

Whiteley Hall



Heritage Assessment
October 2022



Buttress is a leading design studio providing architecture, urban design, heritage consultancy, and conservation design services.

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1.0

Introduction

1.0 Introduction

1.1 Background

This document has been prepared by Buttress to capture the understanding of heritage significance and heritage impacts of proposed works within the Grade II listed Millgate Building at Chetham’s School of Music, Manchester.

1.2 Methodology

The document is intended to support the submission of a Listed Building Consent application.

The document surveys the heritage, providing an overview of important information to foster a better understanding of the asset and its significance. It does this through assessment of the surviving building fabric and its wider context. Significance is assessed in relation to heritage interests outlined by Historic England. The aim of this assessment is to understand the site to provide a baseline against which to assess heritage impacts.

This document has been written in accordance with National Planning Policy Framework (2021), Historic England’s Statements of Heritage Significance (2019), and Conservation Principles, Policies & Management for the Sustainable Management of the Historic Environment (2008), and BS7913 - British Standards Guide to the Conservation of Historic Buildings.

1.3 Authorship and Acknowledgements

This report has been prepared by Freya Needham, Heritage Consultant at Buttress, and QA by Jenna Johnston, Senior Heritage Consultant at Buttress. Support has also been provided by Florence Hewett, Heritage Assistant at Buttress.

This report has been significantly informed by the work of Marion Barter; ‘Marion Barter Associates Ltd. ‘Millgate Building, Chetham’s School, Manchester Statement of Heritage Significance and Impact’. 2020.’

1.4 Scope of the Document

This document considers the significance of the whole building, however, the project scope is limited to the project boundary outlined in [Figure 1](#). The application relates only to Whiteley Hall.

Thanks are also extended to Marion for her offering additional support and consultation during the production of the report.

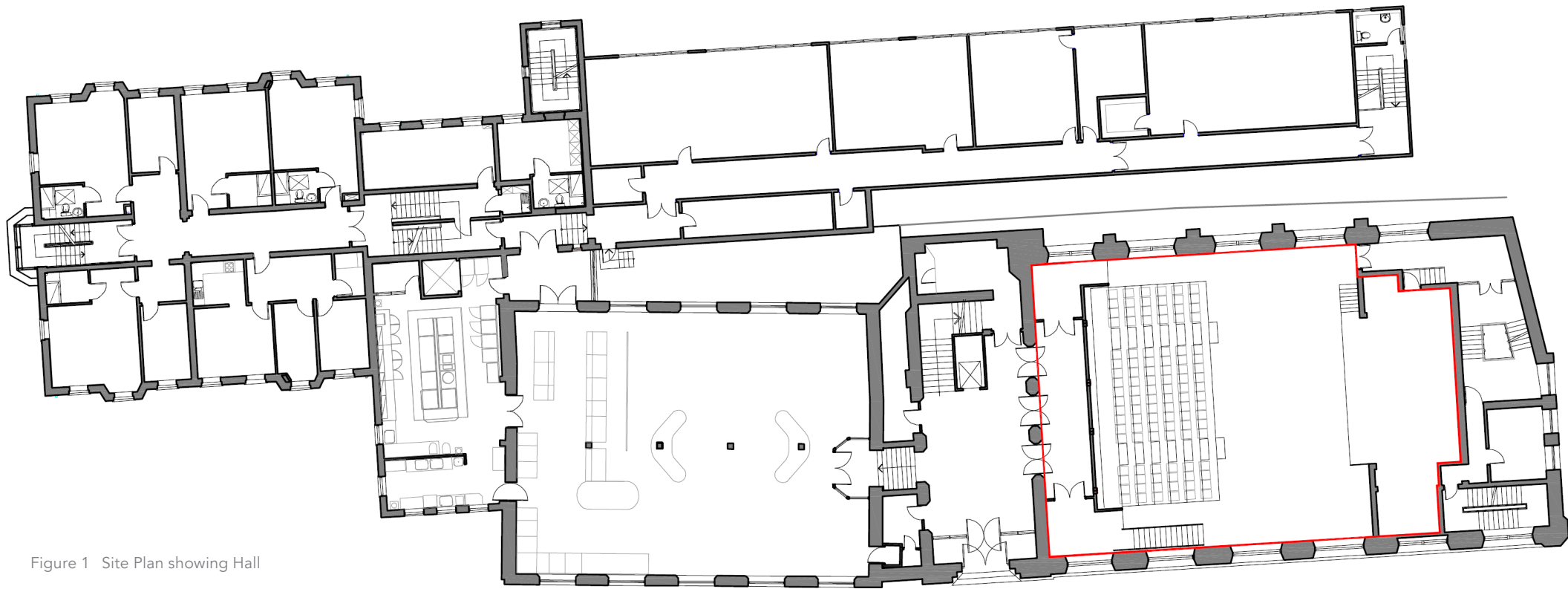


Figure 1 Site Plan showing Hall

— - Whiteley Hall Boundary

1.5 Location and Description

Whiteley Hall is located within the south-east wing of the Chetham’s School of Music Millgate Building, fronting Long Millgate. It is Grade II listed. There are other designated heritage assets in proximity, including grade I and grade II listed buildings in the Chetham’s School of Music’s ownership.

The Millgate building also falls within the Manchester Cathedral Conservation Area.

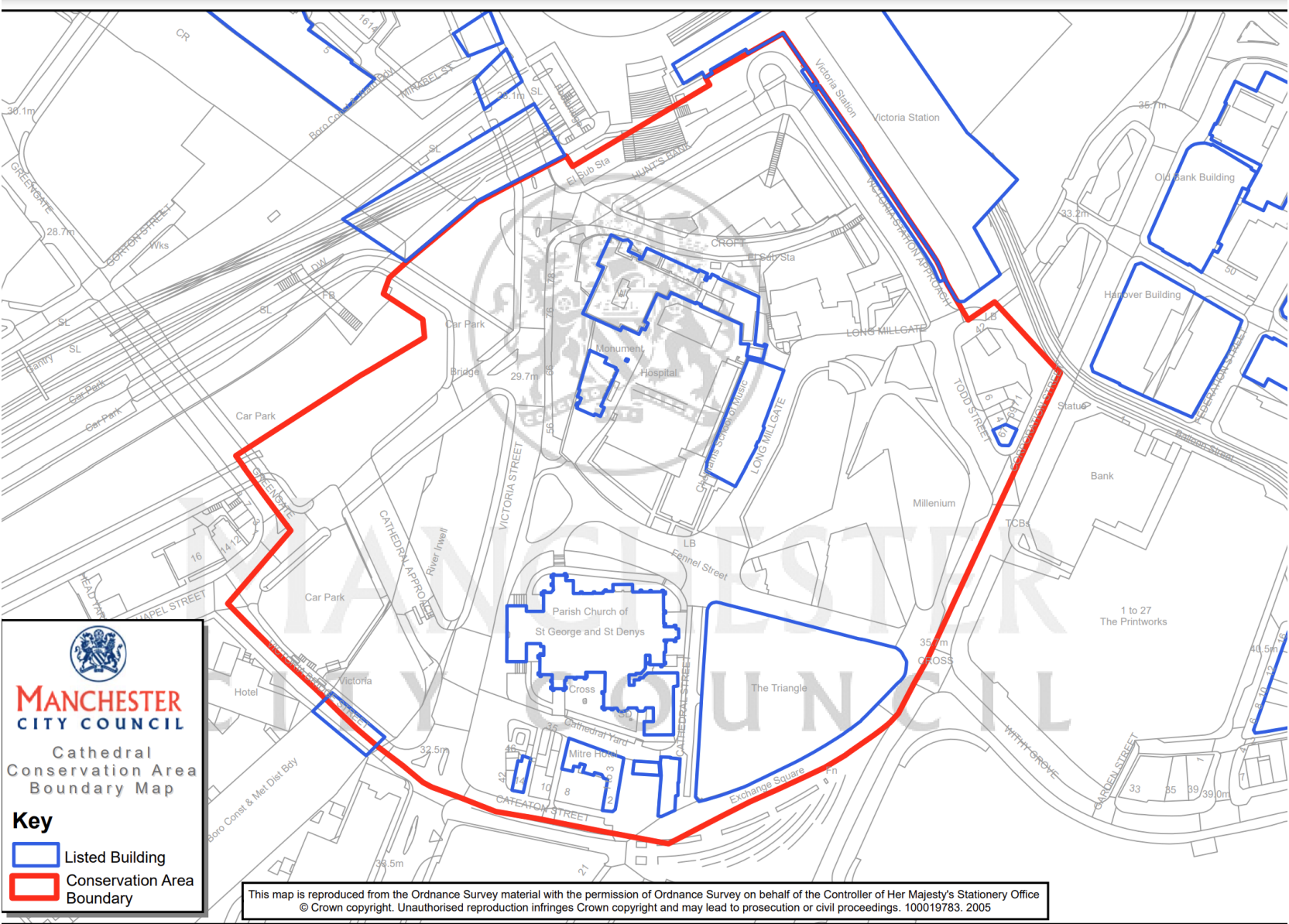


Figure 2 Conservation Area map showing Chetham’s School of Music Buildings¹

2.0

Policy Context

2.0 Policy Context

2.1 National Planning Policy Framework

The National Planning Policy Framework ('the Framework') sets out the Government's planning policies and how these are expected to be applied. At Paragraph 7 it confirms that the purpose of the planning system is to contribute to sustainable development.²

It identifies at Paragraph 8 that there are three overarching objectives to sustainable development:

- Economic, building a strong, responsive and competitive economy;
- Social, supporting strong, vibrant and healthy communities; and
- Environmental, protecting and enhancing the natural environment and built and historic environment.

