, Measured Survey Drawing. Source: Survey Operations, OBI.



Figure 13: South elevation, illustrating the veranda to the ground floor and terrace above. The projecting bay to the left contains a room and opening from which the cricket scores are hung. The timber cladded infill and central opening to the ground floor are alterations. The original windows and door have also been altered and replaced with modern double glazed units. Bellcast / sprocketed eaves and clay roof tiles.



Figure 14: South elevation, single storey – western aspect. Section to the right of the image is illustrative of the external stair, single-storey building recessed to the left is the dining hall. Traditional mid-20th century brown brick in stretcher bond. Windows to the left of the image are shown to have been replaced with upvc.



Figure 15: External rainwater goods detail (north / west elevation).

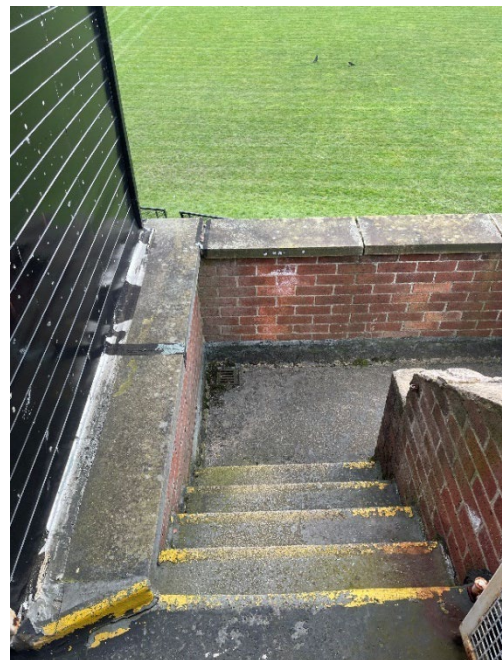


Figure 16: External stair detail (north / west elevation).



Figure 17: View of the south elevation illustrating the veranda to the ground floor and terrace above. The projecting bay contains a room and opening from which the cricket scores are hung. The timber cladded infill and central opening to the ground floor are alterations. The original windows and door have also been altered and replaced with modern double glazed units.



Figure 18: View of the south elevation, looking east across veranda. Currently propped with temporary supports. Six original columns feature. Blue paint visible below black coating.



Figure 19: Fixed timber benches feature to the south elevation. Replacement uPVC windows apparent above.

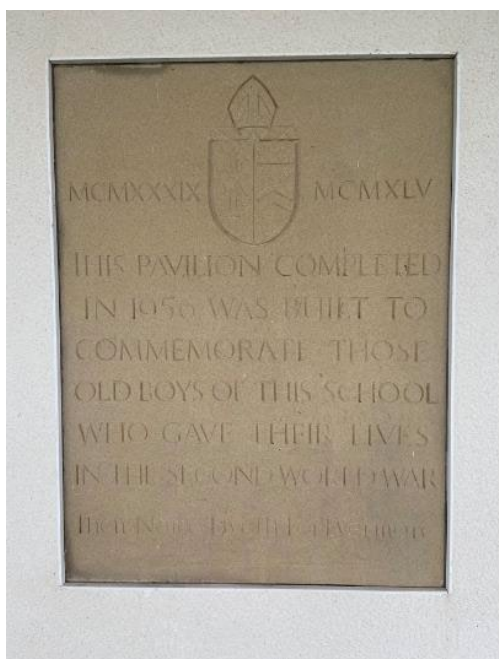


Figure 20: Inbuilt, memorial plaque located to the right-hand side of the south elevation at ground floor level. It commemorates the alumni of the school that gave their lives in WW2. The external wall at ground floor level appears to have been re-rendered or insulated which has increased its thickness and caused the plaque to be inset into the wall.



Figure 21: Decorative metal frame which hangs by the south entrance into the building and held the bell that marked intervals in cricket matches. It was presented to the School by a Mr. F. Beattie in memory of his son who had died in August 1957. Bell is missing.



Figure 22: East elevation, Measured Survey Drawing. Source: Survey Operations.



Figure 23: East elevation, north side. Brown brick in stretcher bond, original bellcast / sprocketed eaves and clay roof tiles. Replacement upvc windows / modern doors across the elevation. Single storey lean-to with flat roof to north.



Figure 24: East elevation, south side. Brown brick in stretcher bond, hipped clay tile roof and replacement upvc windows / modern doors across the elevation. Recessed section and slight projecting bay to southern end.

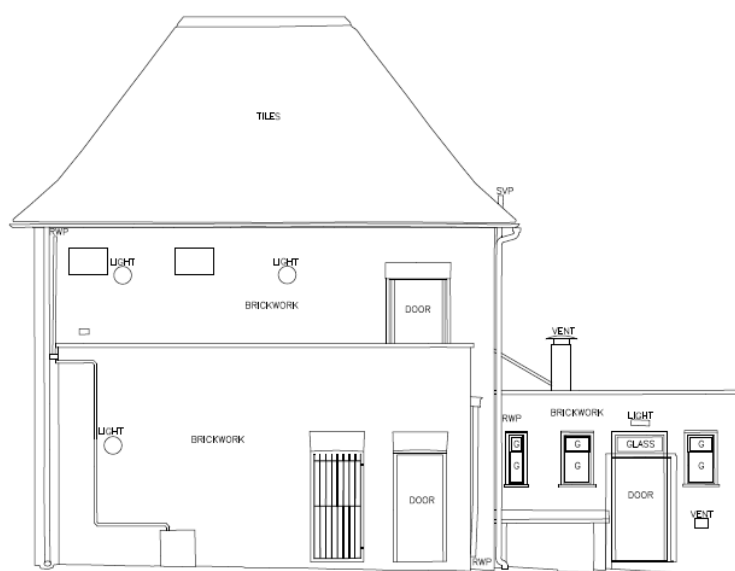


Figure 25: North elevation, east side. Measured Survey Drawing. Source: Survey Operations.



Figure 26: North elevation, east side. Two single-storey sections shown to be connected to the main building. Both built of brown brick in stretcher bond, featuring a flat roof. Principal building behind hipped clay tile roof. Simple flat arch signalling original doorways. Modern M&E and lighting.



Figure 27: West elevation, Measured Survey Drawing. Source: Survey Operations and OMI.

