Chetham's School of Music, Manchester

Heritage Significance: Advice on the Snowboards



For Chetham's School of Music

2020

Marion Barter Associates Ltd
HISTORIC BUILDINGS ADVICE

Chetham's School of Music

Heritage Significance : Advice on the Snowboards

Prepared for Chetham's School of Music

by

Marion Barter Associates Ltd

2020

CONTENTS

EXECUTIVE SUMMARY 2

1.1. Background to the Report 3

1.2. Location, status and ownership 3

1.3 Methodology & Acknowledgements 3

2 EVIDENCE FOR SNOWBOARDS 4

2.1 Chetham's School, background 4

2.2 Historic appearance of the buildings 5

2.3 Changes to the roofs in the mid 20th century 5

2.3 Description of the snowboards 8

3 THE STATUS OF THE SNOWBOARDS 12

3.1. Special Interest, Character and Significance 12

3.2. Significance of the Snowboards at Chetham's School 13

3.3 Impact of removal 13

5 CONCLUSION 14

6 SOURCES 15

Appendix 1: Listed Building Description 16

EXECUTIVE SUMMARY

This report was commissioned from Marion Barter Associates Ltd in June 2020, by 2020 Architects on behalf of Chetham's School of Music (the applicants). Its purpose is to assess the significance of the snowboards fixed to the eaves of the Grade I listed building, to inform discussions about their removal. The timber snowboards and the metal brackets are in poor condition, causing a health and safety issue, and they are no longer needed.

The methodology and structure of this advice note broadly follows Historic England's advice on *Statements of Heritage Significance,* published in October 2019.

Chetham's School and Library occupy a complex of multi-phase historic buildings in the heart of medieval Manchester. The earliest buildings were built in 1421 as accommodation for the priests at the parish church (now the Cathedral); in the 17th century the buildings were adapted as a charity school and library under Humphrey Chetham's will. The buildings have been in continuous use since then, owned and managed by the Feoffees of Chetham's charity; Chetham's Library is in the west wing and the school occupies College House. Chetham's School of Music was established here in 1969.

Using pictorial evidence it is possible to advise on the approximate date when snowboards were fixed to the building. They do not appear in a photograph taken in 1935, nor on photographs taken in 1942 when the college was re-roofed followed bomb damage. The earliest photograph to show the snowboards is dated 1955. Examining the details of the snowboards and the supporting brackets on site, it is apparent that they are of more than one phase; two phases of snowboard brackets can be seen on the south elevations of the building, both from the second half of the 20th century. The most recent brackets on College House carry both the current rainwater gutter and the snowboards; it is not known when this detail was installed but it is likely to be late 20th century.

None of the 19th or 20th century buildings at Chetham's have snowboards, including the Millgate Building and the Waterhouse Building (Vallins).

The Grade I listed buildings are of exceptional significance for their archaeological, historic and architectural interest. The snow boards are a later intervention that partly obscure the eaves of the medieval buildings and detract from the significance of the heritage asset.

Removing the snowboards can be undertaken without affecting the character of the listed building, subject to agreement on a methodology. Listed Building Consent is required only for works that affect the character of a listed building.

1 INTRODUCTION

1.1. Background to the Report

This report was commissioned from Marion Barter Associates (MBA) in June 2020 by 2020 Architects on behalf of Chetham's School of Music (the applicants). Its purpose is to inform a discussion about the removal of redundant snowboards, following consultation with planning officer Tony Mitchell of Manchester City Council.

1.2. Location, status and ownership

The site address is Chetham's School of Music, Long Millgate, Manchester, M3 1SB. The national grid reference for the Grade I listed building is NGR SJ83912 98905. Walker's Croft is within the school complex, owned by the Feoffees of Chetham's School. The site is in the Cathedral conservation area.

1.3 Methodology & Acknowledgements

Due to archives and libraries being closed during the Covid-19 pandemic, it has not been possible to carry out research using archival sources unless they have been digitised and are available online. This report relies on a site assessment and image research, the latter using photographs in the collections of Chetham's Library, Historic England and Manchester City Council, where available online. Fergus Wilde of Chetham's Library kindly provided copies of photographs from the collection. Permission has been sought to use the Historic England images, but due to Covid-19 staff shortages, there is a delay in obtaining agreement. Two photographs in the Manchester Libraries collection are reproduced in this report, with permission from Manchester City Council, and payment of a fee.

