APP REF NO PLA-2026-001505: Chethams School of Music – Listed Building consent for various works to roof, rainwater goods, lead valleys and gutters

Design Comments 24-09-2026

1. **Structural Repairs**

   Whilst noted that the full extent of repairs will be revealed only upon provision of high-level access, allowing opening up works to investigate unseen damage to the timber gutters and frame can it be confirmed that as a general approach, the repairs will be in situ, light-touch, interventions with reversible repairs wherever possible.
   Agreed – note added to general notes.

2. **Lightning protection**

   Details are unknown at this stage. This will need to be submitted to show design, routing, fixings, appearance and materials- Can we have indicative details of the scheme such as product details and options for an approach so that we can assess the generally level of impact of these works.
   We will need to develop exact design with a specialist, but we have added some general principals as a note on the roof plan. Happy for you to add condition re. agreement of final design if required.

3. **Roof**

   Proposals will need to be reviewed and tested when safe access to all roofs is provided and the varying sizes of members, construction and condition across the full roof area is confirmed.

   Notwithstanding the above there are a couple of items below where further information is required at this stage:

   The hidden verge detail is shown in the drawing pack but doesn't seem to be mentioned in the Heritage Statement. This seems acceptable (and we agreed the principle in previous correspondence) as it provides a better detail and allows for insulation, but the impacts and justification need to be set out withih the Heritage Statement.

   Additional text added to HS to capture

   Proposals show lead dpc with a minimum downstand to the face of 25mm. Can the e final dimension be agreed to avoid excessive visible lead to ensure neat finish.
   25mm final dimension – drawings updated.

Please noted that the roof will need to be recorded in accordance with the following: Historic England's Technical advice note on stone slate roofing and Practical Building Conservation guide to roofing.

Stone Slate Roofing: Technical advice note | Historic England
And be carried out to Level 3 to 4 in accordance with Historic England's Guide to Understanding Historic Buildings
Understanding Historic Buildings: A Guide to Good Recording Practice

Agreed – note added to drawings

4. **Materials (see conditions below)**

Samples of materials including the slates and stone flags, cast iron rainwater goods and any other materials - this applies across all areas of work.

Agreed

Samples of repairs and workmanship will be needed and should be undertaken by suitably qulified and experienced heritage contractors and skilled craft trades.

Agreed – note added to drawings

5. **Insulation**

We need final details and a statement to state that the introduction will not pose any increased risk to the roof, and that ventilation and moisture has been factored in.

Final depths will need to be agreed on roof-by-roof basis as we strip so this will need to be conditioned if you require exact information on depth prior to installation. We have added a note to the HS to cover ventilation / not causing increased risk of moisture. A breathable membrane will be used throughout and counter battens / vents added where possible to do so without affecting historic nature and fabric of building.

6. **Rooflights**

7. The recording of the removal of rooflights should be carried out to Level 3 to 4 and undertaken in accordance with Historic England's Guide to Understanding Historic Buildings.

Understanding Historic Buildings: A Guide to Good Recording Practice

All documentation should be deposited with the Historic Environment Record. Sample of the proposed interior infill will be needed to ensure a good match with existing. Can it be confirmed that if this was originally lath and plaster then this will be reinstated.

Agreed - drawing updated to cover points made

8. **Chimneys**

The heritage statement advises that any cracked chimney pots will be replaced and bird protection will also be re-instated where required. Can we have details of the proposed bird protection (Precedent examples / product details) and can it be confirmed that where possible these will be repaired rather than replaced if they have any heritage value. – can this be detailed in the Heritage Statement.

This statement is a cover all statement just in case required. We cannot currently see the tops of the chimneys from the vantage points available so we will need to review works on a case-by-case basis when high level access available (therefore works will need to be subject to condition). We will repair where possible and try to avoid introduction of any modern materials.

9. **Bellcote**

Can we have details of the proposed netting and fixing details and sample of the material proposed. The Heritage Statement doesn't go into any detail of the impact of netting and need for it and this will need updating.

Section 06 Heritage Statement updated. We have specified a black netting that has worked well on other bellcotes ad is generally invisible from ground level.

This will also need recording Method TBC (Paul will advise further on this)

Agreed – note added to drawing 3313

Can it be confirmed and set out that the aim will be to retain as much historic fabric as possible.
Yes – note added to drawing 3313

10. **Rainwater Goods**.

In terms of the current ‘temporary' solution that is in place for RWP.26 can this be reviewed for inclusion in the works as this currently appears unsatisfactory. Are these all new or were there were previously RWP’s in these locations?

We believe the temporary solution was put in when the Palentine Building was demolished. We will change with a new cast iron downpipe. We are awaiting drainage surveys so happy for this to form a condition.

11. **Drainage**

Can we have more clarity about the exact nature of this work so that we can come to an informed view about the likely scope of these works and any advice that we need to seek on this from example GMAAS. We also need this to understand more fully potential levels of harm.

We are awaiting drainage surveys and will work up once received – happy for this to be a condition.

