

CSM - College House
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Introduction

This document has been prepared by Buttress for Chetham's School of Music to support a Listed Building Consent for works to College House and Fox's Court. These works include:

- Removal of the snowboards across all elevations.
- Replacement of the 20th century halide external lighting with new LED lighting units.
- Repair and reconstruction of Fox's Court well.
- Repair and replacement of the lead roof behind the chimney in Fox's Court to address related water ingress.
- Replacement of plastic rainwater goods within Fox's Court.
- A scheme of repair to the stone flags in the Baronial Hall.

1.0 Context

1.1 Chetham's School of Music

The Chetham's School site is an important archaeological site for understanding medieval Manchester. As noted a Heritage Statement prepared by Marion Barter, the first buildings on the Chetham's site were built in 1421 to act as accommodation for the Cathedral priests, including College House. Later Dr John Dee became warden and developed the library and in the Civil War the site was a key point for defending the town. The first school to use the site was founded in 1653 as an educational charity. At one point the site was home to three schools: Manchester Grammar School, Nicholls Hospital School, and Chetham's School. In 1969 the Chetham's Grammar School changed to a co-educational specialist music school and has developed an international reputation for excellence in music and performance. In 2017 Stoller Hall was opened with contemporary learning rooms and specialist performance spaces, allowing a new stage in the school's future.

1.2 College House Baronial Hall and Fox's Court

College House is a medieval building, formerly Chetham's Hospital and is Grade I Listed. This listing includes other, Grade II Listed buildings in Chetham's ownership and a fragment of a cross in front of the school's buildings.

The building is composed of red Collyhurst sandstone – significant weathering can be seen to the buttresses and walls of Fox's Court.

The internal Baronial Hall is a timber panelled hall with much of the original timber work still in place.

The internal floor is composed of stone flags which have undergone several phases of repair. Some of the repairs are cementitious and inappropriate. The flags are progressively deteriorating with some large fractures and loose stones.

The fireplace to the Baronial Hall requires repointing and is showing signs of damp infiltration. Above this fireplace externally is a low-level lead roof. The flashings to this roof require replacement and there has been 'patch' repairs with flash-band in places.

Externally in Fox's Court is a medieval well which is progressively deteriorating with open joints and significant surface erosion. The court also has a number of plastic rainwater goods which are inappropriate replacements of former cast iron down pipes.

In considering the conservation and repair of this structure Buttress aims to:

- Conserve the historic fabric of College House to protect the significance of the building.
- Repair existing deteriorating fabric to prevent progressive deterioration of the building.
- Remove unfortunate 20th century additions to the external elevations in order to enhance the setting and understanding of this medieval building.

2.0 Assessment of Significance

2.1 College House

The following assessment of significance looks at identifying the heritage interests of College House, 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.

Assessing the significance of elements of historic fabric, or historic spaces, should be directly linked to the authenticity and integrity of that which remains. The significance of fabric must be based on what we may learn or understand from how we currently see it. Building fabric can also enhance or obscure the legibility of the significance of a place. It is possible for inappropriate building fabric to obscure physical evidence of heritage interests.

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.

Archaeological

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.

Architectural & Artistic

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.

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.

Historic

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.

2.2 Significance of College House/ Chetham's Hospital building

A previous assessment of significance of this was undertaken by Deloitte's and is referenced below, followed by a brief summary of heritage interests.

'5.48 This medieval building was completed in 1425 and has remained almost unchanged ever since. This building is a good example of the layout of a medieval manor house, with a large principal room in the form of a ground floor hall open to the roof. This standard medieval domestic plan was adapted by the college of priests, although it is not clear how much of the original medieval house remained before ample money was spent by the collegiate foundation to bring the building into use as the college.'