1.4 Copyright

This report has been written by Marion Barter, BA MA IHBC, Director of Marion Barter Associates Ltd. This report is the copyright of Marion Barter Associates Ltd and is for the sole use of the organisation to whom it is addressed. This document may not be used or referred to in whole or in part by anyone else without the express agreement of Marion Barter. MBA does not accept liability for any loss or damage arising from any unauthorised use of this report.

All photographs are by Marion Barter unless otherwise credited. © Marion Barter Associates Ltd (2020).

Cover photo: undated photograph of College House and the Gatehouse, courtesy of Chetham's Library

2 EVIDENCE FOR SNOWBOARDS

2.1 Chetham's School, background

The earliest extant buildings on the site are the principal domestic buildings of a college of priests founded in 1421, and built for the parish church (now the Cathedral). These consist of 2-storey ranges of domestic buildings including an open hall, accommodation for the priests, a gatehouse onto Long Millgate and a service range. Other early buildings have been lost. After the Civil War, the building complex was converted as a free library (west end) and charity school under the terms of the will of Humphrey Chetham (died 1653). The complex has been owned and managed by the Chetham's charity ever since, and the library has been in continuous use.

Additional buildings were built for Chetham's charity within the precinct walls during the 19th century, including a school room designed by Waterhouse in the south-west corner of the play ground. South-east and east of the precinct walls large buildings were erected for Manchester Grammar School, in several phases from the early 19th century; the Grammar School relocated to the suburbs in 1931 and in the 1970s, these buildings were taken over by Chetham's School of Music, founded in 1969. These are shown on the 1892 OS map.

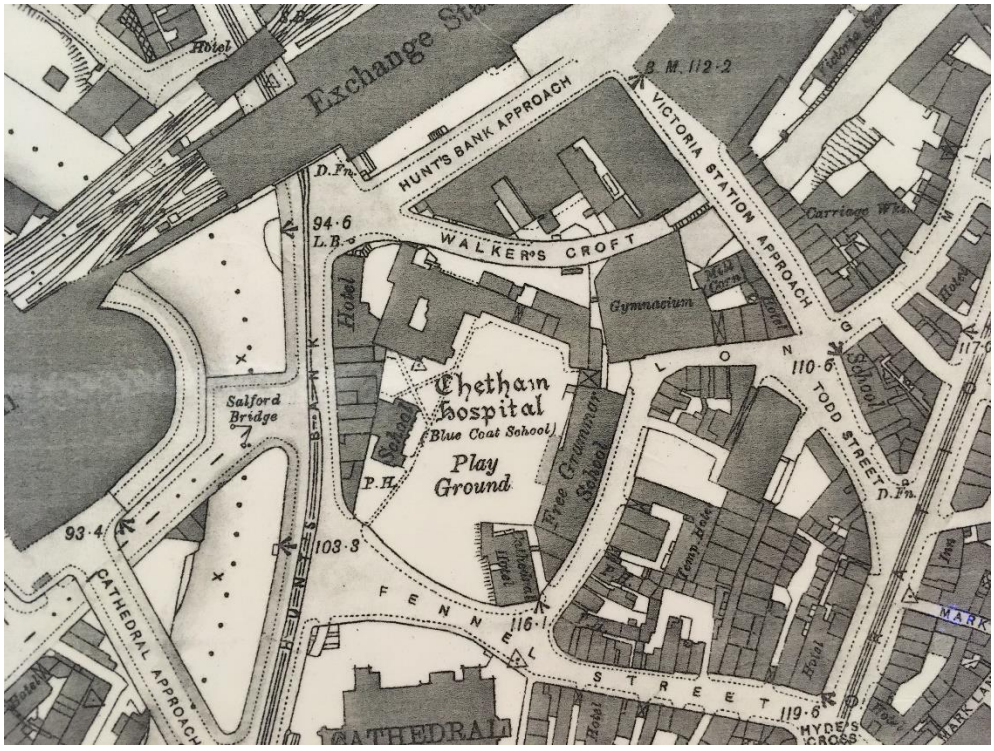


Fig.1: OS map, 1892, showing Walker's Croft over the culverted River Irk west of Victoria Station Approach (Manchester Libraries)

2.2 Historic appearance of the buildings

There are numerous images and photographs of Chetham's, held in archives and online collections; these depict the medieval buildings, particularly from the main yard to the south. Photographs dating from the late 19th and early 20th century show the medieval ranges with roofs are laid in sandstone, with lead valleys and cast metal eaves gutters and rainwater pipes. The original form of rainwater goods is not known; projections on the masonry at eaves level (carved onto individual stones) indicate there may have been brackets carrying gutters on the building, from either the medieval or post-medieval period. The early gutters may have been timber, but these had probably been replaced in cast-iron by the late 19th century.