The specific policies and considerations that relate to the core land use principles are outlined in the 17 Chapters of the Framework. The Chapters relevant to the application proposals are; Chapter 12: Achieving well-designed places; and, Chapter 16: Conserving and enhancing the historic environment.

Paragraph 130 states that planning decisions should ensure that developments will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout

and appropriate and effective landscaping and are sympathetic to local character and history.

Paragraph 134 states that development that is not well designed should be refused where it fails to reflect local design policies and government guidance on design. However, significant weight should be given to development which reflects local design policies, and outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Paragraph 194 states that decision makers should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 195 requires local authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal.

Paragraph 197 requires local authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive

contribution that conservation of heritage assets can make to sustainable communities and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (i.e. the more important the asset, the greater the weight should be).

Paragraph 201 states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent.

Paragraph 202 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 206 states that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

2.2 Historic England Guidance

This document has been informed by Historic England’s Advice Note 12: Statements of Heritage Significance (2019) and Advice Note 1 (2nd ed.): Conservation Area Appraisal, Designation and Management (2019), as Historic England are the government’s statutory heritage advising body. This has informed the understanding of the heritage and assessment of its significance.

2.3 Manchester Core Strategy

The local development plan in Manchester is the Core Strategy (2012-2027).

Policy EN3 (Heritage) states that new developments must be designed to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains. The Core Strategy also states that historic sites and areas of heritage value should be both safeguarded for the future and, where possible, enhanced both for their own

heritage merits and as part of wider heritage regeneration proposals. It is expected that developers will carry out an appropriate appraisal of issues relating to heritage assets³.

2.4 Conservation Area Appraisal

The Site falls within the Cathedral Conservation Area.

The Conservation Area appraisal material states:

‘The Cathedral area has been the ecclesiastical and scholastic centre of Manchester since the earliest times. Today, the Cathedral and Chetham’s Hospital school form the focal point of a wider area notable for the diversity of activities carried on within its bounds.’

‘To the south and east the two buildings, and the confined solemnity of the Cathedral Yard, are effectively separated from the rest of the city centre by a partial ring of Victorian Commercial buildings, including the impressive Corn and Produce Exchange. These all cluster around the medieval street pattern and bounded on the outside by the curving line of the Cateaton Street, Hanging Ditch, Todd Street, Victoria Station and Hunts Bank approach.’⁴

On improvements to the Conservation Area, the appraisal material states:

‘For some years, consideration has been given to improving and enhancing the setting of the Cathedral and Chetham’s School and to retaining the essential Victorian character of the remainder of the area. The intention is to restrict traffic movement through the area and to establish a series of landscaped pedestrian walkways in those areas thereby freed.’

‘Present proposals envisage the closure of Fennel Street and Victoria Street. The closure of the latter street will provide the opportunity to create a riverside walkway in front of the main entrance to the Cathedral. The redevelopment of those outworn portions of the area will present a further opportunity to give a better setting for the Cathedral.’⁵

3.0

Understanding the Heritage

3.0 Understanding the Heritage

3.1 Description of the Heritage

3.1.1 Exterior

The elevation of the Millgate building stretches at length along Long Millgate, and comprises multiple structures constructed at different dates and of different design. The northern section of the range is the 1869-70 Barker and Ellis building, constructed immediately south of the historic Chetham's gatehouse. Attached to this, to the south, is the 1911-13 Figgis and Munby building, and connected to this is the 1950s Nicholls Building.

The Whiteley Hall is located within the oldest structure in the range, the Barker and Ellis Building.

*'It has a deep basement (originally for dining room and kitchens) with an upper ground floor hall (Whiteley Hall) and a further three floors above (the third floor in the roof space was converted to a sick bay in 1996). It is built of red brick laid in Flemish bond with sandstone dressings. [...] The main range has Tudor-arched windows to the hall, string courses and 2-light mullioned windows to upper floor rooms.'*⁶

The principal Millgate entrance is at the base of a four-storey rectangular tower with crenellated parapet. At the first and second floor the tower features bay windows with ashlar framing.

The windows serving Whiteley Hall are timber with simple geometric tracery and ashlar surrounds.



Figure 3 Barker and Ellis Building

3.1.2 Interior

The Whiteley Hall is accessed by the Lower Millgate entrance of the Millgate building. An internal staircase gives access to Whiteley Hall from the lower Hall lobby.

*'The Whiteley Hall retains its overall spatial character, with tall windows, moulded plaster ceiling, a stage to the north and modern bleacher seating and a gallery (installed at the south end in 1996, by Thomas Worthington & Sons).'*⁷

*'The stage appears to be original and the ceiling retains ribbed plaster decoration.'*⁸

The floor is a modern plywood boarding and the ceiling features suspended room and stage lighting.

The organ, is located to the right of the stage and is of contemporary design, originally built in 1988, and rebuilt in 2001.

At the rear of the room is retractable tiered seating, and a free-standing stair provides access to seating platform above with black metal railings.



Figure 4 Whiteley Hall prior to fire damage

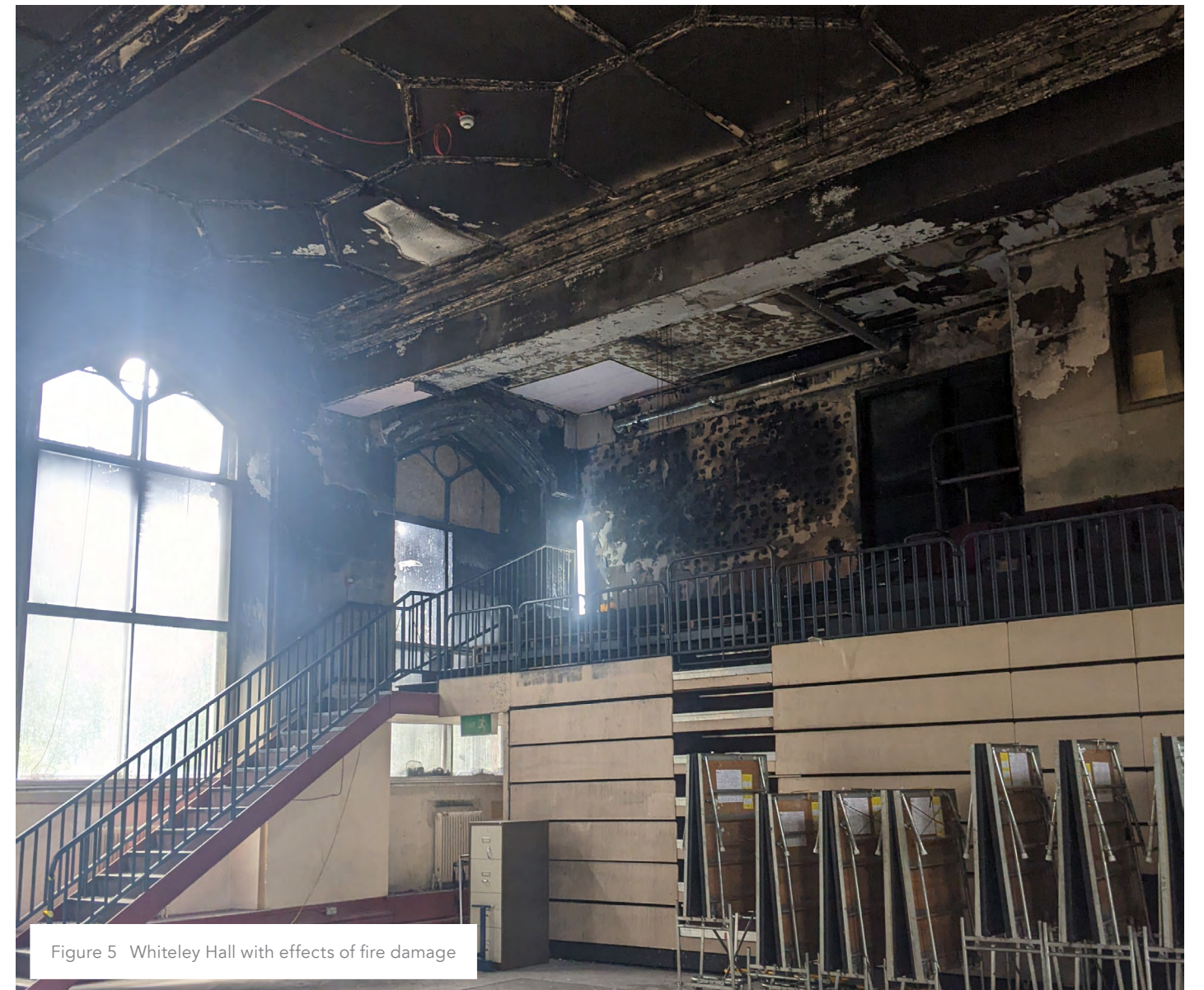


Figure 5 Whiteley Hall with effects of fire damage

3.1.3 Setting

The immediate setting of the Chetham's School of Music has undergone radical changes since the construction of the Millgate building, due to large-scale works to public realm that resulted in the clearing of the east side of Millgate in the late 20th Century. Cathedral Gardens, designed by BDP in 2001, now forms the eastern setting, with pedestrian-only streets along Millgate and Fennel Street.

'The striking glass curtain-walled Urbis building dominates the north-east side of the space (Ian Simpson Architects, 2000-1), occupied by the National Football Museum.

The south side of Cathedral Gardens is enclosed by the former Corn Exchange, built in 1893-1903 (Grade II); now known as the Triangle, it is occupied by restaurants and food outlets.

