

DONALD INSALL ASSOCIATES

Re-roofing and Associated Repairs, Chetham's Library & Chetham's School of Music

Heritage, Design & Access Statement

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Version Control

Job	Rev	Date	Auth	Check	Notes
CHETM.04	002	13.10.26	AZM, EXW	KZM	Issued for LBC

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1. Summary of Heritage, Design and Access Statement

1.1. Introduction and Methodology

Donald Insall Associates was commissioned by Chetham's Library and Chetham's School of Music in July 2026 to assist them in the development of designs for reroofing and related repairs to the medieval range of Chetham's Library and Chetham's School of Music, Long Millgate, Manchester M3 1SB.

The design process has been informed by an assessment of the site's significance, comprising historical research, using both primary and secondary material, and a site inspection.

An illustrated summary history of the site and building, with sources of reference and bibliography, is in Section 2; the site survey findings are in Section 3. The investigation has established the significance of the building, which is outlined in Section 4 and summarised below A summary of the condition survey and the findings of the opening up works are included in Section 5. This understanding has informed the development of the proposals for the works, which are outlined in Section 6, with further design considerations presented in Section 7.

This report has been drafted to inform the design of proposals for the building and Section 8 provides a justification of the scheme according to the relevant legislation, planning policy and guidance.

1.2. The Building, its Legal Status and the Policy Context

The medieval range of Chetham's Library and Chetham's School of Music is a Grade I-listed building (as Chethams Hospital and Attached Wall), situated in the City of Manchester. It is located within the Cathedral Conservation Area and forms part of the immediate setting of several other designated heritage assets both within and beyond the Chetham's site **[Figure 1.1]**:

Within the Chetham's site:

– South east wing to Chetham's Hospital (former Manchester Grammar School) (Grade II)

– Detached Block of Schoolroom Approximately 20 Metres South of Chethams Hospital (Grade II)

– Fragment of Hydes Cross Approximately 20 Metres South of Chethams Hospital (Grade II)

– Outside the Chetham's site:

– Cathedral Church of St Mary (Grade I)

– Stephenson Bridge (Grade II)

– Middle Bridge (Grade II)

– Victoria Station including concourse to rear with restaurant and booking hall (Grade II)

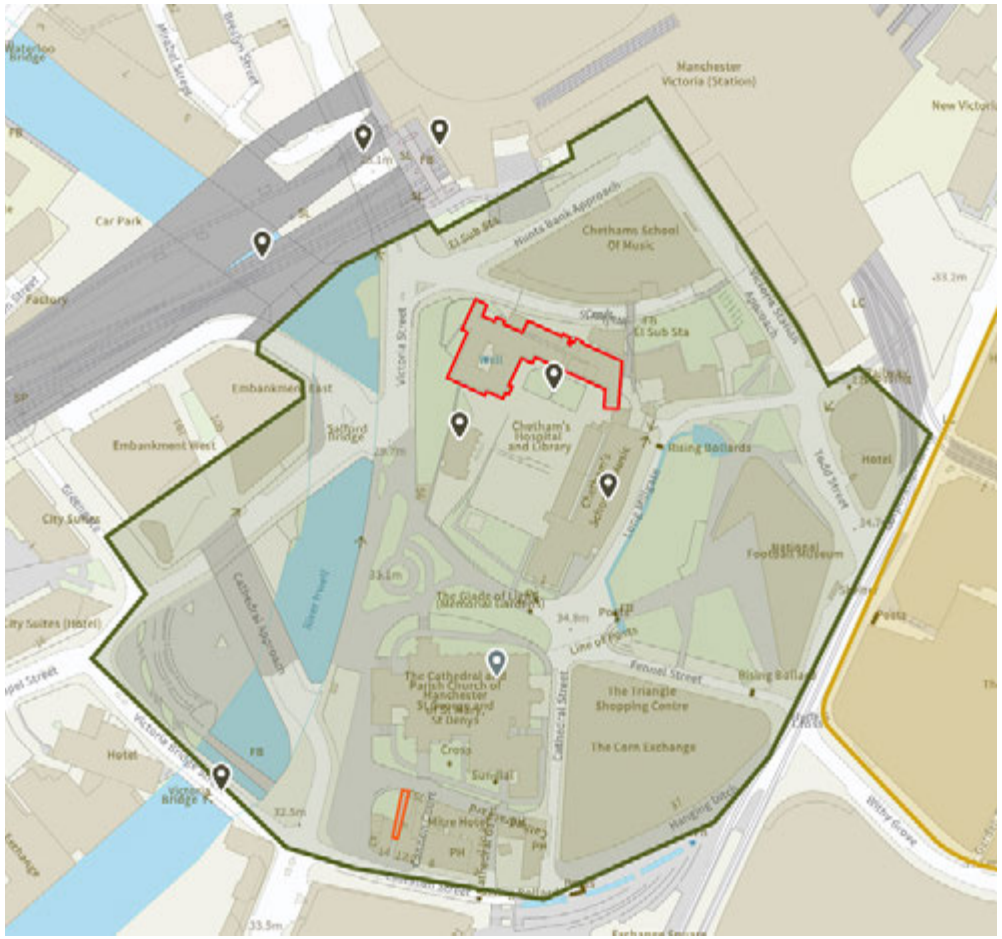
– Victoria Bridge (Grade II)

