

Millgate Boarding



Heritage Assessment
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1.0

Introduction

1.0 Introduction

This Heritage Assessment has been prepared to capture the understanding of heritage significance and heritage impacts of proposed works to the dormitory accommodation within the Millgate Building, on behalf of Chetham's School of Music.

The document is intended to support the submission of a Planning and Listed Building Consent application. Due to the building's location within the Cathedral Conservation Area and Grade II Listed status, 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.

1.1 Methodology

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 aims of this assessment is to understand the site to provide a baseline against which to assess heritage impacts.

The methodology for Heritage Impact Assessment is explained in detail in [6.2 Methodology](#). It is informed by ICOMOS and British Standards guidance in order to provide a robust framework for assessment.

1.2 Authorship & Acknowledgements

This document has been prepared by Florence Hewett, Heritage Assistant at Buttress, and reviewed by Jenna Johnston MA(Hons) MSc, Senior Heritage Consultant at Buttress.

This report makes use of research previously conducted by Marion Barter and Clare Hartwell for the Architectural History Practice, as well as reports from Marion Barter Associates Ltd. We are grateful to Marion Barter for generously sharing this information with Buttress, which has been invaluable in establishing history and significance of the Millgate Building and setting.

1.3 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](#).

1.4 Location and Description

The Millgate Building forms the south-east wing of the Chetham’s Hospital building and fronts Long Millgate. It is Grade II listed. There are other designated heritage assets in proximity (Figure 3), including Grade I and Grade II listed buildings in Chetham’s ownership.

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

1.5 Summary of Proposals

The proposed works comprise a scheme of renovations to the dormitory accommodation located within the Figgis and Munby Building, and the associated reading room in the Barker and Ellis Building.

The existing internal layout of the dormitories is to be rearranged and made more regularly sized, and to include accessible accommodation. The use of mezzanines will increase space.

Alterations to circulation are also proposed, and a new common room with mezzanine level will be created. The reading room will be refurbished.