To the north, the space is bounded by a late 20th century accommodation block built for Chetham's School (Thomas Worthington & Sons). To the north of this and accessed by a bridge link is the most recent addition to the school incorporating The Stoller Hall⁹, a concert hall. The new building on the north side of Walker's Croft was designed by Stephenson Studio architects and completed in 2012'.¹⁰



Figure 6 Millgate Building in context



Figure 7 Millgate Building in context

3.2 History and Development

The following sections have been significantly informed by the work of Marion Barter in her report, 'Marion Barter Associates Ltd. 'Millgate Building, Chetham's School, Manchester Statement of Heritage Significance and Impact'. 2020.

Whiteley Hall is located within the Millgate Building, one of a 'complex of multi-phase historic buildings in the heart of medieval Manchester.'¹² 'The location was probably the site of the Grelleys' castle, first recorded in 1184 and from the 13th century the site of their manor house.'¹³

3.2.1 Development of the school complex

'The earliest buildings at the school are medieval and were built in 1421 as collegiate accommodation for the priests at the parish church (now the Cathedral)¹⁴. 'These consist of 2-storey ranges of domestic buildings including an open hall, accommodation for the priests and a service range'¹⁵.

'In 1549, after the suppression of the institution under the second Chantries Act, the buildings were acquired by the Stanley family, Earls of Derby. Following confiscation of the Stanley estates during the Civil War, the building complex was converted as a free library and charity school under the terms of the will of Humphrey Chetham in the mid 17th century. The complex has been owned and managed by the Chetham's charity ever since, and forms a remarkable surviving group of medieval buildings in the city centre.

Due to a long process of expansion and redevelopment, the current complex contains a wide range of separate buildings associated with both the Chetham's charity and also with Manchester Grammar School, which developed alongside each other. Chetham's School has been a specialist music school since 1969 and the Library remains free and open to the public.'¹⁶

3.2.2 The Millgate Building

The Millgate Building was built for Manchester Grammar School in 1869-70. The list entry states that the building was designed by Alfred Waterhouse. Research by Clare Hartwell and outlined in previous heritage statements by Marion Barter concludes that the building was in fact designed by Barker and Ellis, not by Alfred Waterhouse.

An earlier extension to the south of the Barker and Ellis Millgate Building was replaced in 1911-13 with a building by Figgis and Munby, developed for Manchester Grammar School as a science building with labs, teaching spaces and a basement swimming pool.

To the rear (west) and south west of the Figgis and Munby building are the 1952 Eastern Block and the 1952 Nicholls Building respectively, both by Thomas Worthington and Sons, and much altered, including extra storeys created above the roof. The Nicholls Building is linked to the Figgis and Munby Building by a 20th Century structure.

After Manchester Grammar School moved to Rushton in 1931, the site was used by Manchester Training College (a use which is still referred to in listing and Conservation Area descriptions).

After this use ceased in 1978, the buildings were acquired by Chetham's School of Music. The building was then 'refurbished the following year by Thomas Worthington & Sons, with further alterations in 1996 and 2006.'¹⁷



Figure 9 Barker and Ellis, Figgis and Munby and Nicholls Buildings (L-R)



Figure 8 The buildings of Manchester Grammar School alongside Chetham's Hospital and Library, 1922¹¹

4.0

Assessment of Significance

4.0 Assessment of Significance

The following assessment of significance looks at identifying the heritage interests of Whiteley Hall, as outlined by Historic England's guidance 'Statements of Heritage Significance,' published in 2019.

These heritage interests (archaeological, architectural/ artistic and historical) augment the foundation of "special historic or architectural interest" that underpin designation. Due to the intangible elements that these assessments must incorporate, it is not always possible to directly associate an interest to an element of fabric or space within a heritage asset. Therefore, the significance of fabric cannot be assessed on the same scale as the significance of a place's heritage interests.

4.1 In assessing the significance of heritage interests

The level of significance will be assessed based on the scale below:

- **Exceptional:** Heritage interests having national or international importance, usually found where assets are designated at grade II*, grade I, scheduled monuments and UNESCO World Heritage sites.
- **High:** Heritage interests having national importance, usually found where assets are designated at grade II*.
- **Medium:** Heritage interests having regional importance, usually found where assets are designated grade II. Also, generally applies to Conservation Areas.
- **Low:** Heritage interests that make a positive contribution to their area, group or setting. Usually, non-designated heritage assets and historic townscapes.
- **Neutral:** Historically unimportant.

These ratings are intended to address the heritage values outlined below, and do not relate to the significance of specific buildings, spaces, or areas of fabric.

4.1.1	Archaeological	<i>There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.</i>
4.1.2	Architectural & Artistic	<i>These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved.</i> <i>More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.</i>
4.1.3	Historic	<i>An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.</i>

4.2 Use of terminology

The significance of the Millgate Building has already been established by previous works laid out in the 2020 Statement of Heritage Significance and Impact for Millgate Building, Chetham’s School, Manchester by Marion Barter Associates Ltd, and an earlier 2006 appraisal by Barter and Hartwell for the Architectural History Practice. These previous documents outline the significance and have therefore been used as the baseline for the present report.

The 2020 report uses the terminology of heritage values in line with previous Historic England guidance. Current guidance discusses heritage interests, but relies on the same concepts of significance. As a result, while the terminology used in the quoted text is not in line with current guidance, it remains an accurate evaluation of heritage interests. A brief judgement using the current terms is also included at the end of each evaluation to confirm that the conclusions accord with the judgements of Buttress.

4.3 Significance of the Whiteley Hall

4.3.1 Archaeological Interest

The Hall has archaeological interest as part of the wider Millgate Building, discussed subsequently.

4.3.2 Architectural Interest

The Hall has been identified by Marion Barter as being one of two remaining spaces with internal architectural features of note. The Hall was identified as having high architectural significance. The hall retains its internal spacial character defined by the large open space and tall windows. Specific areas of material interest include the ornate plaster ceiling with moulded detail and the original stage.

The Hall has however undergone several phases of more contemporary works, and much of the original historic fabric has been lost or compromised.

The fire has now caused significant damage to the internal features in the Hall, particularly the windows. This will inevitably have damaged the architectural features that survive internally, and poses a threat to the significance of the space.

4.3.3 Historic Interest

The hall has been identified as retaining 'significant architectural and historic character'.