- 5.49 The building is made of red sandstone from the Collyhurst quarries, a principal source of stone in Manchester until the nineteenth century. It is rectangular in shape, with a cloister in its centre and hall and lodgings around this. The long east wing of the building houses the kitchen and a series of other rooms, ending at the gatehouse.*
- 5.50 The building suffered greatly during the English Civil war, as it was so close to where the Manchester Siege took place on Salford Bridge in 1642, which has now been replaced by Victoria Bridge.*
- 5.51 Humphrey Chetham's had shown an interest in the college buildings before the end of the 1640s and wanted to use them for a charitable project which he had been developing for a number of years. After his death, the buildings were finally sequestered and converted into school and library, with boys entering the school in 1656.*
- 5.52 The building had cause for concern in early nineteenth century and needed restoration. In 1844, the Manchester architect J.E. Grogan embarked on some restoration works to the building, to stop the medieval walls crumbling away.*
- 5.53 The library, which was the first free library in Europe contains over 100,000 volumes and many valuable manuscripts. The school provided free maintenance clothing and education for 90 boys.*
- 5.54 Chetham's Hospital and attached wall has very high architectural and very high historical significance.ⁱⁱ*

Archaeological interest

The archaeological interest of the medieval College buildings is extremely high. Analysis in 2002 showed that almost all the timber material in the cloistral ranges is 15th Century, i.e. most likely original to the College's construction. Two 16th Century timbers suggested 'Stanley-era modifications', which is also of interest in displaying the physical evolution of the building.ⁱⁱ

Below-ground remains may also exist and are likely to be highly significant given the long history of the site in various uses.

Archaeological interest: exceptional

Architectural interest

The building has very high value due to its rarity. 'The survival of such a complete medieval domestic building is rare in itself, and its troubled history makes that survival all the more surprising.'ⁱⁱⁱ

In Marion Barter Associates report for Chetham's Music School on Walker's Croft entitled 'Statement of Heritage Significance and Impact: Relocation of Security Barrier' (2020) it is stated that:

'The medieval ranges of Chetham's School have exceptional significance for architectural interest as a rare group of medieval collegiate buildings with many intact features. The north and west elevations are an impressive sight overlooking Walker's Croft and Victoria Street.' (p13)

Architectural and artistic interest: exceptional

Historic interest

The Chetham's site has extremely high historic interest, due to its status within medieval Manchester but also due to its complex later history and successive adaptive reuse.

Again in the Walker's Croft 2020 report Barter states the site 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.'^{iv} (p13)

Historic interest: exceptional

2.3 Significance of the Snowboards

A previous report for Chetham's School of Music in 2020, by Marion Barter, is entitled 'Heritage Significance: Advice on the Snowboards'. It sets out the history and significance of the snowboards on the medieval building. The assessment of significance is as follows:

'Chetham's School and the attached precinct walls have an exceptional level of heritage significance for archaeological, architectural and historical interests and are listed Grade I in recognition of this. The significance of the snowboards and their metal brackets is much lower; the snowboards were not fixed to the building until the mid 20th century, over 500 years after the building was first constructed. There is no evidence that the building had snowboards before at least 1955. The boards are fixed to metal brackets that are a later fixture than the cast-iron rainwater gutter brackets. They have an overall low quality of design. Neither the boards nor the brackets have architectural, archaeological, artistic or historic significance. Indeed, the boards partly obscure the eaves detail of the roofs on the medieval building, detracting from the architectural interest of the exterior of the building. The fixtures have a negative effect on the building and harm its heritage significance.' (p13)

3.0 Design Approach

3.1 General

3.1.1 The design approach to the proposed works at College House is directly informed by the assessment of the significance. As a result the proposed work aims to:

- 3.1.1.1 Conserve the historic fabric of College House to protect the significance of the building.
- 3.1.1.2 Repair existing deteriorating fabric to prevent progressive deterioration of the building.
- 3.1.1.3 Remove unfortunate 20th century additions to the external elevations and masonry repairs in order to enhance the setting and understanding of this medieval building.

3.2 Proposed works

3.2.1 Removal of the snowboards.

- 3.2.1.1 The snowboards will be removed as part of the proposed works. This will prevent progressive damage to the earlier cast iron gutters and will enable the historic building line to be read.
- 3.2.1.2 As discussed in the heritage assessment there is no evidence of snowboards on the elevations before 1950. Their design quality is also noted as of low craftsmanship. As a result removing the snowboards will enhance the elevations and reveal historic character.
- 3.2.1.3 *Significance: Low – poor quality design of no architectural or historic significance.*
- 3.2.1.4 *Design Approach: This relates to 3.1.1.3 of the design approach.*

3.2.2 Replacement of 20th century external lighting.

- 3.2.2.1 The existing external lights are halide lights which are now at the end of their life cycle. The proposed works include upgrading the units to more energy efficient LED lighting.
- 3.2.2.2 The external lighting was installed during the 20th century and does not contribute to the setting of the medieval building. As a result the proposed works will provide safer, more efficient external lighting whilst having a negligible impact on the significance of the building. The colour temperature of the

proposed lighting will be more sympathetic to the setting of the fabric than the existing warm tone halide lights.