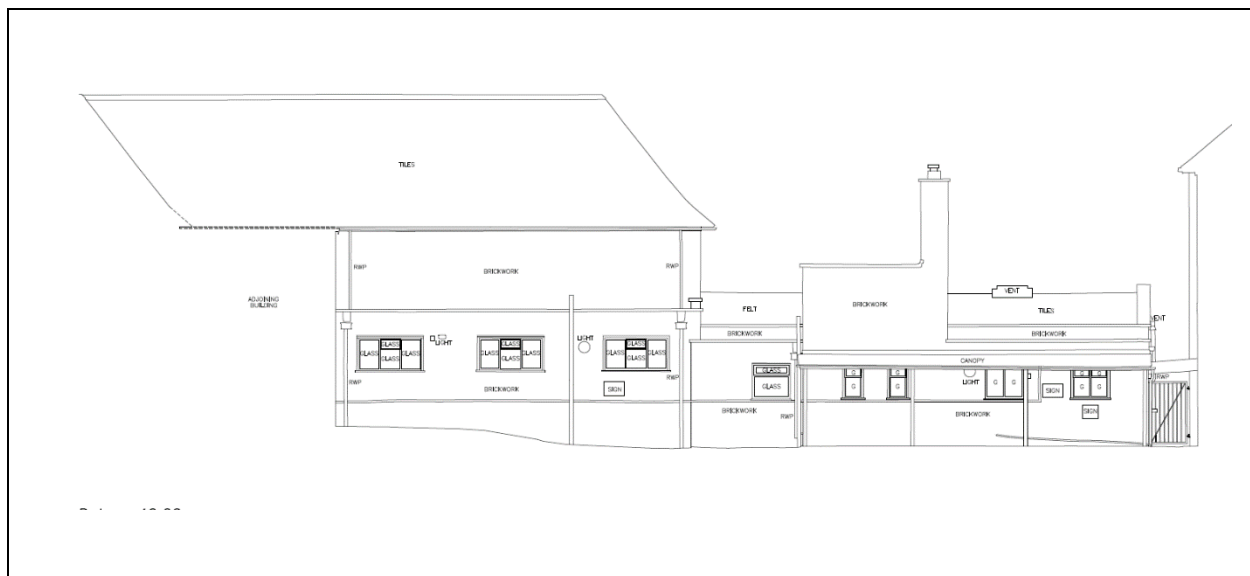


Figure 28: North elevation, Measured Survey Drawing. Source: Survey Operations and OMI.



Figure 29: View of the north and west elevations of the pavilion illustrating the utilitarian appearance of the 'back' of the building. Original bellcast / sprocketed eaves and clay roof tiles feature to 2-storey elements. Note modern, replacement windows and doors. The block to the far right (west) comprises the toilet / plant room block. Later veranda fixed to north elevation.



Figure 30: View of the north and west elevations of the pavilion. Note modern, replacement windows and doors. Original bellcast / sprocketed eaves and clay roof tiles feature to 2-storey elements.



Figure 31: View of the north elevation of the pavilion (centre). Note modern, replacement windows and doors. Original rainwater goods, later timber enclosure.



Figure 32: View of the north elevation of the pavilion (west side), brown brick in stretcher bond, featuring chimney. Original casement windows. Later veranda fixed to north elevation.



Figure 33: West elevation, Measured Survey Drawing. Source: Survey Operations and OMI.



Figure 34: View of the east and north elevation. Brown brick in stretcher bond. Modern replacement upvc windows. External stair leading to terrace.



Figure 35: View of the east elevation. Brown brick in stretcher bond. Single pitched roof, modern replacement upvc windows. Two utilitarian timber panelled doors feature.

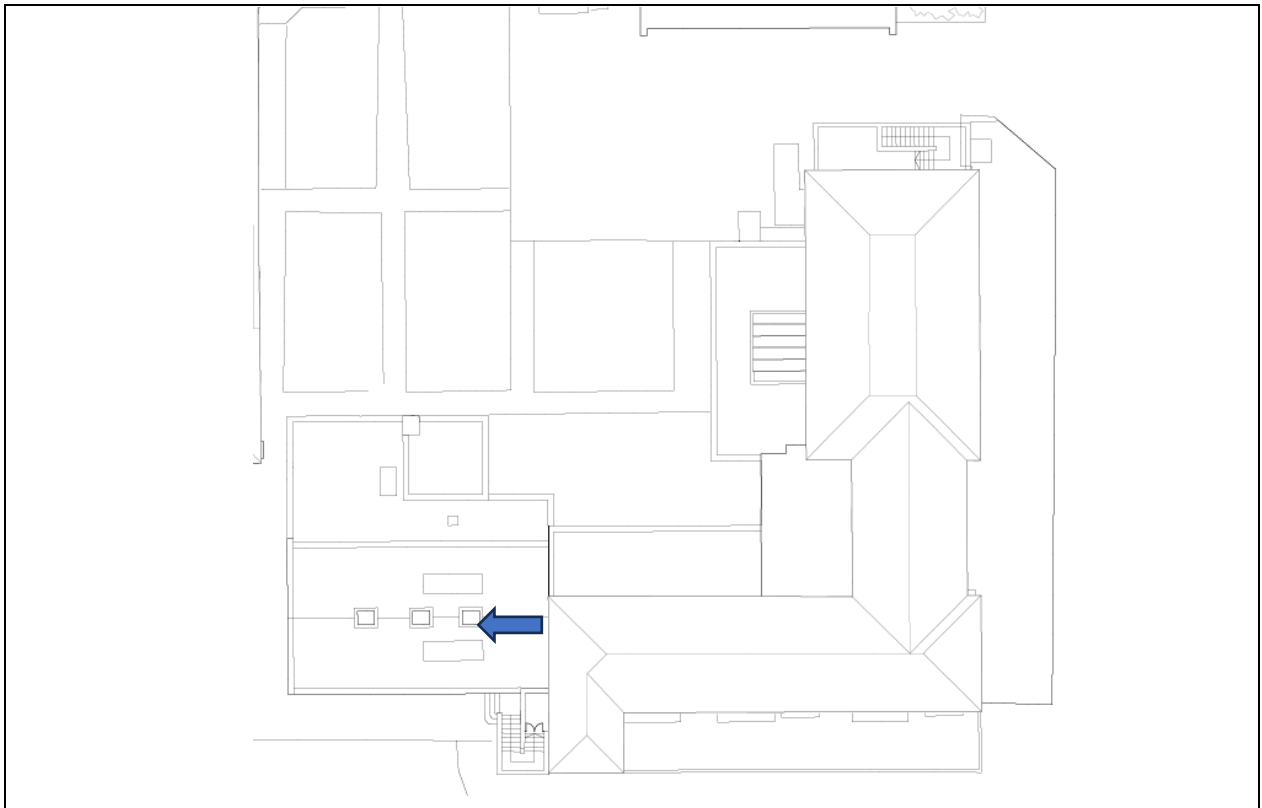


Figure 33: Roof Plan of Pavilion, Measured Survey Drawing. Source: Survey Operations and OMI.