Overall interest: **medium**

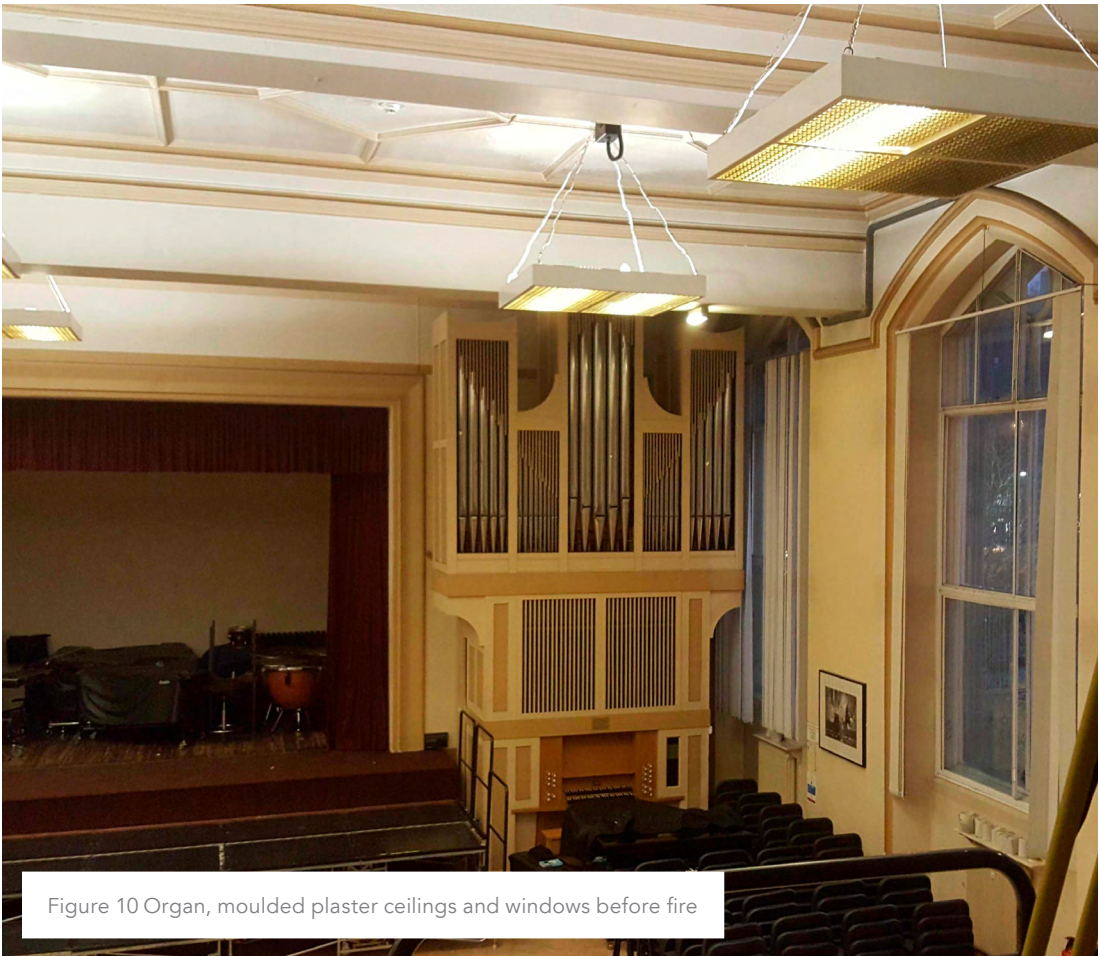


Figure 10 Organ, moulded plaster ceilings and windows before fire



Figure 11 Damage to organ and windows



Figure 12 Damage to plaster ceiling, walls and projector

4.4 Significance of the Millgate Building The building has historic and architectural significance, reflected in its Grade II listing. This is despite the erroneous reference in the listing description which attributes the Barker and Ellis Building to Alfred Waterhouse. However, the ‘integrity of the interior has been greatly compromised by various alterations.’ ‘Some parts of the building now have low significance due to the level of alteration.’ ‘Only the ground floor staircase hall, staircase and Whiteley Hall retain significant architectural and historic character.’¹⁸	4.4.2 Architectural and artistic interest ‘The design of the building is attributed to Barker and Ellis, a Manchester firm that were the successors to Edward Walters, a nationally important architect. The works of Barker and Ellis are not in the same league as Walters’ designs, and they are not nationally significant. Their other buildings include the sympathetic 1880s extension to the Manchester & Salford Bank on Mosley Street and a former Free Library in Cheetham Hill, of 1876. The elevation facing Long Millgate is the least altered and the most significant part of the whole building. The east elevation was designed to a similar level of quality but has either been altered or is partly obscured by later infill, so has less significance. Internally, the original plan is legible with the main entrance hall leading to the staircase and the large hall on the upper ground floor. The basement dining hall and kitchens have been altered to provide a gym and the upper floors have been altered for school use; there are few architectural features of any note within the building, apart from in the entrance hall and the Whiteley Hall. The latter two spaces have high significance.’²⁰ Fire and water damage have caused significant damage to the architectural value of the Whiteley Hall, particularly the windows. Water damage has also impacted the ceiling of the gym below. This	has caused some impact to the significance of the hall and therefore the building. ‘The Millgate Building has a strong presence on Long Millgate and is important in the conservation area, although trees now partially screen the front elevation in all views.’²¹ Architectural and Artistic Interest: medium
4.4.1 Archaeological interest ‘The building has low to medium significance for evidential and archaeological value; the alterations made to the building over time are reflected in its fabric but as this is a purpose-built Victorian school building this value is limited. The site on which the building stands is thought to have low archaeological value relating to earlier activity on the site, important in medieval Manchester, as the current building’s basement destroyed earlier archaeology. The medieval precinct wall runs along the west side of the building and this has exceptional significance.’¹⁹ Archaeological interest: medium		4.4.3 Historic interest ‘The Chetham’s site as a whole has exceptional significance for historical value as a rare example of a medieval collegiate complex that survived the upheavals under Henry VIII to become a charitable institution founded by Humphrey Chetham. The development of Manchester Grammar School on the east side of this site has high significance, and the Millgate Building represents an important phase of the Grammar School’s expansion on this site, after it has begun to charge fees. The confident and lavish design of the entrance expresses the high status of the Grammar School and its gothic design evokes the early foundation of the school. The use of an owl detail in the tower parapet is a visual link to Hugh Oldham, the founder of the school. The Millgate Building has high significance as part of the complex that has been continuously occupied for educational use since it was first built in 1870 for the Grammar School.’²² Historic interest: high Overall significance: medium

4.5 **Significance of the
Cathedral Conservation
Area**

The site is within the boundary of Cathedral Conservation Area, which has been in existence since 1972. The designated area includes the old medieval core of Manchester which retains some evidence of the medieval street pattern, buildings, and below-ground archaeology.

‘There is a high concentration of listed buildings, reflecting the high status of the buildings, the quality of the architecture and their historic importance.’²³

However, this information does contain some inaccuracies, such as references to Manchester Training College which has not occupied the Chethams site since 1978.

The archaeological, architectural and historic interest of the Conservation Area is medium.

5.0

Summary of Proposed Works

5.0 Summary of Proposed Works

5.1 Brief

The requirements for Whiteley Hall cover both reinstatement works following loss due to fire damage, and new additional works unrelated to the fire. As set out in the appointment letter, the required works are:

Reinstatement Works:

- New ceiling and mouldings
- New organ
- New fire doors
- Replacement secondary glazing to the east elevation
- Redecoration
- Building Services
- Retractable seating; reinstatement but with increased occupancy

Additional Works:

- To adapt existing stage to accommodate retractable staging
- New oak flooring
- New secondary glazing on the west elevation.
- New acoustic improvements to hall
- Underlining of floor (and ceiling to gym)

5.1.1 Floor

The existing 20th Century plywood floor covering has been heavily damaged by the fire. The proposed works will involve the full replacement of the existing floor.

The existing covering will be carefully de-nailed and removed. The existing floor joists are to be retained. A new engineered oak board floor will be installed on a plywood substrate over the existing joists. This will ensure the floor is suitable for use for sporting and performance activities.

5.1.1.1 Associated Repair of Gym Ceiling

Alongside the works to the Whiteley Hall floor, the replacement of the Gym ceiling will also be carried out. The gym sits directly beneath the hall and has sustained water damage from putting out the fire in the Hall.

New fireboard will be installed and plasterboard will be subsequently fixed to the existing floor joists and a new suspended ceiling will be installed. Electrical accessories will be replaced in existing locations, and new lighting will not be fixed back to historic fabric.

5.1.2 Walls

The existing wall finishes have been heavily smoke damaged and replacement is necessary. The proposed works will remove the existing plaster at a presumed thickness of 30mm. Walls will then be re-plastered in a breathable lime plaster, finished with a micro-porous paint (Keim Optil or equivalent).

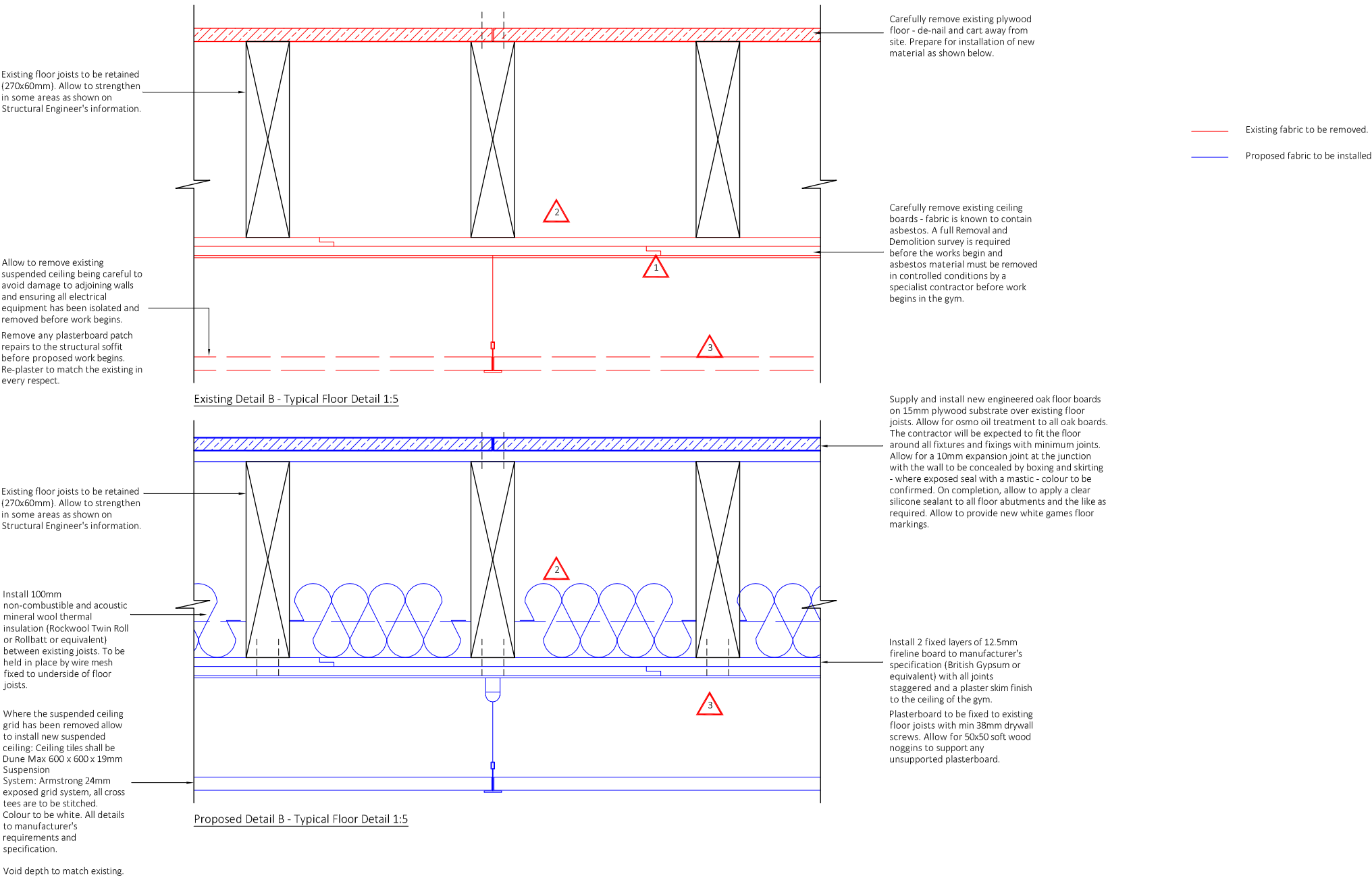


Figure 13 Floor Detail

5.1.3 Windows

5.1.3.1 Original Windows

Externally, the windows have minimal damage and will be cleaned and decorated where necessary. Frames will be cleaned using poultice paint remover and redecorated using an appropriate primer and micro-porous paint.

All glazing will then have the existing laminated film carefully removed and replaced with a new combined solar and safety micro-film.

Where damage to the existing glazing is more extensive, panes will be removed and replaced like-for-like to make good before redecoration takes place.

Figure 14 details the schedule to be followed for works to the original windows.

5.1.3.2 Secondary Glazing

The existing secondary glazing on the eastern internal elevation has been damaged by the fire and warrants replacement. The proposals will seek to replace the existing secondary glazing and introduce new secondary glazing to windows where it doesn't currently exist on the west elevation.