3.2.2.3 *Design Approach: This relates to 3.1.1.3 of the design approach.*

3.2.3 Replacement of plastic rainwater goods.

3.2.3.1 Across the College House elevations and particularly within Fox's Court a number of the downpipes which were historically cast iron have been replaced with plastic units. This is visually unfortunate and does not provide long term durability.

3.2.3.2 The proposed work will replace plastic rainwater goods with cast iron pipes designed to match the existing historic rainwater goods in every respect. In this way the proposed work will enhance the elevation with fabric appropriate to the medieval setting.

3.2.3.3 *Significance: Low – poor quality design of no architectural or historic significance.*

3.2.3.4 *Design Approach: This relates to 3.1.1.3 of the design approach.*

3.2.4 Replacement of the low-level lead roof to the Baronial Hall Fireplace.

3.2.4.1 The existing lead roof has cracked lead flashings and areas of flashband repair and is significantly worn. There is surface erosion, salting and discolouration to the stonework within the fireplace area beneath this roof and it is likely that moisture has contributed to this from the roof detailing.

3.2.4.2 The proposed work aims to address the condition of the roof to the Baronial Hall Fireplace. The lead covering to the roof will be removed and replaced in new code 7 lead sheeting and new code 5 lead flashings installed. Whilst this work is undertaken the structure below will be inspected for water ingress. The new lead flashings will be mortared into existing chases in the masonry to limit the impact on the historic walls. The chimney and chamfered masonry will be re-pointed in an appropriate lime based mortar. Care will be taken at all stages to mitigate impact on the historic fabric.

- 3.2.4.3 The proposed works will address the poor condition of the existing roof and stonework. The works will provide an opportunity on site for further inspection to help understand the causes of the stone deterioration in the Baronial Fireplace. Overall the proposals will conserve the historic fabric, prevent further damage and increase the understanding of this area of the building.
- 3.2.4.4 *Significance: Moderate – the roof design and surrounding masonry is of historic and architectural significance but the roof surface itself is in poor condition and has been adversely impacted by 20th century repairs. This existing fabric has limited contribution to the significance of College House.*
- 3.2.4.5 *Design Approach: This relates to 3.1.1.1 and 3.1.1.2 of the design approach.*
- 3.2.5 Conservation and repair of the stone well in Fox's Court
- 3.2.5.1 The central stone well is in poor condition with indent repairs required to the masonry base. A number of stones are loose and fractures can be seen. In areas inappropriate cement mortar repairs have been introduced.
- 3.2.5.2 The application proposes that the well is carefully dismantled with all stones numbered and recorded. Indent repairs will then be undertaken where required and the stones careful cleaned of vegetation. The well will then be rebuilt using an appropriate lime-based mortar. Samples will be produced to ensure the lime mix is appropriate to the stone composition. Masonry mortar repairs will also be undertaken at this time using a lime-based mortar mixed with stone dust to exactly match the composition and visual character of the stone. Samples will be produced to ensure an appropriate mix is specified.
- 3.2.5.3 *Significance: High – The stone well is constructed of historic stonework and the well location is likely to be original to the form of Fox's Court. It is significant to both the character and the historic architectural understanding of the court.*
- 3.2.5.4 *Design Approach: This relates to 3.1.1.1, 2 and 3 of the design approach.*

3.2.6 Conservation and repair of the stone flagged floor of the Baronial Hall, and surrounding corridors.

3.2.6.1 The existing stone flags have undergone several phases of repair and some areas have been repaired with cementitious mortar. Large fractures are visible in several places and are progressively deteriorating. Several raised stones have led to trip hazards across the floor area.