Historic photographs clearly show the eaves with no features other than rainwater goods. The photograph in Fig.1 shows the roof in apparently good condition with cast-iron rainwater goods. The brackets are not visible and no snowboards are in situ. The eaves have a crisp appearance.



Fig.2: postcard of College House in the early 1900s (Chetham's Library)

2.3 Changes to the roofs in the mid 20th century

A photograph dated 1935 shows that there were still no snowboards at that date (Fig.3). During the WW2, a bomb fell on the Manchester Grammar School building to the east of Chetham's, destroying the Victorian building and affecting nearby Chetham's buildings; windows were broken and roof slates damaged.



Fig.3: south elevation of Library and Audit Room,1935 (Manchester Libraries, Information & Archives Ref. m53546)



Fig.4: south side of College House during re-roofing, 1942 (photo by G B Wood, Historic England Archive – permission applied for)

In 1942, the main range of Chetham's was repaired after bomb damage; photographs taken that year record the roof of College House stripped prior to re-slating (Fig.4), and the roof over the Audit Room newly re-roofed (Fig.5); tools and materials can be seen stacked against the building. The poor condition of the windows following war-time damage can be seen in Fig.5. No snowboards or brackets for snowboards are shown in these 1942 images (Figs 4 and 5).

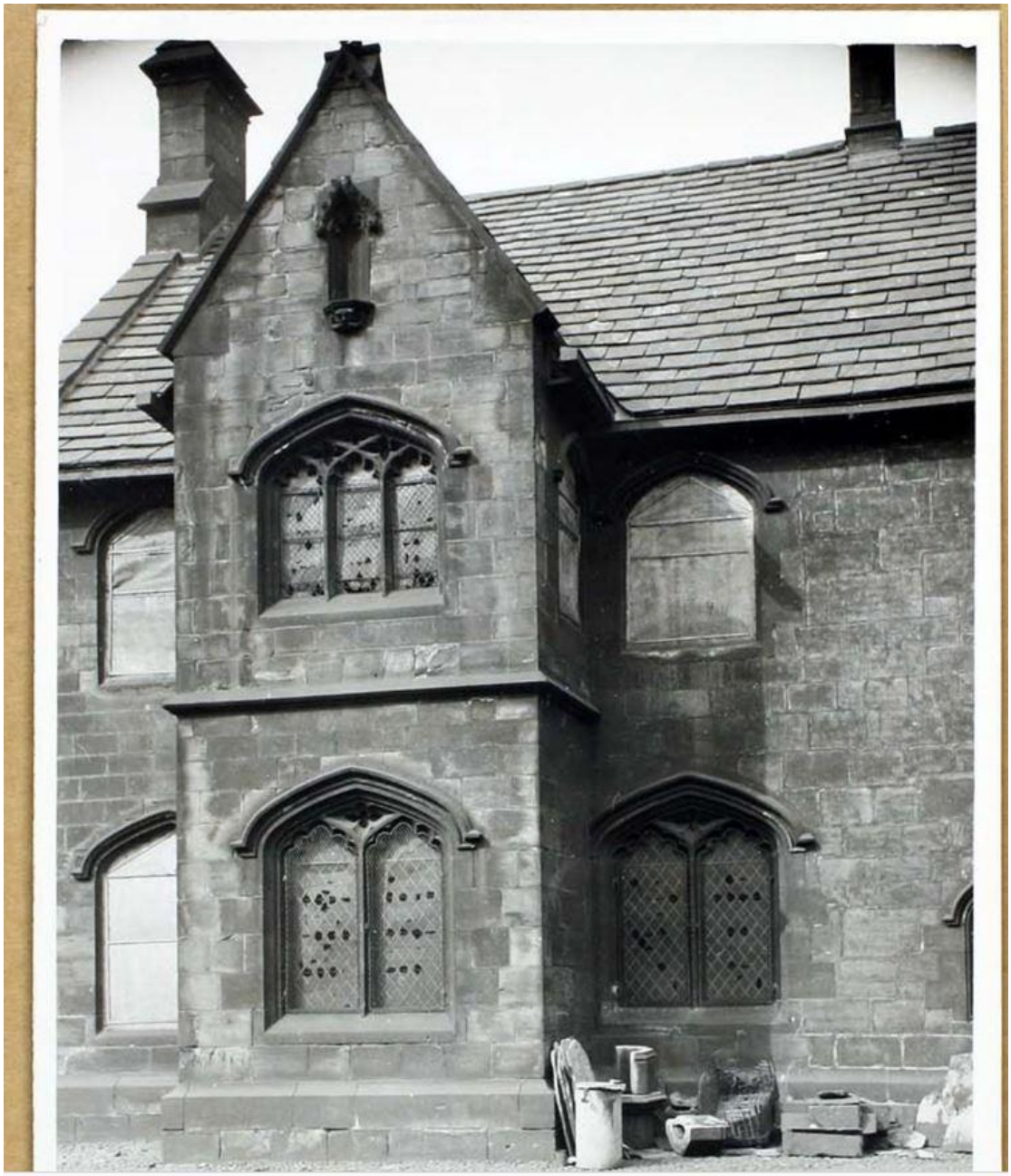


Fig.5: Audit Room east elevation, 1942, showing bomb damage and re-roofing in progress (Photo by G B Wood, Historic England Archive – permission applied for)

The earliest image seen for this study that depicts the Chetham's School roofs with snowboards is a photograph dated to 1955, in the City Council collection (Fig.6). It is therefore clear that snowboards were fitted sometime between 1942 and 1955, but the exact year of the work has not been identified. Severe winter weather was experienced in England between the late 1940s and the early 1950s and it is probable that this prompted the need for snowboards during this period.