The new secondary glazing units will be of higher-quality, designed to respond to the transoms and mullions of the existing windows. All new work will be recessed back from the reveals so that the historic details of the windows remain dominant.

5.1.4 Drawing details for the secondary glazing can be seen overleaf in **Figure 15.**

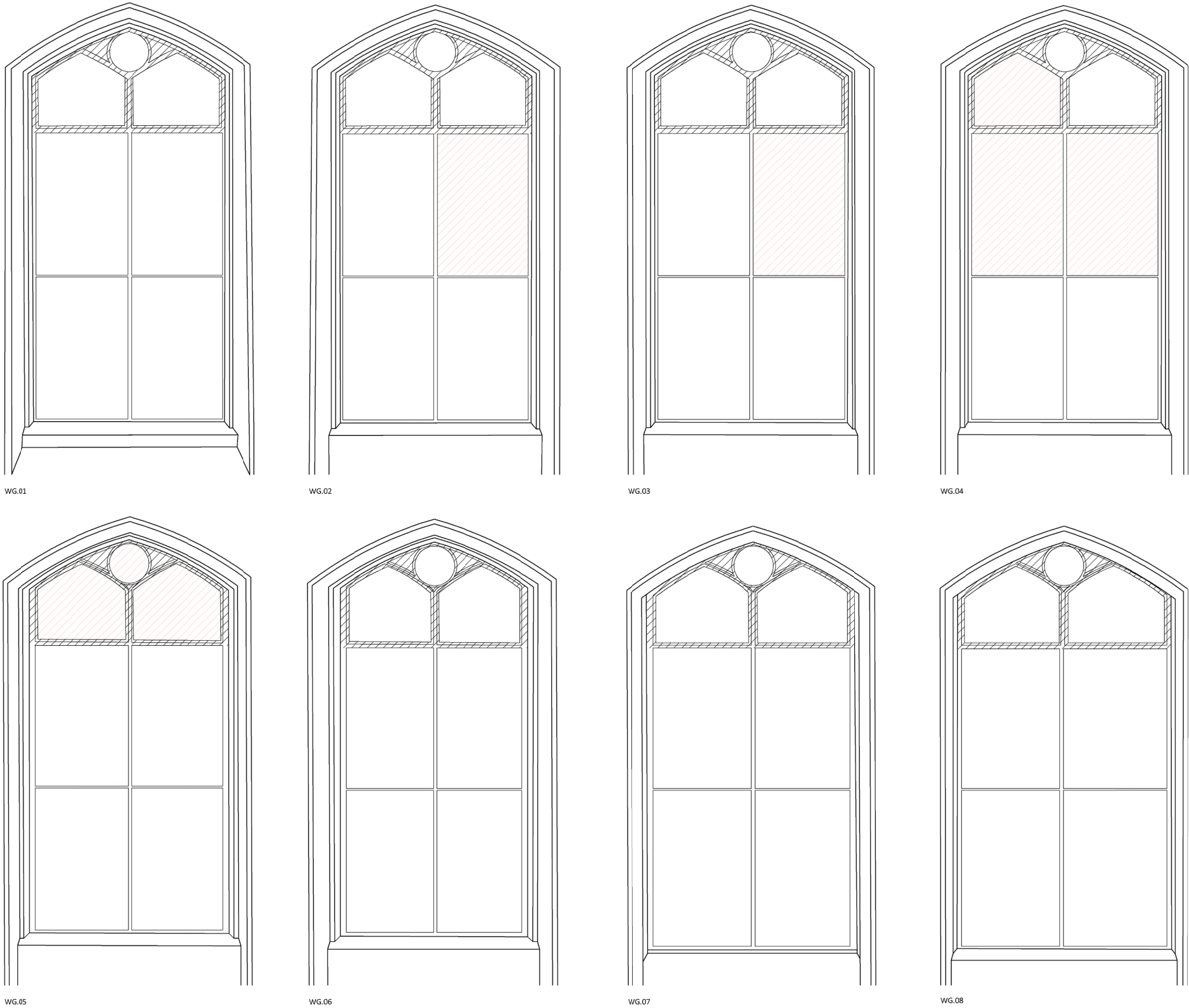
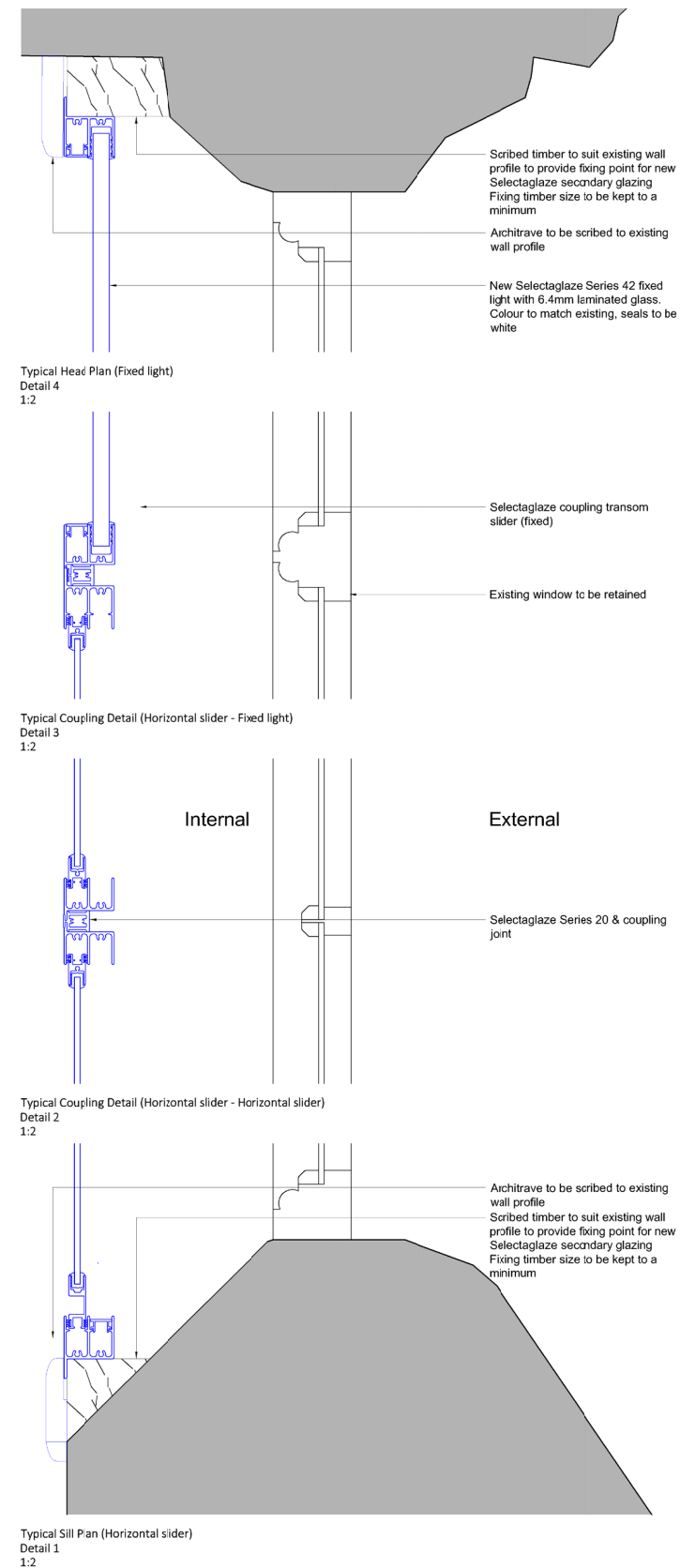
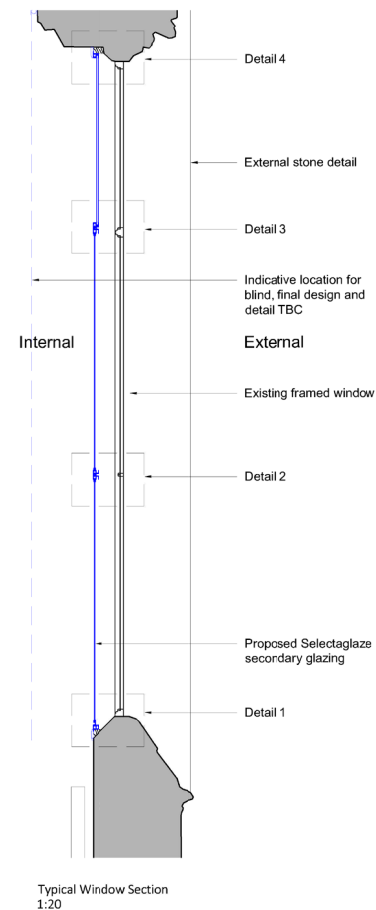
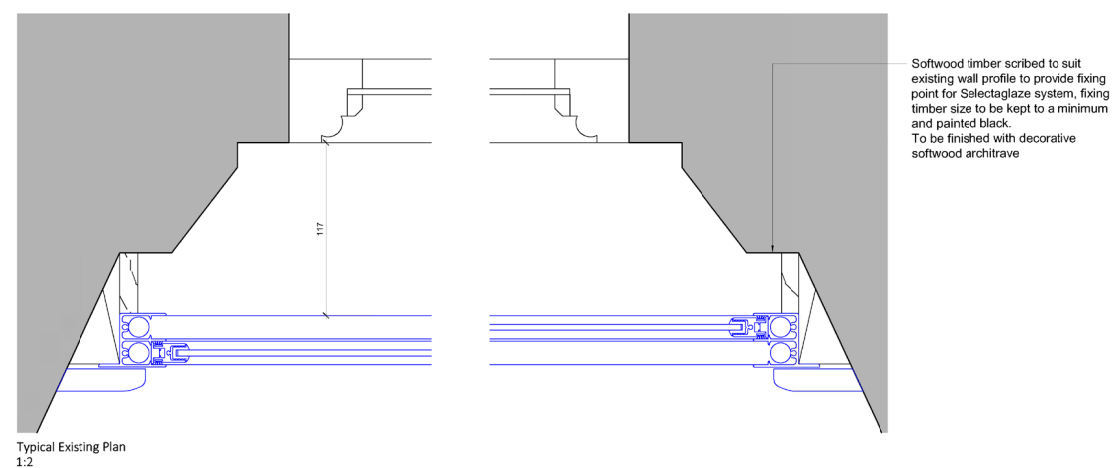
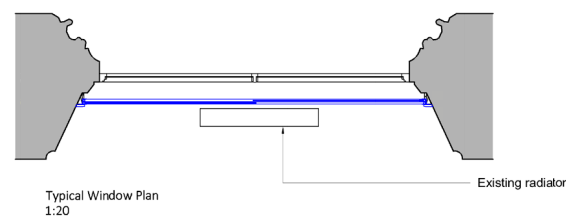
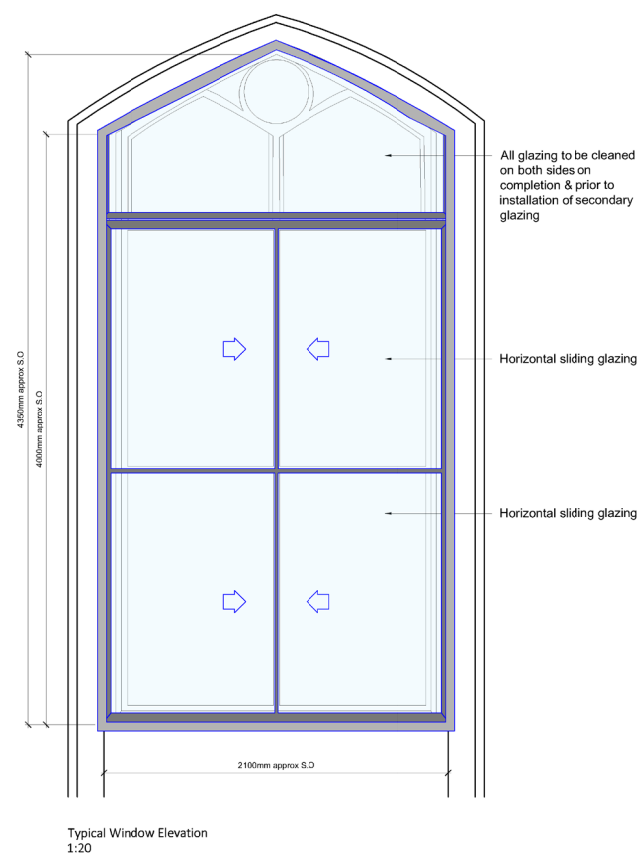