Figure 34: Asphalt roof covering over dining hall. View looking west from first floor window.

Table 2: Ground Floor, Building Record – MGS Pavilion



Figure 35: Ground Floor Plan. Measured Survey Drawing. Source: Survey Operations and OMI.



Figure 36: Room 1, looking north-east. Entrance hall with wooden honour boards, with gold lettering, featuring to each wall. Timber panelling to dado height, overpainted in light blue. Dark blue paint applied to original dado and moulded skirting. Original woodblock floor and green terrazzo to perimeter.



Figure 37: Room 1, looking north-west. Entrance hall with wooden honour boards. Original radiator and hatch above. Original architraves and doors. Fixed signage, whiteboards and M&E feature.



Figure 38: Room 1, looking east. Entrance hall with wooden honour boards. Replacement upvc windows and doors.



Figure 39: Room 1, looking south-east. Entrance hall with wooden honour boards. Fixed telephone to far SE corner. Replacement upvc windows and doors. Later M&E / lighting.



Figure 40: Room 1, looking south-west. Entrance hall with wooden honour boards. Replacement upvc windows.



Figure 41 (left): Room 1, looking into Room 4 (Store Cupboard). **Figure 42 (right):** Original timber paneling and radiator visible to left side of image.



Figure 43 (left): Memorial plaque for T. F. Nutter, situated to NE corner of room 1. **Figure 44 (right):** Room 1, looking north into corridor. No doors. Original plain skirting and woodblock flooring.



Figure 45 (left): North corridor leading from Room 1 into dining hall to the north. Original woodblock flooring, plain skirting and radiator. **Figure 46 (right):** Original door and brass handle, store cupboard (not accessible).



Figure 47: Room 8, toilet (inaccessible), west side of corridor.



Figure 48: Room 5, Staff changing room. Original brass door handle. Utilitarian 1950s door and recessed architrave.



Figure 49: Room 5, staff changing room. Modern flooring, replacement windows. Original radiator to east wall.



Figure 50: Room 5, staff changing room, looking south into shower area. Modern flooring, ceiling, lighting and fixed sinks / shower units.



Figure 51: Room 5, looking east into shower area. Modern flooring, ceiling, lighting and fixed shower units.

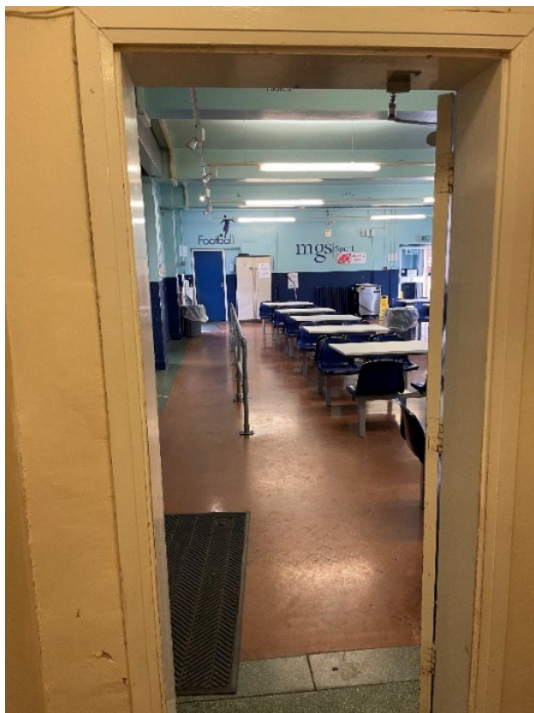
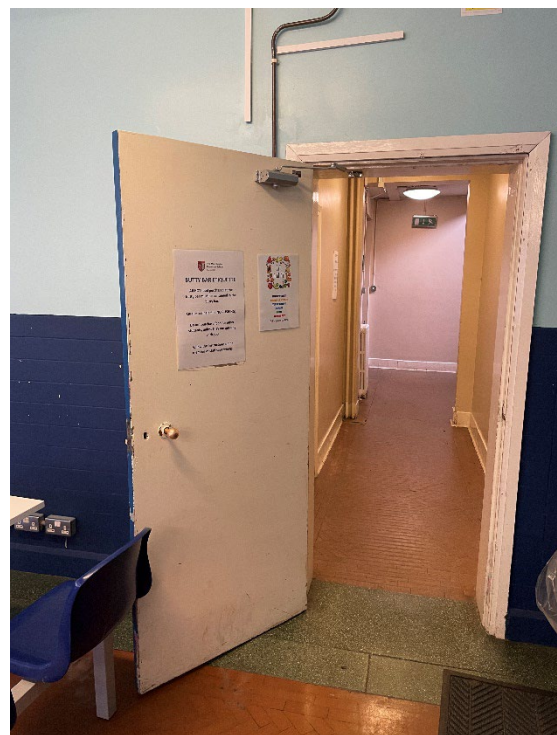


Figure 52 (left): Room 6, looking north from corridor. **Figure 53 (right):** Original brass door handle. Utilitarian 1950s door and architrave.



Figure 54: Room 6. View of the ground floor canteen space to the east side of the building, looking north across space. Walls part tiled (half height) to western wall, painted dark blue. Original woodblock floor and green terrazzo to perimeter. Roller shutter to west wall (kitchen behind) Fixed railing to west side of floorspace and fixed seating to centre.



Figure 55: View of the ground floor canteen space to the east side of the building (orientated to north-east aspect of the space). Modern doors and window lights above. Modern lighting / M&E.