3.2.6.2 The proposed works aim to conserve the historic stone flags by:

- Carefully lifting loose stones, numbering and recording them and re-bedding in their original position with a lime based mortar.
- Careful removal of cementitious mortar and replacing with a lime based mortar.
- Installing new stones to match the existing and adjacent where flags are broken or sections are missing.
- Masonry mortar repair of fractures, holes and areas of significant surface erosion. This will be conducted in a lime based mortar with stone dust incorporated to exactly match the existing stone.
- Removing and replacing stones to exactly match the existing and adjacent where the existing stones have worn beyond a safe use.

3.2.6.3 Samples of the lime based mortars and the proposed replacement flags will be produced and agreed before work commences in order to ensure repairs protect the physical fabric and the visual character of College House.

3.2.6.4 In this way the proposed works will be an enhancement by removing inappropriate repairs and conserving the stone floor to ensure the long term survival of the fabric.

3.2.6.5 *Significance: Moderate - The stone floor is likely to be constructed of many original stone flags given the age and condition of the floor. As a result the fabric is historically significant. It also makes a significant contribution to the character of the Hall. However this has been impacted by the poor condition of the existing flags and conservation and repair is required to prevent progressive deterioration.*

3.2.6.6 *Design Approach: This relates to 3.1.1.1, 2 and 3 of the design approach.*

3.2.7 Introduction of new accessible paving beneath the Gatehouse archway.

3.2.7.1 The existing paved path is uneven, with some sets creating trip hazards. There is currently no level access across the main entrance. This makes the front gate impassable to students using wheelchairs. The existing stone sets have been lifted previously during installation of services. Where these have been reset cementitious mortar appears to have been used.

3.2.7.2 The proposed works aim to:

- Conserve the historic sets by lifting them, carefully removing the cementitious mortar and relaying them in a lime-based mortar.
- Introduce new level paving to create a level and accessible path to the pedestrian main entrance to the site. The proposed new path will be in Yorkstone paving and distinct from the historic stones. In this way the proposed works will be legible, ensuring the phased development of this area of the site can be clearly understood.
- The lifting of the existing sets will also provide an opportunity to increase the archaeological understanding of this area of the site. Care will be taken to record any information found and retain and protect any features uncovered.

3.2.7.3 *Significance: Moderate – Several phases of work have been undertaken in this area of the site including the construction of the Stoller Hall bridge access, the*

pedestrian entrance and the tarmacking of the carpark. However some of the stone setts may be original given the age and setting of the stones. As a result the fabric is historically significant. It also makes a significant contribution to the character of the entrance to the Chetham's Estate. However this has been impacted by the lifting of stones and resetting in cementitious mortar.

3.2.7.4 *Design Approach: This relates to 3.1.1.1 and 3 of the design approach.*

4.0 Impact Assessment

4.1 Introduction

- 4.1.1 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.

4.2 Methodology

- 4.2.1 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.

4.2.2 Assessment of Scale of Specific Impact and Change

- 4.2.3 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:

- 4.2.3.1 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.’

- 4.2.3.2 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.

- 4.2.3.1 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.
- 4.2.3.2 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.
- 4.2.3.3 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.

Value of Heritage Asset	Scale and 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

Table 1 – Significance/Scale of Impacts Table

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.

Table 2 – Definitions 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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Table 3 – 9 Point Scale of Impact

4.3 Impact of Proposed Works on College House

4.3.1 Removal of the Snowboards.

- 4.3.1.1 The installation of the snowboards has been dated to the 1950s and has been noted as a low quality design causing harm to the gutters and eaves.
- 4.3.1.2 The removal of the snowboards will allow the visual character of the eaves of the roof to be appreciated and for the gutters to perform as originally intended.
- 4.3.1.3 The removal of the snowboards is a minor change resulting from a small alteration which has a moderate beneficial impact on the building character.

4.3.2 Replacement of plastic rainwater goods.

- 4.3.2.1 The historic removal of cast iron rainwater goods and replacement with plastic items, constitutes harm to the building. Whilst this harm cannot be mitigated the proposed removal of the plastic goods and replacement with cast iron demonstrates an enhancement and will reintroduce quality craftsmanship to the building.
- 4.3.2.2 The removal of the plastic rainwater goods is a moderate change which has a large impact on the building but which is beneficial to the structure's character.