Figure 14 Window Schedule



All glazing to be installed to manufactures recommendations

Structural engineer to advise on fixings and position

To be read inconjunction with
9357 (01) 001 Whiteley Hall Lower Floor Plan

Windows to receive secondary glazing -
WG.01
WG.02
WG.03
WG.04
WG.05
WG.06
WG.07
WG.08

Figure 15 Secondary Glazing Detail

5.1.5 Ceiling

The proposed works will remove and replace the existing fire damaged roof covering. A line of fireline plasterboard will be installed in order to provide protection between the Hall and the above dormitories. Non-combustible, acoustic mineral wool thermal insulation will also be installed.

A 3mm skin coat of British Gypsum Thistle board finish will be fitted, and finished with a 3mm plaster skim with paint finish. The final colour will match the existing colour scheme in the hall.

The existing plaster mouldings are also to be replaced with new pre-formed fibrous plaster ribs. These will match the pattern and profile of the existing mouldings like-for-like.

The existing fire damaging coving will also be removed and replaced in a like-for-like manner.

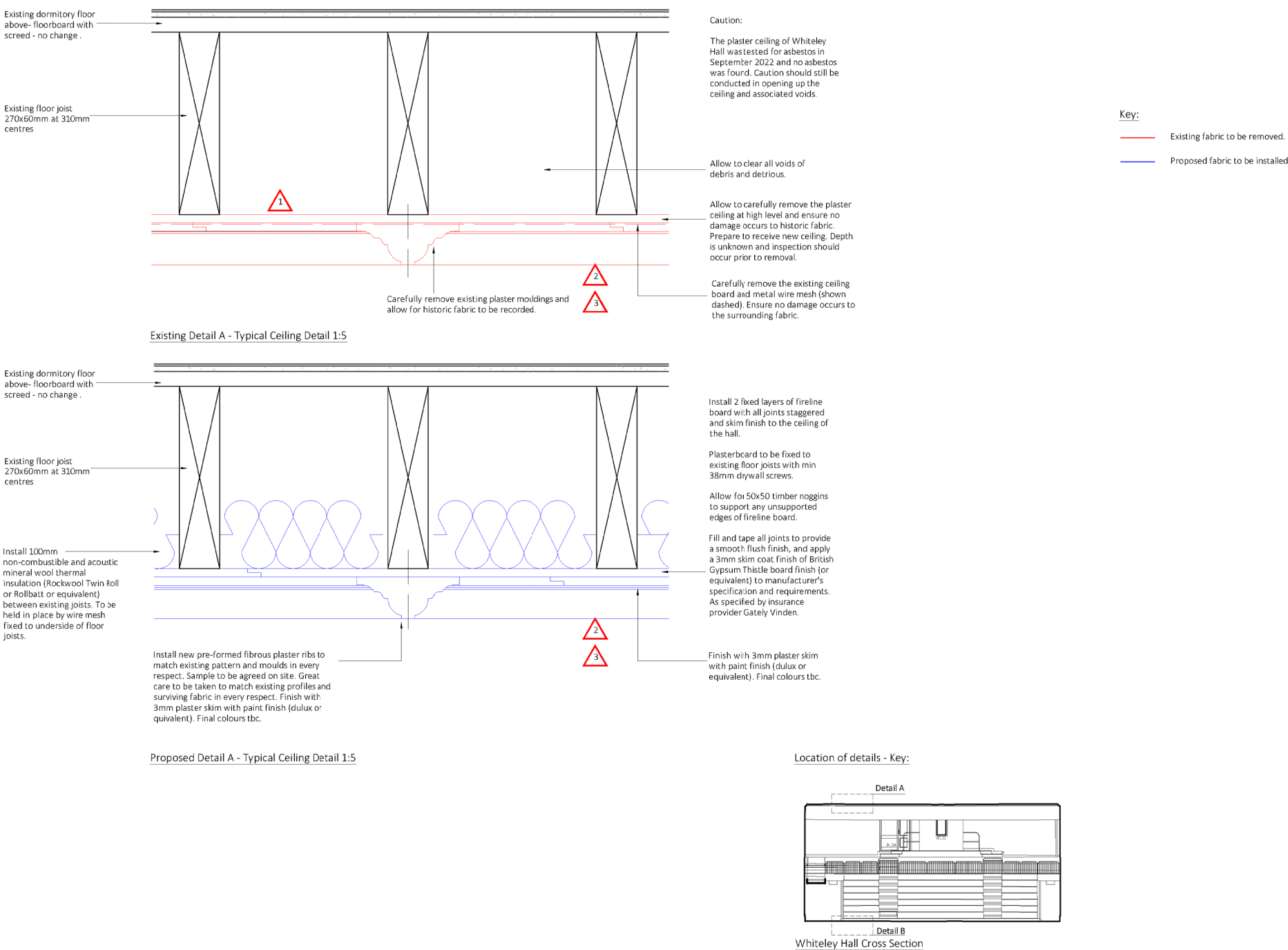


Figure 16 Floor Detail

5.1.6 Lighting

Previously existing lighting that has been damaged by the fire will be replaced. Lighting will be fixed to the new ceiling covering.

New discrete lighting will also be introduced to improve the performance of the Hall.

Existing wiring and serviced will be reduced, concealed and rationalised where possible.

5.1.7 Seating

The fire damaged 20th century retractable seating will be removed and replaced with a new system.

The new system will sit in the same position with the existing and will be fixed primarily to the floor.

5.1.8 Organ

The existing modern organ will be replaced with a new organ, detailed in the drawing set. Works will also seek to strengthen the floor below the organ to improve structural integrity.

5.1.9 Stage

To address the smoke damage sustained to the stage, the existing floorboards will be carefully sanded and re-stained. Historic fabric will not be lost. New retractable staging is to be incorporated into the face of the existing.