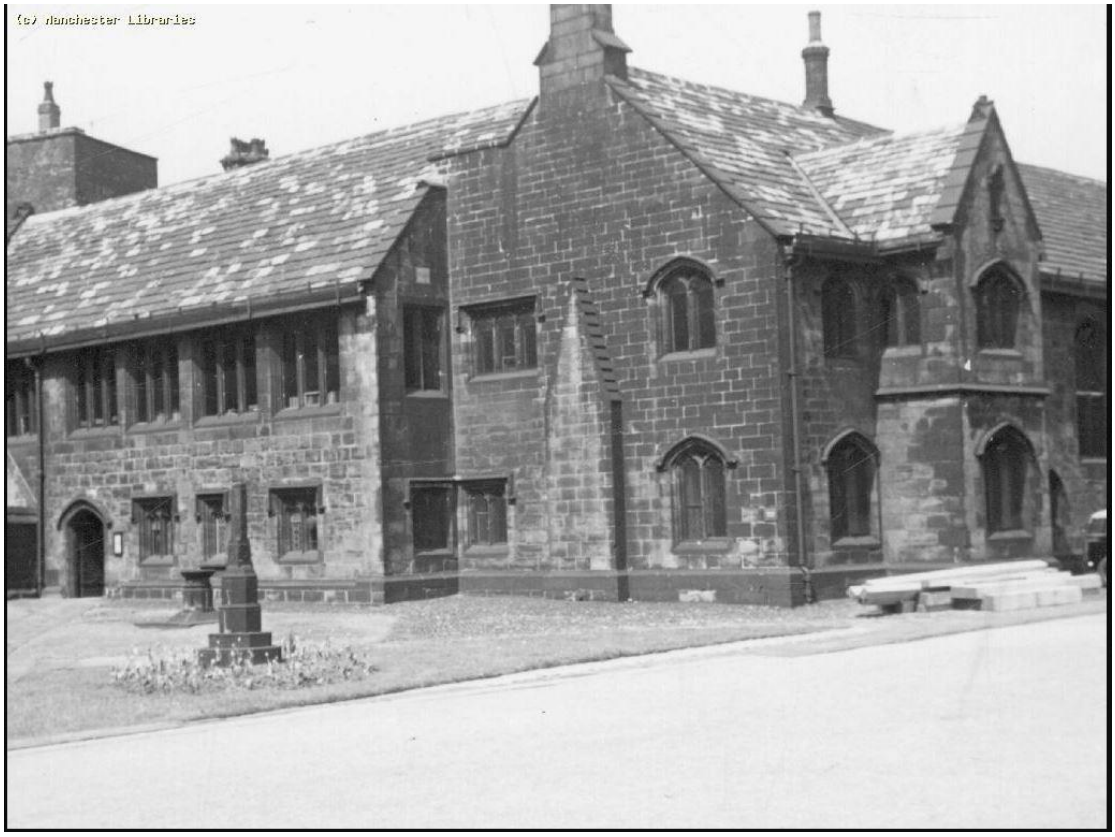


Fig.6: The south range of the Library and Audit Room in 1955, with snowboards (Manchester Libraries, Information & Archives Ref. m53560)

2.3 Description of the snowboards

The present Chetham's School of Music and Library complex has snowboards on the medieval buildings, but none on later additions to the property. The snowboards consist of timber boards fitted to metal brackets that are bolted into the upper courses of masonry, just below eaves level. The metal brackets are of more than one type, all apparently made of steel rather than iron; the variation in bracket design suggests that the snowboards were fitted in more than phase, and were added after the present cast-metal box gutters. On the west quadrangle ranges, including the Library, Audit Room and Great Hall, the snowboards are fixed using light-weight metal brackets that are separate to the angle-iron brackets used to carry the rainwater

gutters, and were clearly added later. Some of the snowboard brackets are pulling away from the wall, and a section of snowboard has fallen off. One short section of snowboard to the west elevation has metal hoop-top 'railings' instead of timber boards (Fig.8).



Fig.7: south elevation of the Library with snowboards that are later than the box section gutters, and fixed on separate backets



Fig.8: west elevation of the Library

The south front of College House has a different pattern and design of metal brackets to the west quadrangle ranges; these support the box-section rainwater gutters as well as snowboards. The south College House brackets each have a vertical front section that extends upwards in line with the front face of the gutter, to support the snowboards. The brackets are designed with quadrant details between the face of the wall and the eaves. This bracket design is later than earlier cast-iron gutter brackets that are still in situ below the eaves. The date of the dual-purpose bracket is not known, but it is probably 1960s or later.



Fig.9: snowboards on College House, from the south

The north side of College House has cast-iron gutters on cast-iron brackets, with later metal backets to carry the snowboards; the latter are similar to the light-weight metal brackets on the Library and clearly a later addition.



Fig.10: north side of College House

3 THE STATUS OF THE SNOWBOARDS

3.1. Special Interest, Character and Significance