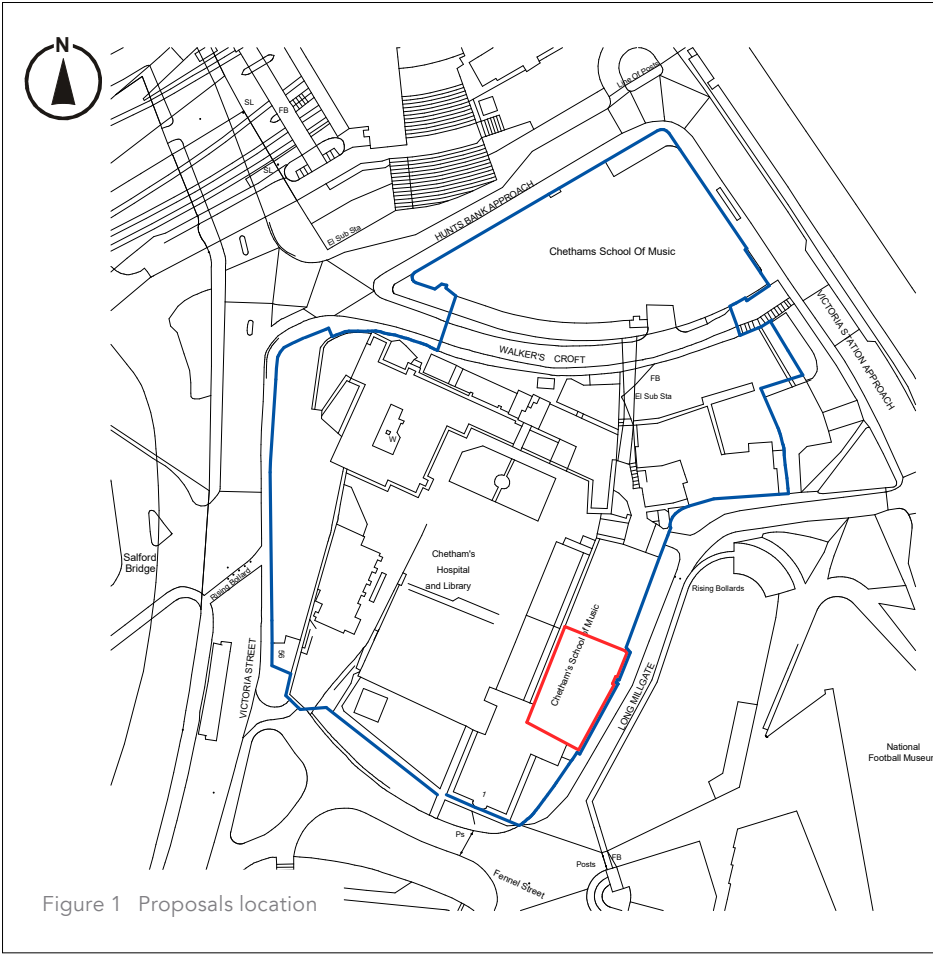


Figure 1 Proposals location

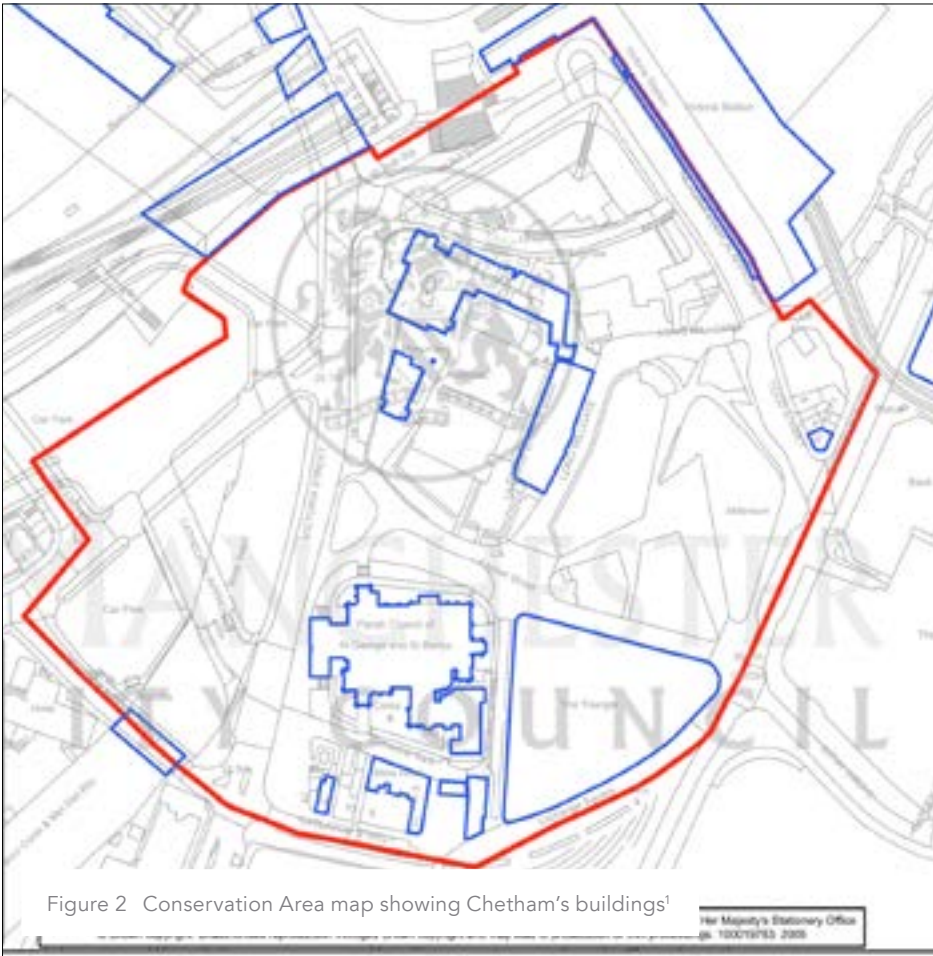


Figure 2 Conservation Area map showing Chetham’s buildings¹



Figure 3 Nearby listed buildings

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.

3.0

Understanding the Heritage

3.0 Understanding the Heritage

3.1 Description of the Heritage

3.1.1 The Millgate Buildings, complex and exterior

The building with the long elevation to Long Millgate is the former Manchester Grammar School buildings, known generally as the Millgate Building, but comprising 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 majority of the refurbishment plans addressed by this Heritage Assessment affect the Figgis and Munby Building, as well as a small section of the Barker and Ellis Building.