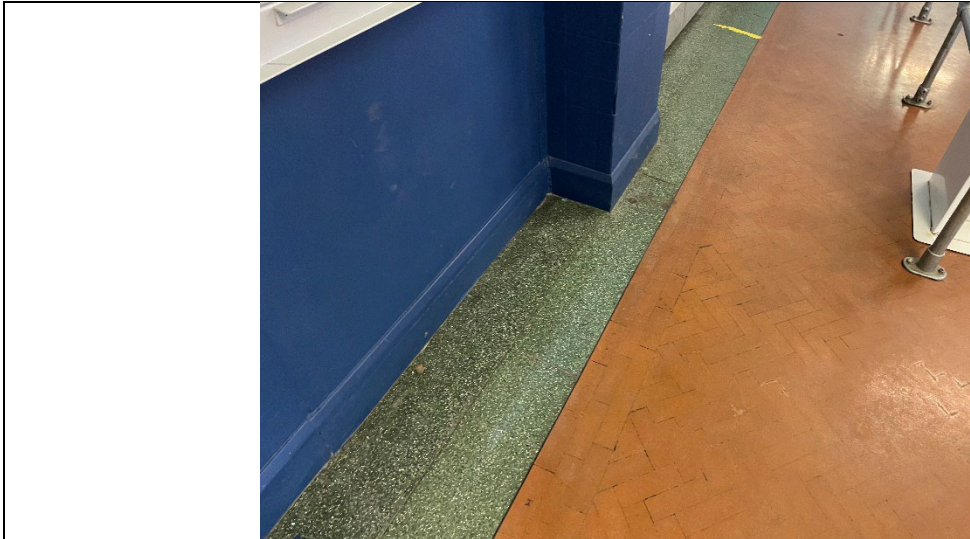


Figure 56: View of the ground floor canteen space (close range view of flooring).

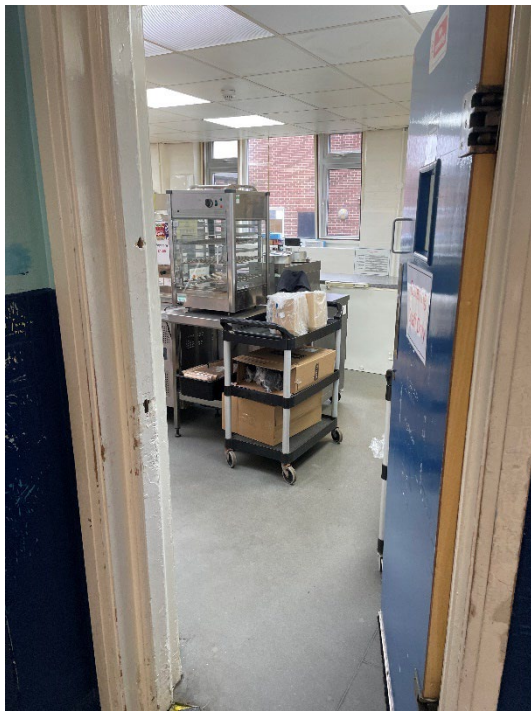


Figure 57 (left): Door from canteen into kitchen (Room 7 on plan above). Windows have been replaced with upvc. **Figure 58 (right):** Kitchen space, looking south. Modern suspended ceilings and floor coverings. Original brick walls.



Figure 59: North end of kitchen, leading to pantry (left). Original brick walls and architrave.



Figure 60: North end of kitchen, leading to store room and WC. Original brick walls, doors with brass handles and architrave.



Figure 61: Modern toilet / tiling to walls.



Figure 62: South end of kitchen, leading to secondary pantry (SW corner). Original brick walls.



Figures 62 (left) and 63 (right): South end of kitchen, leading to store room. Red tile flooring and skirting. Later door to rear.



Figure 64: Corridor from Entrance Hall (Room 1), looking west towards changing room area. Original brick walls and concrete floor. Total of 6 changing rooms.



Figure 65: Changing room 2.1, south-east corner. uPVC replacement window to south elevation.



Figure 66: Changing room 2.1, south-east corner. Fixed bench seating to each side. Brick walls overpainted blue. Original fixed hooks.



Figure 67: Changing room 2.1, south-east corner. Original door and surround, modern handle and lock.



Figure 68: Changing room 2.2, north-east corner. Original tripartite window with brass latches. Brick walls overpainted blue.



Figure 69: Changing room 2.2, north-east corner. Original 1950s brass window latch detail.



Figure 70: Changing room 2.2, north-east corner. Original window cill red / orange tile.



Figure 71: Changing room 2.2, north-east corner. Original 1950s door and architrave. Flanking windows boarded over. Ribbed glass to central light above.



Figure 72: Changing room 2.3, south side (centre). Replacement window, Upvc. Brick walls overpainted blue.



Figure 73: Changing room 2.3, south side (centre). Original door and architrave.

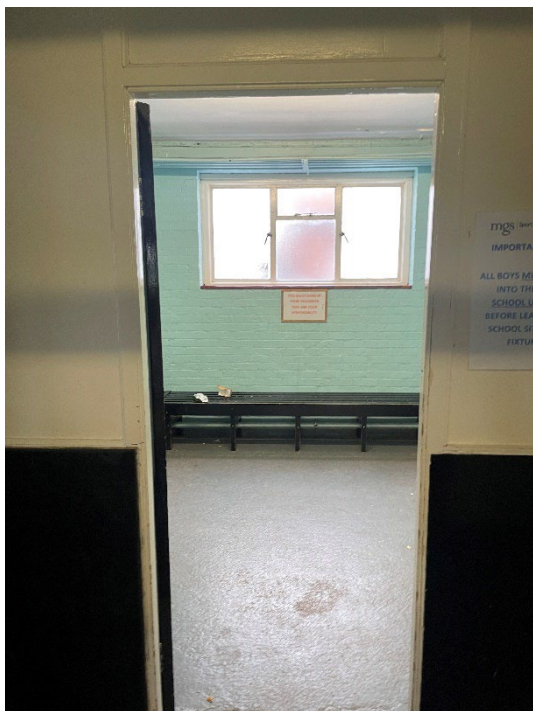


Figure 74: Changing room 2.4, north side (centre). Original tripartite window with brass latches. Brick walls overpainted blue.



Figure 75: Changing room 2.4, north side (centre).



Figure 76: Changing room 2.4, north side (centre).



Figure 77: Changing room 2.5, south-west corner. Original tripartite window (overcovered). Brick walls overpainted blue.