It also forms part of the wider setting to heritage assets including the Shudehill Conservation Area.

Alterations to a listed building generally require listed building consent; development in conservation areas or within the setting of a listed building or conservation area requires local authorities to assess the implications of proposals on built heritage.

The statutory list description of the listed building and others situated inside the Chetham's site are included in Appendix I and a summary of guidance on the Cathedral Conservation Area provided by the local planning authority is in Appendix II.

Full relevant extracts of relevant law, policy and guidance for change in the historic environment are contained in Appendix III of this report and are summarised below.



1.1 Heritage Asset

1.2.1. The Planning (Listed Buildings and Conservation Areas) Act 1990

The Planning (Listed Buildings and Conservation Areas) Act 1990 is the legislative basis for decision-making on applications that relate to the historic environment. Sections 16 and 66 of the Act impose statutory duties upon local authorities to have special regard to the desirability of preserving a listed building or its setting, or any features of special architectural or historic interest which it possesses. Section 72 requires local authorities to pay special regard to the desirability of preserving or enhancing the character or appearance of a conservation area.

1.2.2. The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. The development plan applicable to the building is the Manchester Core Strategy (adopted 2012), which stipulates that development works should preserve and enhance the existing historic environment. The plan also requires development to reinforce the overall character of the local area and contribute to a coherent physical environment.

Of further relevance are the saved policies from the Unitary Development Plan (1995). Policy DC19 Listed Buildings states that the Council will have special regard to securing the retention, restoration, maintenance and continued use of listed buildings, whilst DC18 Conservation Areas draws attention to the desirability of retaining existing features in preserving and enhancing the character of designated conservation areas.

1.2.3. The National Planning Policy Framework

The courts have held that following the approach set out in the policies on the historic environment in the National Planning Policy Framework (2026) will effectively result in a decision-maker complying with its statutory duties. The Framework forms a material consideration for the purposes of section 38(6). Underlying the Framework is 'a presumption in favour of sustainable development'.

Chapter 20 of the NPPF provides policies relating specifically to the historic environment.

Policy HE4 specifies that heritage assets 'should be conserved in a manner appropriate to their significance'. Development proposals should pursue 'a use consistent with their conservation', taking into account their potential contribution to sustainable communities.

Policy HE5: Assessing effects on heritage assets, states that development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. These are identified as either positive, no effect, harm, 'substantial harm', or the total loss of significance.

For designated heritage assets, Policy HE6 establishes that 'substantial weight should be given to the asset's conservation' and that 'development proposals which would have a positive effect on a designated heritage asset should be supported'. Any harm to this significance 'should have a clear and convincing justification', weighing harm against the public benefits. The Policy recognises the reuse of a vacant/underused listed building and enabling the adoption of energy efficient and low carbon technology as important public benefits.