Figure 4 Figgis and Munby Building (centre)



Figure 5 Rear of Millgate Building

3.1.2 The Figgis and Munby Building, 1911

3.1.2.1 Exterior

A 2006 report by Clare Hartwell and Marion Barter of the Architectural History Practice Ltd. sets out the description of the Figgis and Munby building:

'The building is executed in stripped Gothic style with a certain amount of decorative stone carving. The style is old-fashioned for the date and almost certainly reflects a desire to harmonise with the adjacent Gothic Revival buildings by Barker and Ellis. It is a red brick, steel framed structure built with 'fire-resisting

floors' as a science building, with a swimming pool in the basement [...]. It originally contained labs and teaching spaces [...]. An account of the construction appears in the Manchester Grammar School magazine (Ululu) of 1912 which refers to the underpinning of the Chetham's boundary wall with concrete, to protect it from the excavation required for the pool.⁴

'The roof extension was added in the late C20 by Thomas Worthington and Sons to provide boarding accommodation. There was originally a roof-top playground and shooting range for the officers training corps, with perimeter railings. The railings are still in situ.⁵

3.1.2.2 Interior

The dormitory areas are located in the Figgis and Munby building, above the dining room. The interior floors containing the boys' accommodation is described as 'much altered, although a corridor with brick dado is retained on the first floor.'⁶