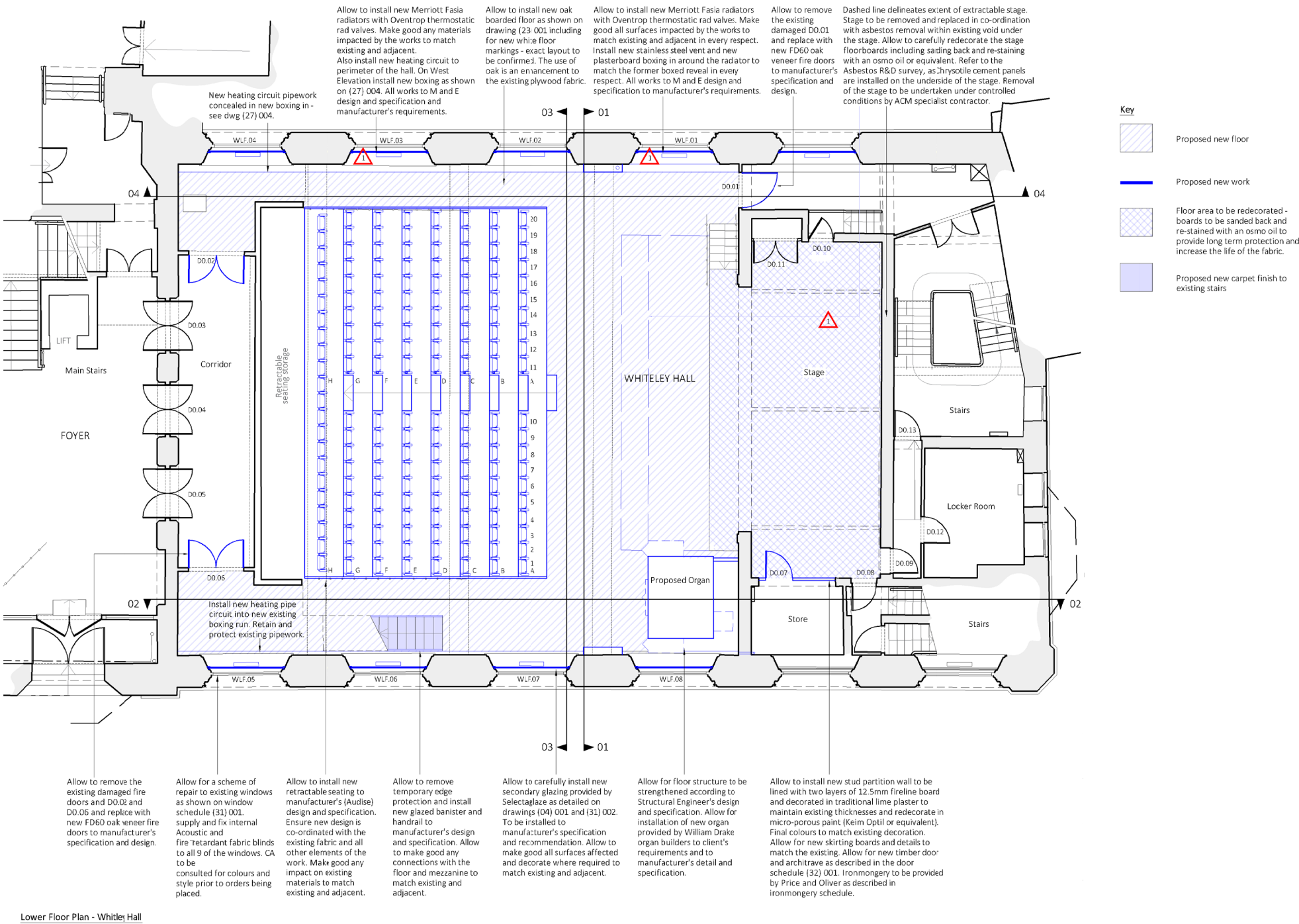
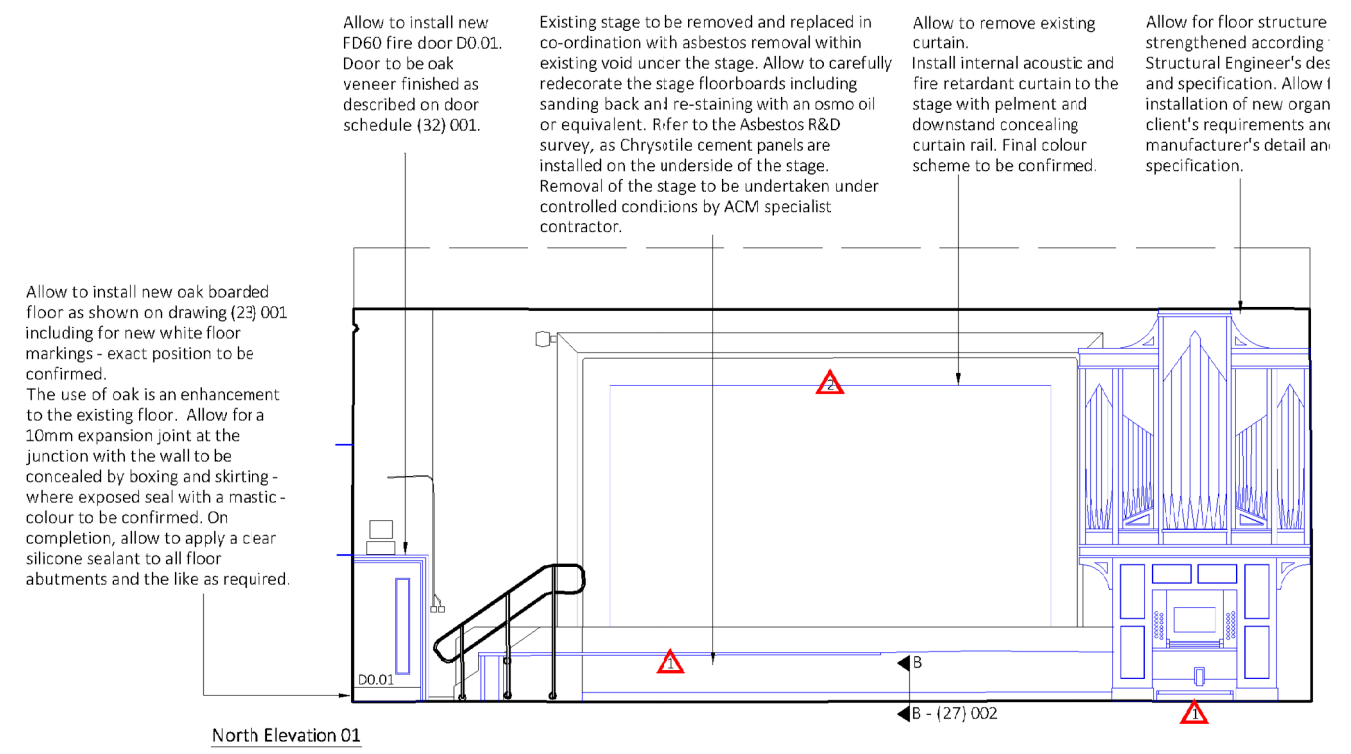


Figure 17 Proposed Ground Floor



Former Stage View - Before Fire



Former Elevation 02 - Before Fire



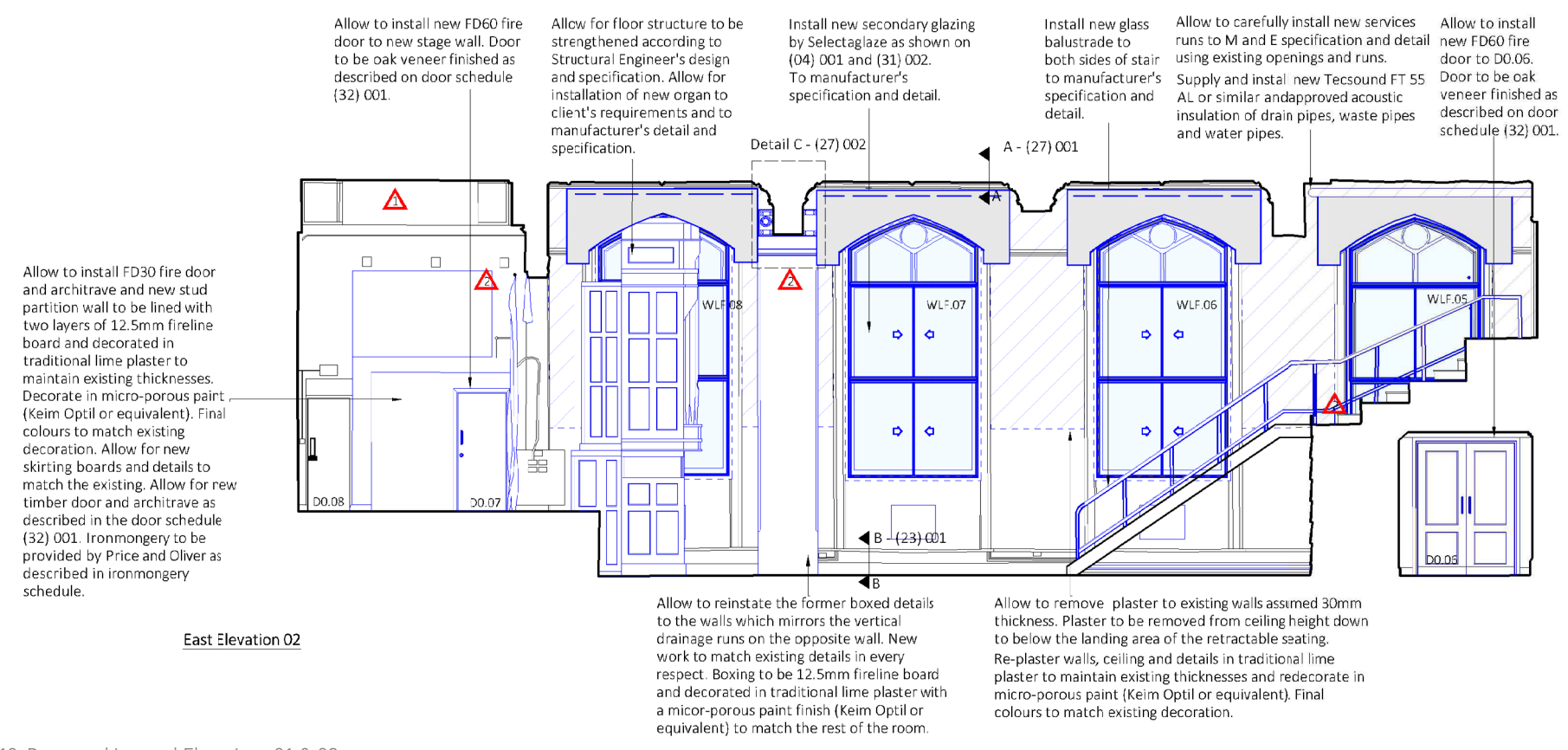
Key



Proposed new plasterwork

Proposed new work

Note:
Do not scale from this drawing.
Dimensions are to be checked on site.
If in doubt please ask.