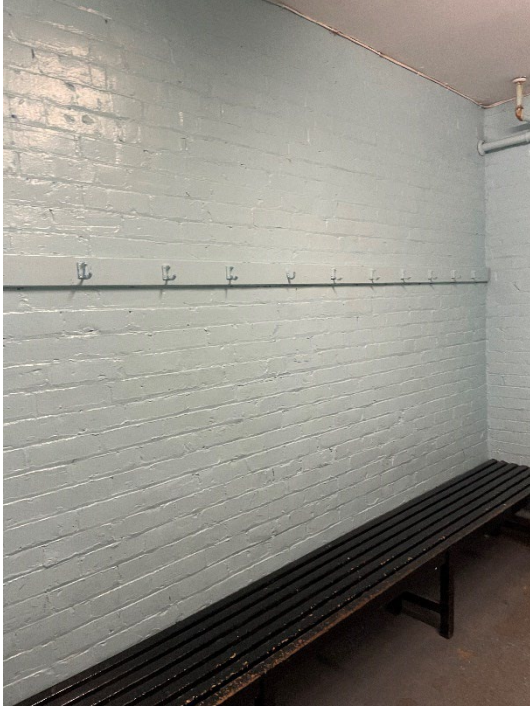


Figure 78: Changing room 2.5, south-west corner.



Figure 79: Changing room 2.5, south-west corner.



Figure 80: Changing room 2.6, northwest corner. Original tripartite window with brass latches. Brick walls overpainted blue.

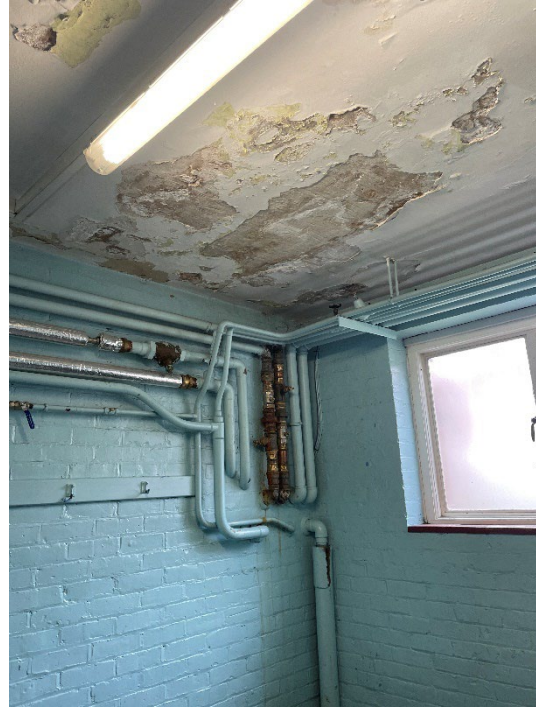


Figure 81: Changing room 2.6, northwest corner. Water ingress / damage to ceiling. Modern lighting.



Figure 82: Changing room 2.6, northwest corner. Fixed benches and wall hooks.



Figure 83: Changing room 2.6, northwest corner. Original 1950s door and glazed architrave (part covered over), with modern lock to door.

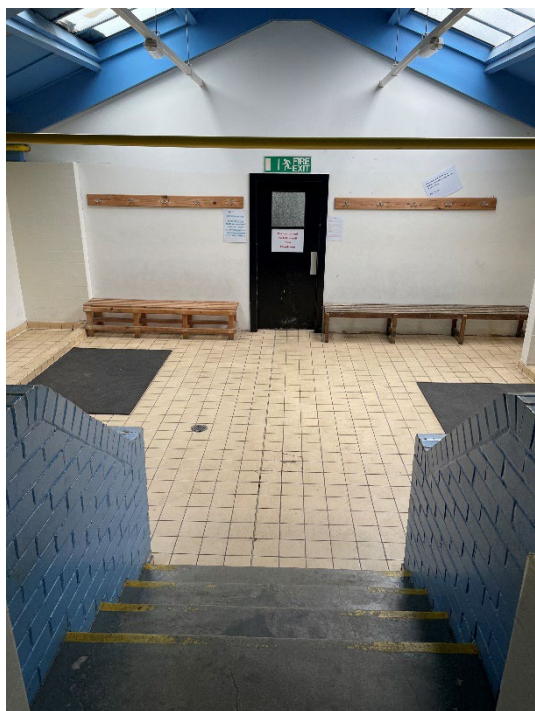


Figure 84: Shower room, Room 3 on GF plan (looking west). 1950s brick and concrete stair leading to shower room below. Tiled walls and flooring throughout. Skylight to pitched roof.

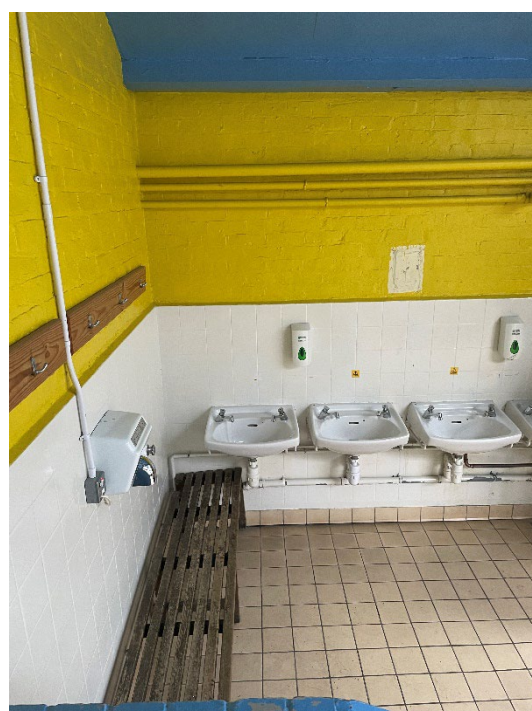


Figure 85: Shower room, Room 3 on GF plan (looking south).



Figure 86: Shower room, Room 3 on GF plan (looking north-west). Open shower enclosure, partial height.

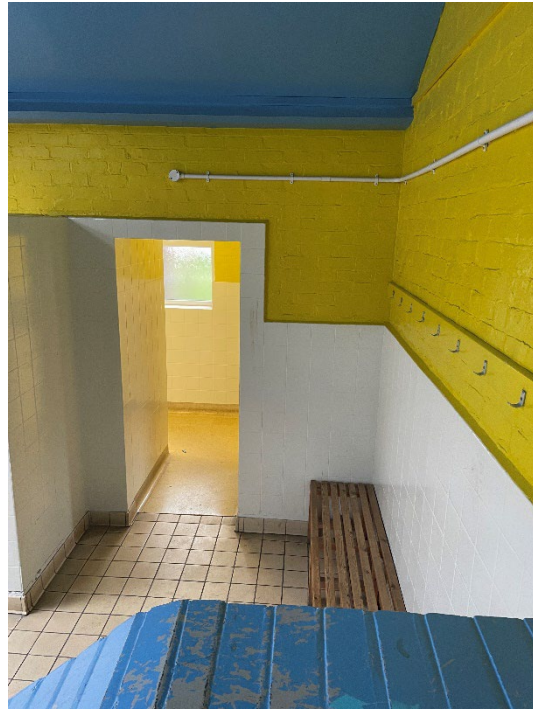


Figure 87: Shower room, Room 3 on GF plan (looking north).