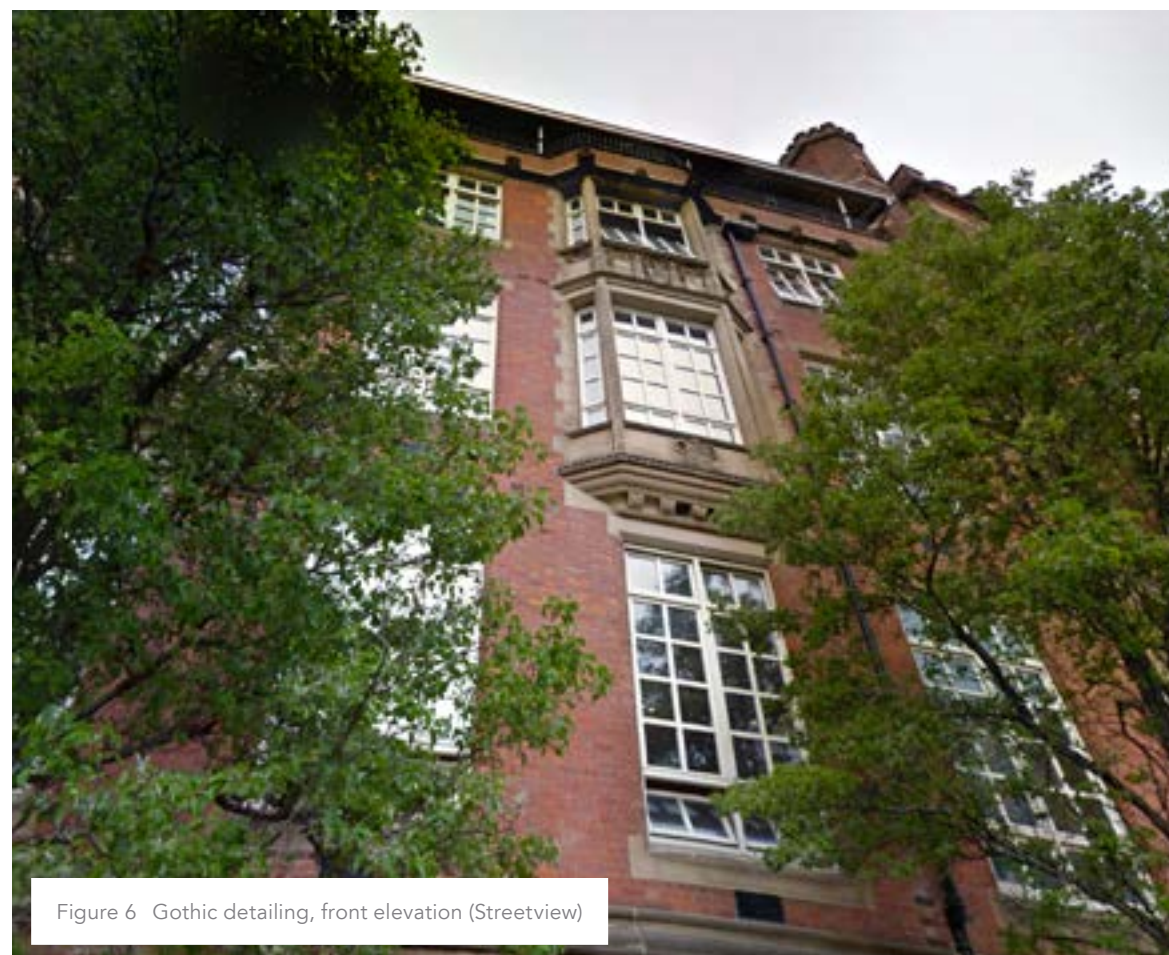


Figure 6 Gothic detailing, front elevation (Streetview)



Figure 7 Boarding accommodation corridor



Figure 8 Top floor accommodation extension

3.2 Setting

The description of the Cathedral Conservation Area on the City Council website 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.'⁷

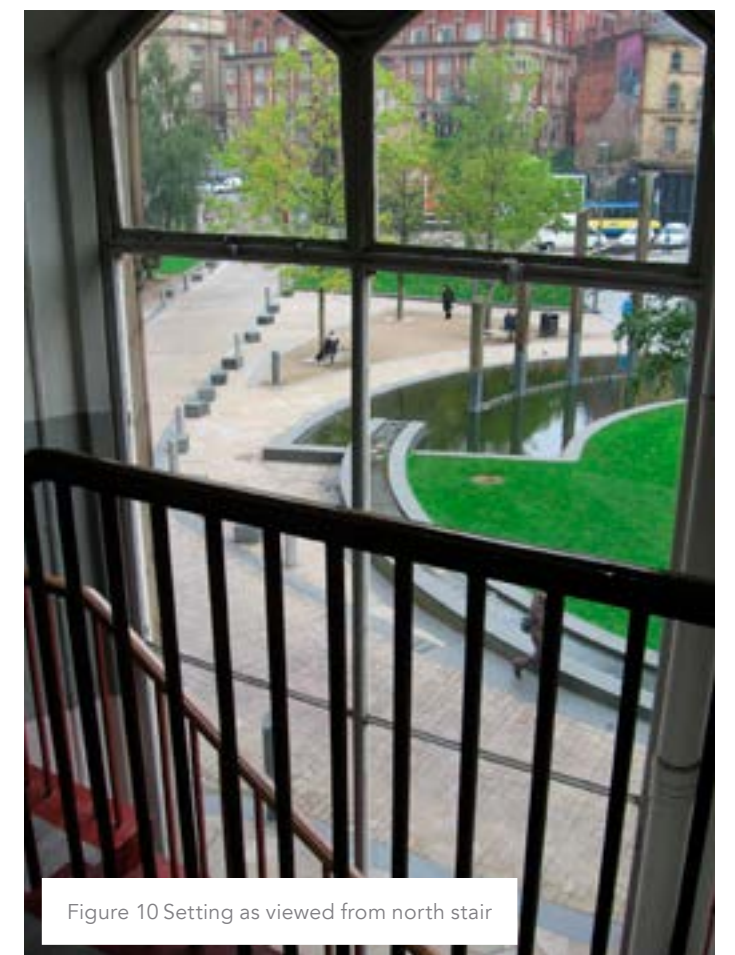
The immediate setting of Chetham's has undergone radical changes since the construction of the Millgate building, due to large-scale works to public realm that resulted in the

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 [designed by William Steward Northern Ltd, with later work and repair by 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 Hall⁸, a concert hall. The new building on the north side of Walker's Croft was designed by Stephenson Studio architects and completed in 2012'.⁹



3.3 History and Development

The Millgate Building is one of a 'complex of multi-phase historic buildings in the heart of medieval Manchester.'¹⁰ The site therefore has medieval archaeological importance, and earlier settlement has been suggested. '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.'¹¹

'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).'¹² 'These consist of 2-storey ranges of domestic buildings including an open hall, accommodation for the priests and a service range.'¹³

'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, which accelerated in the 19th century, the current complex contains a wide range of separate buildings associated with the Chetham's charity and also with Manchester Grammar School that developed alongside. Chethams School has been a specialist music school since 1969 and the Library remains free and open to the public.'¹⁴

An earlier extension to 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 refurbished following this sale, with alterations by Thomas Worthington and Sons, with further changes following in 1996 and 2006.'¹⁵



Figure 11 Relationship between the 1911, 1869 and medieval ranges (R-L)



Figure 12 Manchester and Salford Sheet 23 Surveyed: 1849, Published: 1850.