Historic buildings are listed for their architectural or historic interest, and a listed building is defined as the building and 'any object or structure fixed to the building or in its curtilage' under s.1(5) of the 1990 Planning Act. The snowboards are therefore part of the listed building. However, not all parts of a listed building contribute to its special interest or significance. Assessing the significance of a feature in relation to the listed building is important to determine whether removing or altering the feature would affect the character of the listed building. Any works to a listed building that 'would affect its character as a building of special architectural or historic interest' require consent, under s.7 of the 1990 Planning Act.

Assessing significance is a key principle for managing change to heritage assets, and is embedded within current government policy. The NPPF (MHCLG, *National Planning Policy Framework*, revised 2019) requires applicants to describe the significance of heritage assets affected by proposals (paragraph 189).

Historic England published advice on *Statements of Heritage Significance* in 2019 to clarify the purpose and content of reports assessing significance, to address NPPF para. 189. This guidance document describes the heritage interests referred to in the NPPF: archaeological, architectural, artistic or historic. These interests can be weighted in terms of their relative importance for a heritage asset.

The NPPF advises that the more important a heritage asset the greater the weight should be given to its conservation (paragraph 193), a principle that applies to elements of a listed building as well as to the whole building. The significance of heritage assets or their elements can be measured on different levels:

- **Exceptional** – an asset important at the highest national or international levels, including scheduled ancient monuments, Grade I and II* listed buildings and World Heritage Sites. The NPPF advises that substantial harm should be wholly exceptional.
- **High** – a designated asset important at a regional and national level, including Grade II listed buildings and conservation areas. The NPPF advises that substantial harm should be exceptional.
- **Medium** – an undesignated asset important at a local to regional level, including local (non-statutory) listed buildings. May include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, and there is usually scope for adaptation.