Figure 88: Shower room, Room 3 on GF plan (looking north). Roof / ceiling. Two skylights light the space below.

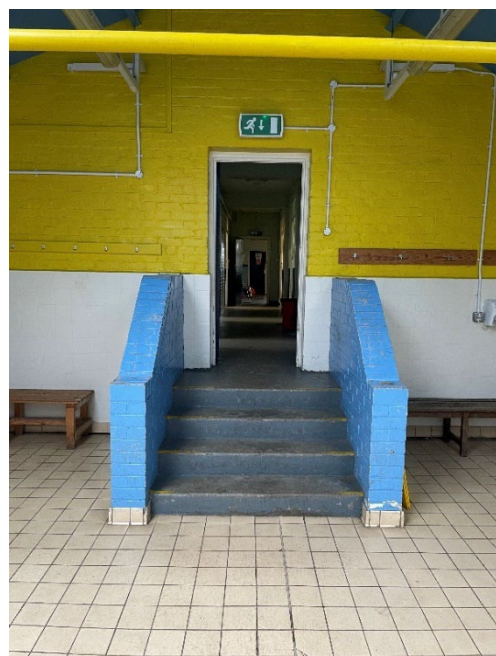


Figure 89: Shower room, Room 3 on GF plan (looking east). 1950s brick and concrete stair leading to shower room below.

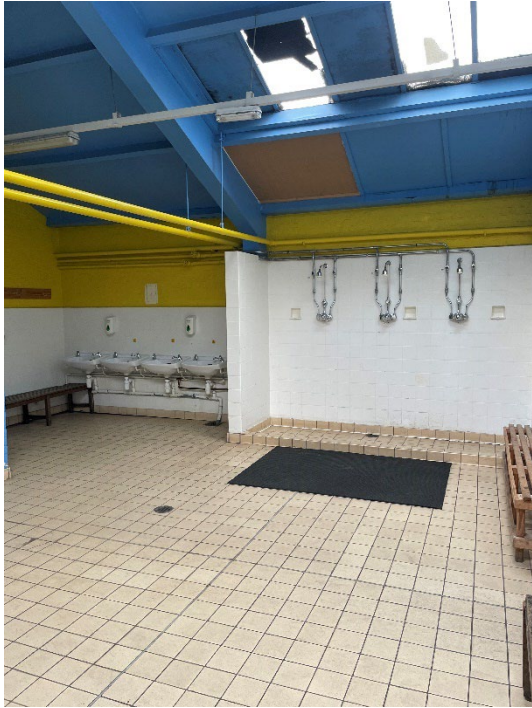


Figure 90: Shower room, Room 3 on GF plan (looking south east).



Figure 91: Shower room, Room 3 on GF plan (looking north into toilet area). Note, inbuilt soap dish in wall to right wall.



Figure 92: Detail of inbuilt soap dish.



Figure 92: Toilet area to north-west end of floorplate. Original windows with frosted glass. Modern cubicles.



Figure 93: 1950s inbuilt urinal, south wall to NW toilet room.



Figure 94: Fixed sinks. East wall to NW toilet room.

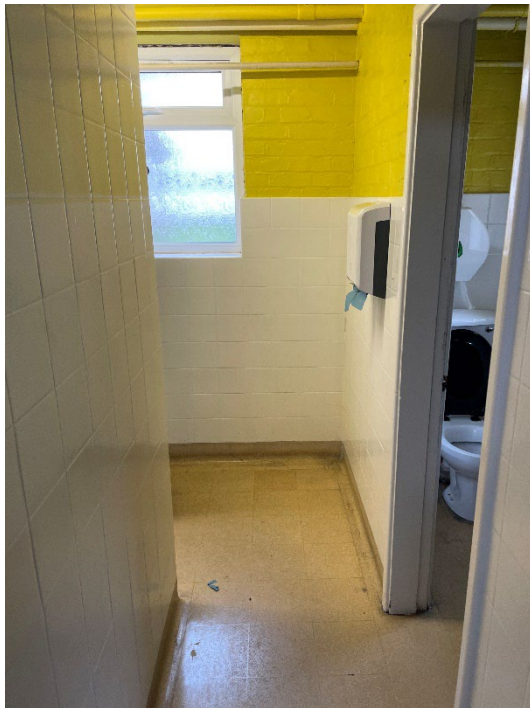


Figure 95: Toilets to NW end of shower room. Replacement windows, frosted glass.

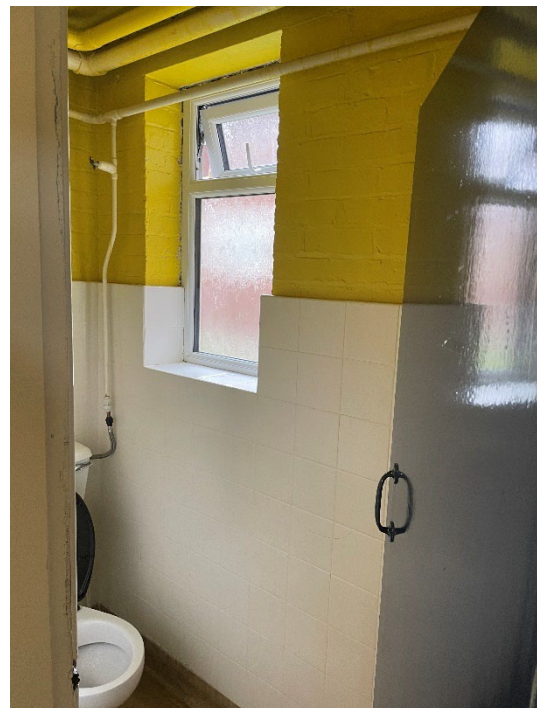


Figure 96: Toilets to NW end of shower room. Replacement windows, frosted glass.