Figure 13 Lancashire Sheet CIV.NW Surveyed: 1888 to 1889, Published: 1894



Figure 14 Lancashire CIV.6 Revised: 1915, Published: 1922

4.0

Assessment of Significance

4.0 Assessment of Significance

The following assessment of significance looks at identifying the heritage interests of the Millgate Building, 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.

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.

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.

4.2	Significance of The Millgate Buildings	4.2.2	Architectural and artistic interest	4.2.3	Historic interest	Overall significance of the Figgis and Munby Building: low
4.2.1	Archaeological interest		The Barker and Ellis building contains some architectural interest. The architects ‘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. [...] 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.’ ¹⁷	The Figgis and Munby Building, to which the Barker and Ellis building is attached and which therefore is incorporated into the Grade II Listing, holds less significance.	‘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.	Overall significance of the Barker and Ellis Building: medium
	‘The site on which the [Barker and Ellis] 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.’ ¹⁶			‘The building exterior, with the exception of the roof top additions, has some significance for its historic character and architectural value, though it is unlikely it would be considered of sufficient quality for listing in its own right. Many accounts of the building wrongly attribute it to the architects Mills and Murgatroyd as a consequence of clerical errors in Manchester City Council Building Control records which confuse the site with that of the (demolished) 1880 Grammar School building.’ ¹⁸	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.’ ¹⁹	Overall significance of the whole Millgate Building: medium
	The Figgis and Munby building also has a basement, and the issue of destruction of remains is equally applicable here. The precinct wall does not run along the Figgis and Mumby building in the same way as it does the Barker and Ellis Building, reducing significance.				The Figgis and Munby Building itself, however, constructed in 1911, lacks this historic connection with the key expansionary phase in the Grammar School’s history as outlined.	This corresponds with the judgement of Marion Barter Associates Ltd, set out in 4.2.2, that the Figgis and Munby building would not merit statutory protection independently of the older portion of the Millgate Building.
	Archaeological interest of the Figgis and Munby building: low			Architectural and artistic interest of the Barker and Ellis building: medium		
	Archaeological interest of the Barker and Ellis building: medium			Architectural and artistic interest of the whole Millgate Building: medium		
	Archaeological interest of the whole Millgate Building: medium				Historic interest of the Figgis and Munby Building: low	
					Historic interest of the Barker and Ellis Building: high	
					Historic interest of the whole Millgate Building: medium	

5.0

Summary of Proposed Works

5.0 Summary of Proposed Works

The proposed works comprise a scheme of renovations to the dormitory accommodation within the Figgis and Munby Building.

Within the Figgis and Munby Building, localised works will see interior elements stripped out, with floors, ceilings and walls stripped back to fabric, and a new internal layout constructed. Within the northern element of the dorms, which is located within the earlier Barker and Ellis Building, fabric is to be retained and refurbished to improve the existing reading room.

In the stair core to the rear of this space, the partition wall to the reading room is to be upgraded to a internal fire rated stud partition wall for fire safety.

Alterations to the internal layout will create more regular room sizes and

layouts, allowing each student dorm an equal amount of space with a capacity of three residents. Each dorm will have a mezzanine level to increase space. Accessible accommodation is also proposed.

The new bedrooms will all have ensuite accommodation, including an accessible bathroom for the accessible unit, removing the need for communal bathroom areas, with according space requirements.

A new common room will be more centrally located, with a mezzanine deck level above.

Previously, exit to the north-western staircase required exit through the common room. A newly configured corridor, using existing structural columns, will allow movement between the main staircase, and the lobby allowing access to the secondary staircase, without passing through other rooms.

Glazing is to be retained, and repaired where necessary. The obscured glazing to the rear elevation (western side) is to be replaced with new clear glass, with existing window reveals retained and repaired.

The proposals require the removal of internal elements from the building fabric to which they are connected: both the external walls and the wall linking the two phases of building. It is proposed to execute this process carefully to minimise damage, and to replaster like-for-like as necessary. New dormitory party walls will then tie into the fabric of the building.