- **Low** – structure or feature of very limited heritage value and not usually defined as a heritage asset. May include insignificant elements of listed buildings, and buildings that do not contribute positively to a conservation area. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.
- **Negative** – structure or feature that harms the value of a heritage asset. Wherever practicable, removal of negative features should be considered to enhance the asset.

3.2. Significance of the Snowboards at Chetham's School

Chethams'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.

3.3 Impact of removal

Removing the snowboards would enable the significance of the building to be enhanced by improving its external appearance. Removing the redundant brackets and boards would also reduce the risk of harm being caused to the masonry of the building, and remove a risk to people in the event of a bracket or board falling off.

It is arguable that removing the brackets will not affect the character of the listed building and does not require consent. However, to assist the local planning authority to determine this it would be advisable to provide a method statement to clarify how the snowboards and brackets will be removed, and to supply details of any making-good to masonry that will be necessary afterwards.

5 CONCLUSION

The snowboards fixed to Chetham's School were first fitted at an unknown date in the mid 20th century; they were not there in 1942, but had been fitted by 1955, from the available evidence provided by historic photographs. This means that they were fitted over 500 years after the buildings were first constructed. The brackets and snowboards have no heritage significance and are of low design quality; they obscure the historic detail of the eaves of the roofs on the medieval buildings.

It is considered that removing the snowboards would not affect the character of the listed building, as it affects elements that have a negative effect on heritage significance. Subject to careful execution and the agreement of the methodology, removing the snowboards and their brackets would enhance the significance of the Grade I listed building.

6 SOURCES

C. Hartwell, *Manchester,* 2001

C. Hartwell, *The History and Architecture of Chetham's School and Library*, 2004

C. Hartwell, M. Hyde, M and N.Pevsner, *The Buildings of England: Lancashire, Manchester and the South East*, 2004

Ministry of Housing, Communities & Local Government, *National Planning Policy Framework*, 2019

Historic England, *Statements of Heritage Significance*, *2019*

Historic England Archive

https://historicengland.org.uk/images-books/photos/englands-places/gallery/4756?place=Manchester%2c+Manchester+(Place)&terms=Manchester&searchtype=englandsplaces&i=0&wm=1&bc=0|5|6

Manchester Local Image Collection

M53546, m53560, m53527, m53702

https://images.manchester.gov.uk/ResultsList.php?QueryName=BasicQuery&QueryPage=%2F&Restriction=&StartAt=1&Anywhere=SummaryData%7CAdmWebMetadata&QueryTerms=Chethams+&QueryOption=Anywhere&Submit=Search

Chetham's Library

Appendix 1: Listed Building Description

Statutory address: CHETHAMS HOSPITAL AND ATTACHED WALL, LONG MILLGATE

District: MANCHESTER (Metropolitan Authority)

Grade: I

List Entry Number: 1283015

Date first listed: 25/02/1952
Date of most recent amendment: 06/06/1994

Details

SJ8398NE LONG MILLGATE 698-1/26/225 (West side) 25/02/52 Chetham's Hospital and attached wall (Formerly Listed as: FENNEL STREET)

GV I

College of the Collegiate Parish Church of Manchester, now music school. Established 1422 by Thomas de la Warre; converted after Dissolution in 1547 for use as town house by Earl of Derby; sequestrated during Commonwealth, purchased in 1654 by Humphrey Chetham's executors for adaptation as charity school ("hospital") and library; restored and enlarged 1883-95 by Oliver Heywood and Charles James Heywood. Coursed squared red sandstone, with some dressings of grey gritstone (probably C19), and stone slate roofs. Small cloistered quadrangle with former Fellows' sets in north, south and west ranges, Great Hall and former Warden's rooms in east range, long east wing continued from north range containing former kitchen, hospitium, bakehouse (etc.) with short returned end linked to gatehouse; C19 parallel addition to rear of this wing. Perpendicular style, with 4-centred arched openings and foiled lights to the windows. Two storeys but with Great Hall and kitchen open to full height, basement under north range. The GREAT HALL has three large cross-windows at a high level, with cinquefoil cusping to the lights, a low 2-light "dole" window to the left (the dais end), and an added 2-storey porch at the north end in the angle with the east wing, covering the doorways to the screens passage and to the kitchen, with a doorway in each side, 2-light windows on both floors and a small cusped niche in the gable with crocketed canopy on mask corbels. The SOLAR END of the hall range (former Warden's rooms, now Audit Room with Reading Room over), 2 storeys and 3 bays, has a projecting and gabled centre with a drip-band between floors and a crocketed niche in the apex, 2-light windows at ground floor, and 2- 3- and 2-light windows at 1st floor. The roof of this range has a small octagonal chimney at the junction of hall and solar, and a gable chimney. The south gable has 4-centred arched 2-light windows forward of the chimney, and square-headed mullioned windows to the rear. The SOUTH RANGE projects, has a moulded 4-centred arched doorway offset left, small square-headed mullioned windows of 2, 1 and 2 cusped