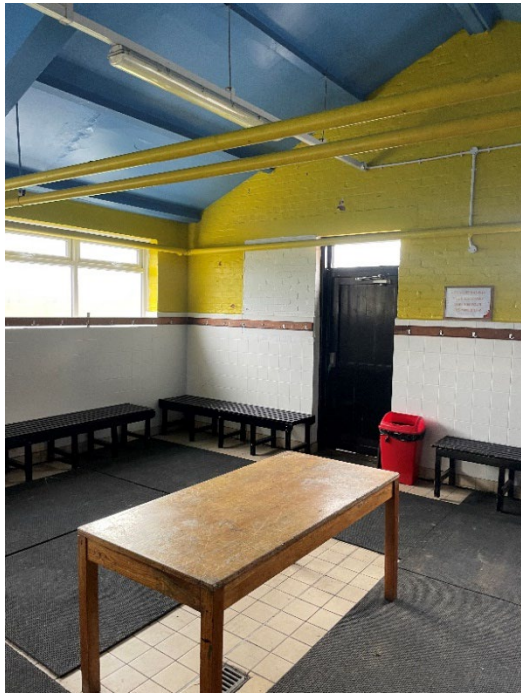


Figure 97: Room 2, west end of floorplate (looking SW). Open changing room, replacement upvc windows. Tiled flooring and exposed brick walls (overpainted).

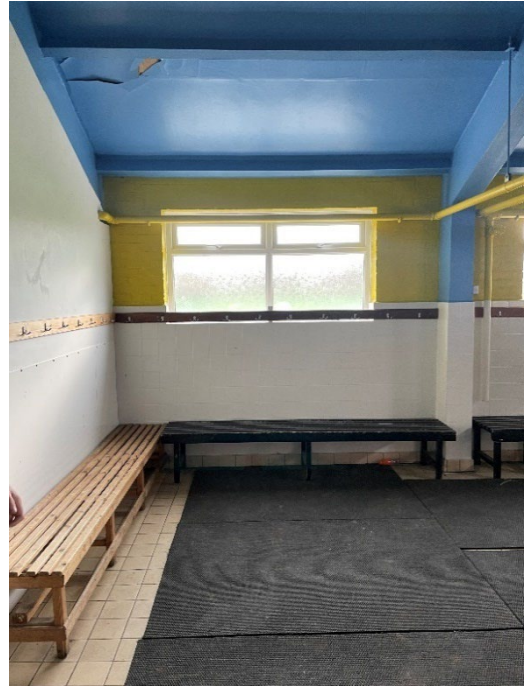


Figure 98: Room 2, west end of floorplate (looking south).



Figure 99: Room 14, north-west end of floorplate. Plant room, looking west to timber door (external).



Figure 100: Room 14, north-west end of floorplate. Plant room, looking north.

Table 3: First Floor – Building Record, MGS Pavilion

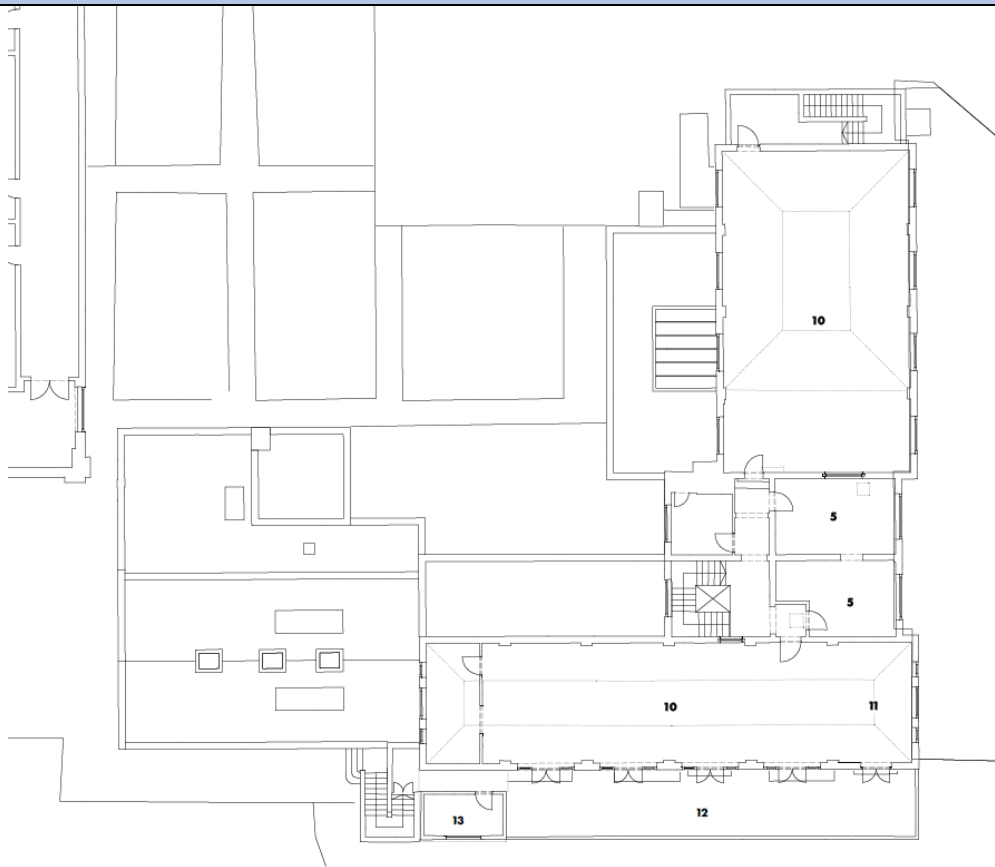


Figure 101: First Floor – existing plan. Measured Survey Drawing. Source: Survey Operations and OBI.



Figure 102: Original 1950s stairwell.



Figure 103: Original 1950s baulustrate detail.

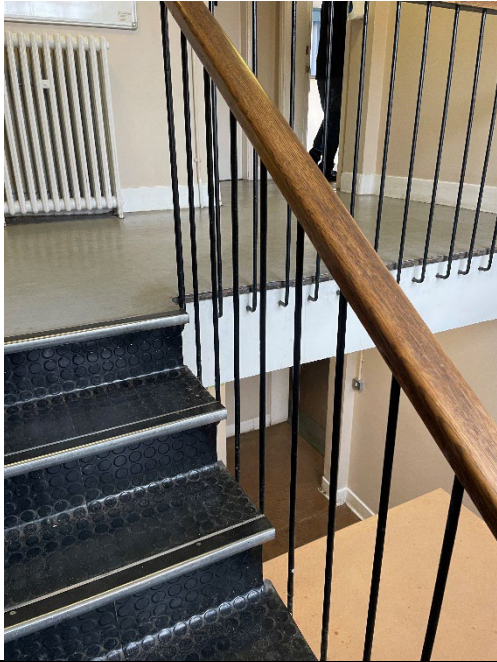


Figure 104: Original 1950s balustrade detail, metal and timber. Modern treads.