Fire safety works to the existing ceiling are proposed. The ceiling is to be underdrawn with fireline board and the new dormitory party walls will accordingly be built up to the underside of the underdrawn ceiling.

The internal doors between the current bedroom and corridor, and the north office, will also be removed.

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 Policy 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 17](#). 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 is 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 15 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 16 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 17 9-point scale of impact

6.3 Impact on the Millgate Building

6.3.1 The Figgis and Munby Building: baseline

The Figgis and Munby Building, within which the changes are proposed, is a part of the Millgate Building, a designated heritage asset. However, its significance has been demonstrated to be low.

It is not clear whether the current internal layout of the Figgis and Munby Building is original to its construction. The irregularly shaped rooms and layout of the upper floors may indicate otherwise, and it is possible that alterations were undertaken at the time of the roof extension. As a result there is limited evidence of how internal layout contributes to, or reduces, significance. However, it has been established that there is little original fabric or historic character present in these spaces, and they do not reveal any interests in the heritage asset.

6.3.2 The Millgate Building (Barker and Ellis): baseline

The dormitories occupy a small section of the earlier Barker and Ellis structure, the Millgate Building, at their northern extent, with a reading room to the east with a large bay

window on the front elevation, and a stairwell to its rear. The width of this space is equal to that of the key turreted section of the range, implying that the internal division and layout here is original. However, the reading room has a suspended tiled ceiling lowering the height of the room, and few original features, other than some panelling around the window bay.

This space is only proposed for refurbishment rather than internal redevelopment. The internal door is to be upgraded to a fire door. The refurbishment will retain existing internal walls and will comprise redecoration only.

6.3.3 Internal reconfiguration of the Figgis and Munby Building

The proposed works require very limited alteration to historic fabric. The reconfiguration will require the removal of elements which tie in to external or historic internal walls, and their replacement with new elements. These alterations constitute **a minor change** to the Figgis and Munby Building.

The work will have a beneficial impact on the usability of the space and the quality of the interior. As the Figgis and Munby Building is considered **low** significance, and

the scale of change is **minor**, the resulting impact of the proposed works on the Millgate Building is **slight beneficial**.

6.3.4 New external wall penetrations

In total, five new external wall penetrations are proposed in the building. Four new service penetrations are proposed in the rear (western) elevation, and one new extract vent grill in the southern elevation. No new penetrations are proposed to the principal, eastern elevation fronting Long Millgate.

Views of the rear elevation feature a prominent glazed link element to the Nicholls Building and are also obscured by the 1950s two-storey ‘shed’ located in front of the building. This elevation therefore has lower architectural significance than the principal elevation. Similarly, the southern, side elevation holds minimal architectural interest, with the curved roof of the top floor extension the major visual element (Figure 18).

As a result, the addition of small-scale wall penetrations will not cause any harm to heritage significance. They will result in a **negligible change** with a **neutral impact** on significance.



Figure 18 South elevation

6.3.5 Replacement of glass

The replacement of obscured glass and attached extrator fans with new clear glass is a **minor change** that will remove a negative element from the rear facade. This will therefore have a **slight beneficial impact**.

Resealing of existing glazing is proposed to be undertaken following Historic England guidelines. Subject to care being taken to follow this advice, this will not impact on significance.

6.3.6 Removal of internal doors

The minimal detailing around these doors suggests that they are not original to the construction of the Figgis and Munby Building. The doors do not make any contribution to significance and their removal will have **no impact** on the significance of the Figgis and Munby Building, or the wider Millgate Building.

6.3.7 Refurbishment of the Millgate Building reading room

Very little change is proposed to the reading room. Redecoration of the space will not cause damage to the heritage significance of the room: nor will replacement of the connecting door to the communal area, which does not appear original or have any historic features.

The date of the panelling round the bay window is not clear but appears of historic value and may be original. Retaining this is important to retain historic significance.

Subject to retention of this feature, refurbishment and improvements to the quality of this space will be a **negligible change** resulting in a **slight impact** of **slight beneficial** nature.

6.3.8 New fire rated partition wall in stair core

This space retains no historic features other than an arched shape to the doorways leading to corridors. Replacement of the existing wall with a fire rated partition wall will be a **negligible change** with **no impact** on heritage significance.



Figure 19 Reading Room panelling

7.0

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7.1 Bibliography

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