lights at ground floor, and 6 large later C17 3-light mullioned windows at 1st floor. Attached to the south-west corner of this range is part of the original BOUNDARY WALL of the site, approx. 2m high on the inner side, with pitched coping. Inside the QUADRANGLE, the 2-storey 6-bay west cloister has buttresses, 3-light windows at ground floor (the 2nd with an inserted doorway) and 2-light windows in alternate bays at 1st floor; the 3-bay north and south cloisters are similar except that a C17 stair-turret in the north-east corner replaces the 3rd bay of the north cloister; and the west side of the hall has a rebuilt skewed polygonal inglenook, and an oriel window and staircase contiguous with this to the right. The long EAST WING (to the right of the porch) has double drip-bands between floors, windows coupled at ground floor of the kitchen and tripled above, all of 2 cusped lights except that to the left at 1st floor where the porch covers the first light (visible internally), and those at ground floor with hoodmoulds; the continuation to the right has six 2-light windows at 1st floor, with trefoil lights, and windows (w) and doorways (d) at ground floor arranged w-d-d-w-w-d-w-w-d, all with hoodmoulds, the first of these doorways opening onto a passage which runs through to a platform at the rear. (These openings do not match those shown on the plan in the VCH; and the grey gritstone surrounds differ from those of some unaltered windows at the rear, suggesting that they are mostly restored, and some probably altered as well: e.g. the first window to the right of the kitchen has the rebate of a former doorway on the inside). The roof has a small bellcote and 2 octagonal chimneys. The 2-bay return at the east end, canted back slightly, has a moulded drip-band (at a lower level than the bands of the main range), two 3-light windows at ground floor and one above, and an external stone staircase dog-legged round the south corner and mounting the gable wall to a doorway at 1st floor of the gatehouse. The GATEHOUSE is 2-storeyed, steeply gabled, and has a moulded 4-centred archway through the ground floor, a small inserted or altered window above and a 4-centred arched doorway to the left of this; and its outer face, an early C19 rebuild, has an oriel window at 1st floor. The rear of the east wing has (inter alia) a massive external chimney stack to the kitchen (with inscription "Rebuilt 1902"), a corbelled garderobe, and a stone platform to the rear of the through-passage. INTERIOR: cavetto-moulded beams, and collar-rafter roofs with arch-braced principals and super-imposed collar purlins, throughout; hall has very large dais canopy at south end with brattished cornice, massive inglenook fireplace in west wall (altered), and tripartite oak screens at north end with moulded rails and brattished tops; screens passage has coupled 2-centred arched service doorways; cloisters have similar doorways to former Fellows' sets, some coupled; stair-turret off north cloister has splat-baluster staircase; Audit Room has muntin-and-rail panelling, moulded plaster floriated frieze, and beams with carved bosses; Reading Room has similar panelling, cavetto moulded wall-plate with portcullis and eagle's claw emblems of Derby family, and very large elaborate tympanum including carved cartouche with helm and mantling, cockerell, etc.; and segmental-vaulted ceiling (inserted before 1654). Kitchen (now Music Library) has fireplace approx. 7m wide with horizontal lintel of joggled blocks under segmental arch approx. 4m high, and in east wall a smaller opening with similar joggled lintel under 2-centred arch (probably also a fireplace); rooms to east of passage have low 2-centred arches in transverse walls.

Listing NGR: SJ8391298905

Marion Barter Associates Ltd

5 Royle Avenue

Glossop

SK13 7RD

marion@marionbarter.co.uk