NB: Any underground drainage works associated with refurbishment of RWGs will be small and localised to ensure that downpipes connect to existing system. We are going to review site wide underground drainage once surveys received and will be looking at a full scope of underground repairs as part of a separate application. Happy to discuss further as required.

12. **Snowboards**

Has the removal of the snowboards and associated brackets been agreed through a previous application? If so do you have details of this. Was there was a paper written on this and heritage impact assessment? If the removal wasn't agreed through a formal LBC which is still extant then we'll need to see a fuller justification for their removal, including when and why they were installed. This needs to be set out in the Heritage Statement and impact assessment.

Please see attached snowboard report, which has come to light since we submitted the application. We have updated the HS to reflect.

13. **Dormer Window**



There is an opportunity here for evidence-based enhancement through replacement with a better window. Can we please take a detailed look at this dormer window and the other dormer windows as this one in particular looks of poor-quality design and the railings look poor. The window looks to be very modern in its design and proportions - is it original / historic or modern? If there is any research that shows an original window there is an opportunity to reinstate something more suitable, which would be of real benefit. Are there any other existing dormers with better designed windows which could act as a template.

We know that the current dormers were inserted in the C20th, when the Head's flat was redone after WWII. Unfortunately, there are no photos of what they looked like when installed. We have found one historic photo showing that there used to be a previous, smaller and more in keeping, dormer to Fox Court. The other dormer to Fox Court looks slightly more in-keeping than the one in the photo above, however casements again are of basic workmanship and of poor quality.

There are 2no other dormers on site to the west elevation and the gatehouse. The Gatehouse one is most in keeping re. a precedent and reflects the style of the historic dormer to Fox Court.

We have updated the HS to make the narrative clearer.

The client is keen and willing to improve the aesthetic (and U-Values) of the dormers to Fox Court, however there is a concern that the budget will not stretch far enough to do this (which is why we submitted LBC for repairs only). It is more important that funds are diverted to repairing the roof and preventing water ingress at this stage.

Could we have a condition attached re. final design and repairs of dormers to be approved so that the issue is left open ended and we will do what we can with the budget we have available? Happy to draw something up at RIBA 04 should MEND funding be successful and liaise with you re. design before it goes out to tender? Again, happy to discuss further if required?

Draft list of Items to be dealt with by Conditions

Detailed and full schedule of works and specifications and methodologies.

These will be needed for all aspects of the work.

Samples

To include

Materials and Quality Control / Workmanship

Repairs – sign off of example

For most areas of work we will need to see and agree samples of materials and workmanship for new and repair works which should be carried out by specialist heritage contractors with proven track record.

Scaffold

We will need to see the detailed design, fixings (though should be avoided) and heritage led methodology. There are no details submitted.

Structural Repairs

We'll need to see full details of these following a full survey.

Final Roof Details

Recording of Roof

Recording of Roof Lights

Valley gutter confirmation of details will be needed when these are known.

Works to Chimneys including where if structural defects are identified then chimney stacks are to be safely dismantled, restored and rebuilt and new bricks/ stone are to be reinstated to match the existing where necessary. We'll need to see the structural report and recommendations as structural defects may be able to be rectified without dismantling.

Bellcote - The condition of the bell is to be assessed by specialist foundry prior to being re-hung. We'll need to see the full details of any reports and proposed works.

This feature needs to be fully recorded before dismantling any section. The proposed finish seems to be stain or paint and we'll need to agree. Product specs and samples of any products being used will be required. We'll need to inspect and agree trial samples.

We'll need to look closely at the oak columns and decorative elements and agree the proposed repairs.

Rainwater Goods (RWG) - we'll need to see a sample of any proposed new cast iron including pipes, brackets, fixings etc. There seems to be some unknows as to whether some sections are CI, GRP or aluminium, so we'll need final details of these.

Downpipe RWP.15 is to be reconfigured but the exact route is not known. We'll need details of this and any other alterations to RWP routes and positions including alterations to the position and height of RWP.17 Soil stack and RWP.19.

We'll need to check positions of new CI RWP's for no 27, 28, and 30 on elevations

Existing retained cast iron RWG's will be completely overhauled. Any severely damaged sections to be replaced with new to match existing. All existing gutter brackets are to be refurbished and repainted and refitted in existing locations.

There are new proposed cast iron drain covers to replace plastic we'll need to see a sample of the proposed grates.

Paint sampling - For colours and finishes to inform the final finished to RWG and Bellcote.

Drainage - Full details once the extent of works is known as it's not at all clear the full extent of what is being proposed and the impact. This will involve some elements of ground works which may involve excavations and therefore GMAAS may require a watching brief. We will need to consult them on this. Is there any more clarity that can be provided at this stage on this and the potential impacts.

Snowboards - Any fixings will need to be made good.

Lath and plaster ceilings - The exact extent of the works and methodology and specification will need to be agreed following inspection. We'll need to see a full specification, methodology and sample of the works.

Roof 5 Window - This needs to be fully surveyed and detailed proposals submitted including samples of proposed glazing and works to existing metal frames.