Figure 105: Window to west elevation, lighting stairwell.

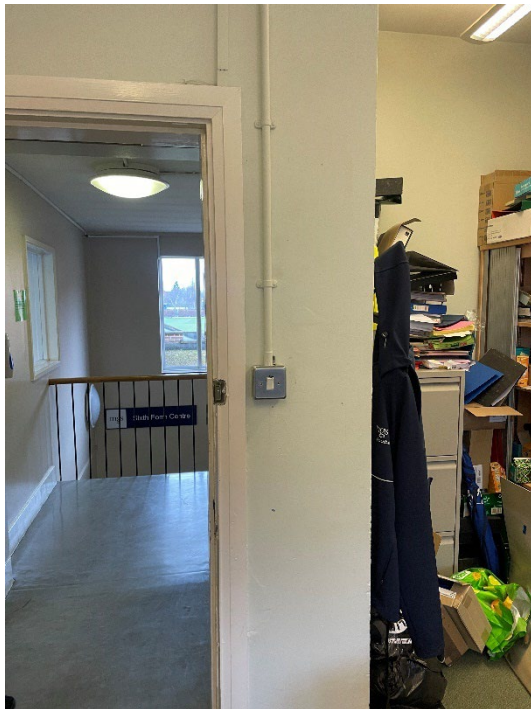


Figure 106: Room 5, First floor, opposite stairwell. Original architrave.



Figure 107: Room 5, First floor, opposite stairwell. Modern replacement window.



Figure 108: Room north of stairwell, first floor. Modern trunking and replacement window.

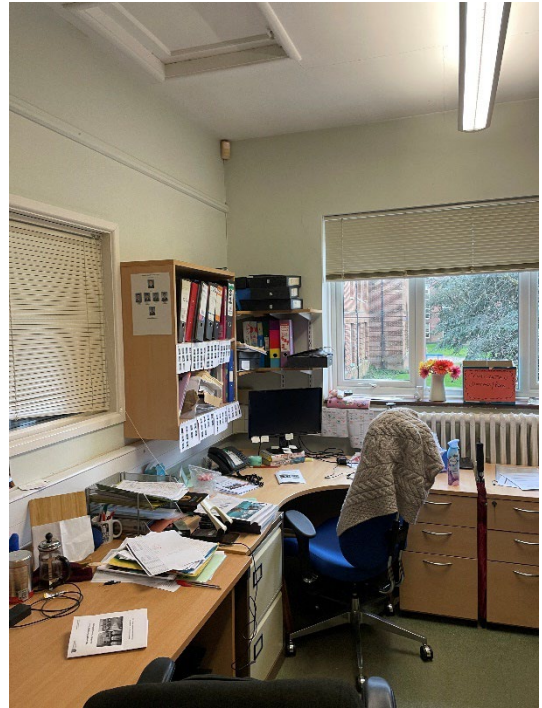


Figure 109: Room 5, First floor. Original hatch to north wall.



Figure 110: Room 5, First floor. Original door and architrave, with brass handle.



Figure 111: Large sixth form classroom, north aspect of the first floor plan. Original radiators and skirting.



Figure 112: Large sixth form classroom, north aspect of the first floor plan. Replacement windows throughout space.



Figure 113: Large sixth form classroom, north aspect of the first floor plan. Original timber paneled door (glazing overcovered).



Figure 114: Original 1950s door leading into sixth-form classroom (north aspect of floorplate). Original brass handle. Georgian wire glass. Modern lock and door plate.



Figure 115: View of the linear room to the south aspect of the building. The doors to the left provide access out on to the terrace. Metal framed windows/doors, timber board flooring and radiators are original / 1950s.



Figure 116: View of the linear room to the south aspect of the building. The doors to the left provide access out on to the terrace. Metal framed windows/ doors, timber board flooring and radiators are original / 1950s.



Figure 117: Detail of one of the metal framed doors from the linear, first floor room to the terrace, orientated south towards fields.



Figure 118: Door handle and lock detail to metal frame doors.



Figure 119: Example of original 1950s radiator. Original timber flooring.



Figure 120: Kitchenette area to east end of room. Modern fixtures and fittings.



Figure 121: Original timber door, brass handle. Original skirting. Modern M&E / signage.



Figure 122: Room, west end of floorplate (looking west). 1950s windows with casement light above, original cills.



Figure 123: Room, west end of floorplate (looking south).



Figure 124: View of the first-floor terrace, orientated east.



Figure 125: View of the first floor terrace, orientated west. Timber with the projecting bay for the scores to be hung out at the end.



Figure 126: View of the first floor terrace, orientated south-west, allowing for view of 1950s metal framed windows to south elevation.



Figure 127 (left): View of the first floor terrace, looking west towards external stair. Cricket score room to left. **Figure 128 (right):** Timber panelled room and panelled door with brass handle.



Figure 129: Interior of cricket score room. Fixed bench, opening to south looking out onto cricket field.



Figure 130: Interior of cricket score room. Original dolly light switch.

6. Conclusion

- The purpose of this report has been to provide a record of the MGS Cricket Pavilion, which has been completed to a **Level 2** standard, as described in Historic England's document '*Understanding Historic Buildings: a guide to good record practice*'.
- The pavilion was built in 1956 and opened in the July of that year. It was planned as a war memorial to alumni who died in WWII and was part funded with money from the War Memorial Appeal Fund which was started in 1946. It took ten years before the building was constructed as there were delays in obtaining a building license as well as raising money.
- The pavilion presents a single phase construction (refer to Figure 11).
- Section 4 of this document provides a comprehensive description of the historical development and phasing of the Pavilion and its relationship to Manchester Grammar School.
- A photographic record of the exterior and interior of the Pavilion was compiled in colour digital by Stephen Levrant Heritage Architecture on the 8th March 2024 and have been included in JPG format.
- Photographs typically include general photographs of the exterior and of typical and key rooms internally. Detail photographs were taken of specific historical or architectural features. Please refer to Section 5 of this document for the full gazetteer.
- The building is utilitarian in both its construction and appearance, with limited additions and internal features. It is therefore considered a watching brief is not essential during the demolition phase.
- The record is to be submitted digitally on the Greater Manchester Historic Environment Record (HER).