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Figure 18 Proposed Internal Elevations 01 & 02

6.0

Heritage Impact Assessment

6.0 Heritage Impact Assessment

6.1 Introduction

The Heritage Assessment will look at the impact of the proposed development on the Site and the Conservation Area, within [2.0 Planning Context](#). The property itself is not statutory designated, and is considered a “positive contributor” in the Conservation Area.

6.2 Methodology

Impacts will be assessed and scaled per British Standards BS7913 guidance for the scale of impacts, which correlates with the ICOMOS Guidance on Heritage Impact Assessments. ICOMOS suggest a 9-point scale spectrum for defining the impacts of proposed changes, which is included here in [Figure 15](#). This scale is a useful tool within the context of the benefit and harm dichotomy of the NPPF. The scale provides the opportunity for beneficial outcomes to be quantified, balanced, and considered alongside the NPPF outcomes of: no harm, less than substantial harm, and substantial harm. Together they create a holistic approach to assessment.

6.2.1 Assessment of Scale of Specific Impact and Change

The **scale of change** is based on the level of proposed intervention and how much potential the intervention has to alter fundamental principles of significance of the asset.

The scale of impact relates this to the significance of the asset in question. It is important to note that impacts can be both direct and indirect, and do not only relate to the physical fabric. Change and impact can also be primary or secondary; temporary or permanent; reversible or irreversible; and may arise as a consequence of construction or operation of the proposed development. For the purpose of this assessment, the following definitions have been applied:

Direct impacts are those that arise as a primary consequence of the Scheme. Direct impacts can result in the physical loss of part or all of an asset, and/or changes to its setting. Setting is, ‘the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape.’

Direct impacts resulting in physical loss are usually permanent and irreversible; normally occur as a consequence of construction; and are confined within the development footprint. The magnitude of these impacts will depend on the proportion of the asset affected, and whether its key characteristics would be affected.

Direct impacts that affect the setting of an asset can occur as a consequence of construction or operation of the Scheme and can affect assets some distance from the development. Assessment of impacts on setting refers to perceptible visual and aural effects that can be appreciated at a given time.

Such impacts may be temporary or permanent, reversible or irreversible depending on the extent to which the cause of the impact can be removed. Impacts may also be transient where occurrence is sporadic or of limited duration, for example related to hours of operation or the frequency of passage of vehicles.

Indirect impacts occur as a secondary consequence of construction or operation of the development, and can result in physical loss or changes to the setting of an asset beyond the development footprint.

Severity of impacts has been judged taking into account their direct and indirect effects and whether they are temporary or permanent, reversible or irreversible. The cumulative effect of separate impacts has also been considered. The magnitude of impact (summation of direct and indirect impacts) is assigned one of the descriptors; impacts may be *either* adverse or beneficial.

6.2.2 Baseline Considerations

In accordance with the methodology and scales outlined here, the Millgate Building and internal Whiteley Hall are considered to be of medium significance, as is the Cathedral Conservation Area. The building is in close proximity to medieval assets of much higher significance, but due to the largely internal nature of the proposals, these are not considered in more detail.

VALUE OF HERITAGE ASSET	SCALE & SEVERITY OF CHANGE/IMPACT (EITHER ADVERSE OR BENEFICIAL)				
	No Change	Negligible Change	Minor Change	Moderate Change	Major Change
Very High (Grade I/Scheduled Monument)	Neutral	Slight	Moderate/Large	Large/Very Large	Very Large
High (Grade II*)	Neutral	Slight	Moderate/Slight	Moderate/Large	Large/Very Large
Medium (Grade II/ Conservation Area)	Neutral	Neutral/Slight	Slight	Moderate	Moderate/Large
Low (Locally Listed)	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/Moderate
Negligible (Non-Designated)	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

Figure 19 Significance/Scale of Impacts Table

The value of the heritage asset scale in the table is scaled from a higher level that is reserved for World Heritage Sites, and therefore not included here.

No Change	Negligible Change	Minor Change	Moderate Change	Major Change
No material change to the heritage asset or its setting.	A small change or alteration, but unimportant. Having no visual or indirect impacts on the asset or its setting. Slight changes to use or access.	A small change to an element of fabric or setting that results in a noticeable difference. Limited indirect impacts or changes to character.	Changes to an element, including replacement, or insertion of a new element, where the asset or its setting has clearly been modified. Noticeable indirect impacts.	A change of great extent, including the complete removal of an element. Changes to most or all of the asset or its setting. Total alteration of the asset. Extreme indirect impacts.

Figure 20 Definition of types of change

Major beneficial	Moderate beneficial	Minor beneficial	Negligible beneficial	Neutral	Negligible adverse	Minor adverse	Moderate adverse	Major adverse
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Figure 21 9-point scale of impact

6.3	Impact on the Whiteley Hall				
6.3.1	Floor	6.3.2	Walls	detail, and the replication of the overall design and colour scheme of the ceiling. Recording will take place when the mouldings are removed to mitigate against their loss and ensure that the replacements match exactly. The addition of fire boarding and acoustic lining will be materially beneficial and improve the functionality of the Hall, while ensuring that fire protection for the dormitories above is guaranteed. Replacement is further justified by the extensive fire damage caused to the ceiling. Refer to Ceiling Analysis P1 in the drawing set. Overall, the proposed works to the ceiling will constitute moderate change to the asset, resulting in a slight/moderate impact that is minor beneficial in nature and considered necessary to secure the future use and protection of the Hall.	Overall, the proposed lighting scheme will constitute minor change to the asset, resulting in a slight impact that is minor beneficial in nature.
	The existing floor covering is a 20th century addition and holds no historic value or interest in relation to the significance of the space. The floor has also been significantly damaged by the recent fire, and replacement is deemed necessary to make the space usable again. The new floor finish will introduce a high-quality finish to the hall, responding to the character of the space. The overall appearance will be largely like-for-like in order to achieve minimal visual impact. The loss of the existing floor material is not considered detrimental as the floor covering is modern and of no historic value. The works will adopt a minimum intervention approach to remaining historic fabric, and the appointed contractor is expected to fit the covering around existing fittings, fixing with minimum joints. The replacement of the gym ceiling is necessary due to the extent of damage. Replacement will largely be like-for-like, using existing fixing locations for electrics. Any new fixtures will not be into historic fabric. Overall, the proposed works to the floor will constitute minor change to the asset, resulting in a slight impact that is moderate beneficial in nature.		The existing wall coverings have been heavily smoke damaged, with some loss in isolated locations, and replacement is considered necessary to make the space safe and usable. The removal of the existing coving will result in the loss of some historic fabric however, replacement will be carried out on a like-for-like basis in order to mitigate against loss. The like-for-like nature of the replacement will result in minimal visual impact, and the use of traditional materials will ensure a high-quality and appropriate finish, suitable for an historic building. The repair works will be materially beneficial for the scape and contribute to the long term conservation and maintenance of the hall. Overall, the proposed works to the floor will constitute minor change to the asset, resulting in a slight impact that is moderate beneficial in nature.	6.3.4	Lighting
		6.3.3	Ceiling	The proposed works to reinstate damaged lighting largely constitute like-for-like replacement. Any new fixings will be to the new ceiling coving and will adopt a minimum intervention approach to reduce any potential impacts on historic fabric. Existing wiring and services will be reduced where possible which will have a positive visual impact on the Hall and improve the quality of the space.	

6.3.5 Seating

The existing 20th century seating has no historic significance and so replacement will have no direct heritage implications. Works will adopt a minimum intervention approach when fixing the new seating to ensure that intervention with any potential historic fabric is minimal. The new seating will be in the exact position of the existing to avoid any additional intervention.

The existing seating has been extensively fire damaged and is no longer suitable for use. Music practice and concerts are an integral to the use and significance of the space and so replacement is necessary to allow this to continue. Any impact resulting from installation will be made good to match existing.

Overall, the proposed replacement of the seating will constitute **moderate change** to the asset, resulting in a **slight/moderate impact** that is **moderate beneficial** in nature and considered necessary to secure the future use of the Hall.

6.3.6 Organ

The existing organ is not original to the Hall and is of contemporary design and so the loss of fabric will not have direct heritage implications. The organ has been damaged by the fire and replacement is required.

The strengthening of the floor beneath the organ will improve structural integrity and improve the longevity of the element. The strengthening of the floor will be

done in co-ordination with the installation of the new floor ensuring minimal disruption to historic fabric.

Overall, the proposed replacement of the organ will constitute **moderate change** to the asset, resulting in a **slight/moderate impact** that is **minor beneficial** in nature and considered necessary to secure the future use of the Hall.

6.3.7 Stage

The redecoration of the stage will address the issues caused by smoke damage without the need for any removal or replacement of historic fabric.

The proposed redecoration of the stage will constitute **minor change** to the asset, resulting in a **slight impact** that is **minor beneficial**.

6.4 Summary of Impact

Overall, the proposed works to Whiteley Hall will constitute **no harm** to the significance of the heritage. Due to the scale of damage sustained to the Hall from the fire, the repair and replacement of internal fabric is necessary in order to make the space usable again, securing the future use of the Hall while ensuring its proper care and conservation.

The character and quality of the Hall's internal space are integral to its significance, and the scheme seeks to restore and enhance this.

The proposals will adopt a like-for-like approach wherever possible and seek to protect and retain historic fabric at every given opportunity.

The proposed works will also materially improve the space and improve its structural integrity, seeking to ensure the assets long-term conservation and maintenance.

7.0

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7.0 Bibliography and sources

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