4.3.3 Replacement of the low-level lead roof to the Baronial Hall Fireplace.

- 4.3.3.1 The roof is in poor condition and failing 20th century repairs can be seen across the surface.
- 4.3.3.2 The replacement of the lead roof will remove poor quality craftsmanship and protect the roof and structure from moisture ingress.
- 4.3.3.3 The replacement of the lead roof is a moderate change which has a large impact on the building. However the impact will be beneficial, introducing high quality craftsmanship and ensuring the long term protection of the fabric and use of the building. The visual impact on Fox's Court will be limited given the high level position of the roof.

4.3.4 Conservation of the stone well in Fox's Court

- 4.3.4.1 The stone well is in poor condition and is progressively deteriorating. Urgent repairs are required to conserve as much historic fabric as possible.
- 4.3.4.2 The conservation of the stone well and necessary masonry repairs will involve dismantling historic stone work.

However this process will remove inappropriate cement repairs and allow essential indent repairs to occur in order ensure the survival of the fabric.

4.3.4.3 The dismantling of the well is a major change which results in a very large direct impact on highly significant fabric. However this will be beneficial in nature given the urgency of the fabric condition. The large impact of this work will be taken seriously through out the program of works and high quality craftsmanship, demonstrated by masonry and mortar sample provision will be prioritised and ensured through out.

4.3.5 Conservation and repair of the stone flagged floor of the Baronial Hall, and surrounding corridors.

4.3.5.1 The stone flags are significant to the character and historic understanding of the Baronial Hall. However the existing condition of many of the slabs is putting this character at risk and urgent repairs are required to prevent progressive deterioration.

4.3.5.2 The conservation and repairs to the stone flags is a major change involving a very large, direct impact on historic fabric. However the long term impact of this work will be beneficial enabling the preservation of ancient stonework and the character of the Baronial Hall. Alongside this the works allow the long term, safe use of the building and so allow the preservation of the medieval structure.

4.3.6 Introduction of new accessible paving beneath the Gatehouse archway.

4.3.6.1 The stone sets are significant to the character of the Gatehouse and entrance to Chetham's School. However many phases of work and the use of inappropriate materials has impacted this significance.

4.3.6.2 The conservation of the stone setts, and introduction of new Yorkstone paving, is a major change involving a very large, direct impact on historic fabric. However the long term impact of this work will be beneficial enabling the historic Gatehouse to remain the main entrance to the site. Alongside this the works allow the long term, accessible and safe use of the Gatehouse and so allow the preservation of the medieval structure.

4.3.7 Summary:

4.3.7.1 The conservation and repair of the Baronial Hall and Fox's Court will have a direct impact on College House. However this impact is beneficial and enables the conservation of medieval fabric. The removal of inappropriate materials and repairs will be an enhancement to College House.

5.0 Conclusion

5.1 General

5.1.1 College House is an essential part of the historic understanding of medieval Manchester. Its character and significance must be protected to preserve this surviving element of the city's history.

5.1.2 The fabric of College House and Fox's Court is in poor condition and is progressively deteriorating. Urgent repair is required to ensure as much historic fabric as possible can be conserved.

5.2 Proposed works

5.2.1 The design approach to the proposed works is directly informed by consideration of the significance and character of College House. The works aim to:

- Conserve the historic fabric of College House to protect the significance of the building.
- Repair existing damaged fabric to prevent progressive deterioration of the building.
- Remove unfortunate 20th century additions to the external elevations and masonry repairs in order to enhance the setting and understanding of this medieval building.

5.2.2 The proposed works have been considered in relation to this approach and all support the conservation aims for the building.

5.2.3 As a result we are confident that the proposed works will support the conservation and long term use of College House.



Fox's Court Well and Chimney.



College House Baronial Hall Corridor – Stone floor condition.



College House Baronial Hall East Elevation.

ⁱ Deloitte Real Estate. Medieval Quarter Public Realm Heritage Statement September 2018. p52

ⁱⁱ English Heritage Research Department. "Tree-Ring Analysis of Timbers From Chethams Library and School, Long Millgate, Manchester." Archaeology Data Service, 2002. <https://doi.org/10.5284/1033598>.

ⁱⁱⁱ Chetham's Library. 'The Medieval Buildings ' <https://library.chethams.com/about/history/the-medieval-buildings/> Accessed 6 July 2022