For conservation areas, Policy HE9 states that the design of proposals within or affecting the significance of a conservation area should be informed by its special interest and, where possible, should also retain those buildings and features that make a positive contribution. Where proposals would result in the loss of positive elements, the assessment of impact should consider their relative significance and their contribution to that of the conservation area as a whole. The Policy establishes that 'Proposals which conserve those elements of a conservation area that make a positive contribution to the area (or which better reveal its significance) should be supported'.

1.3. Summary of Project Brief

The project brief comprises carrying out urgent repairs to the roof of Chetham's Library's Medieval Range to address ongoing water ingress and safeguard the historic building and its collections. As described throughout this report, the building is of exceptional significance and contains internationally significant rare books, manuscripts, archives and artworks.

Current defects at roof level are allowing water to penetrate the building, placing both the fabric of the building and its valuable collections at risk. The proposed works are therefore essential to preserve the building's heritage significance, protect highly important collections and ensure that Chetham's Library can continue to serve as a centre for education, research, heritage engagement and the local community for future generations.

A more detailed description is included in Section 6.

1.4. Summary Assessment of Significance

The following paragraphs are a summary explaining why the medieval range is considered of nationally important architectural and historical interest and how it contributes to the special interest of the Cathedral Conservation Area.

The medieval range is a late medieval ecclesiastical building converted in the 17th century for use as hospital school and the English-speaking world's first free public library. Built as the residential 'college' to serve the church facing (today Manchester Cathedral), with the two approved and constructed at a similar time, it has high architectural interest as 'the best and most complete example of its date in the country'.[1] There is a high level of architectural interest in its surviving medieval fabric, the post-medieval alterations, and its small number of fine interiors. Associated with this is a correspondingly high historic interest, derived from the site's history as part of the town's medieval core and the site of its manor house (and possibly Manchester's earlier castle), the building's relationship with the parish church and subsequent collegiate church, and its association with Humphrey Chetham and the school and library that he founded, both of which have remained in situ subsequently. Whilst the school has reduced its use of the medieval range the library has expanded and further historic interest is derived from its collections (of national and international importance) and its 1650s furniture.

The Cathedral Conservation Area has historic interest as the medieval core of Manchester and architectural interest in the late-medieval parish church (now Cathedral) and 'college' of priests (now the Chetham's medieval range) that are the earliest buildings to survive in the city centre. The medieval range is fundamental to the character and interest

1 Hartwell (2004), p. 2.

of the conservation area in this regard, forms a group with the Grade I-listed Cathedral, and provides context that enhances the legibility of this larger building (which is somewhat undermined by their transformed setting). It also contributes to the evolved character of the conservation area by creating a visually distinctive and in places prominent townscape feature of evident age and by adding to the mixed streetscene that also includes Victorian commercial, transport and educational buildings and modern architecture.

Within the medieval range, the original 15th century roof structure is a rare example of its type in northern England, with no known local parallel, giving high architectural and historic interest. Whilst it contributes to the distinctive stone slate roofscape of the range, which plays some role in the building's contribution to the character of the conservation area, it is of greatest significance for its contribution to the building's architectural interest.

A more detailed description is included in Section 4.

1.5. Summary of Proposals and Justification with Respect to Design, Access and Heritage

The proposed works comprise the following:

- Repair and replacement of roof coverings.
- Repair and replacement of rainwater goods to protect against water ingress, especially as weather patterns change, rainfall increases and severe weather events become more common.
- Review and modification of below ground drainage to increase capacity.
- Replacement of all lead valleys, roofs and gutters in accordance with Lead Sheet Training Academy guidance.
- Opportunity for thermal upgrade to currently uninsulated roof spaces to improve the building whole life running costs.
- Cleaning, repair and consolidation of lathe and plaster ceilings as required.

The works aim to protect both the fabric of the building itself and its collections of international importance, which are currently at risk. The proposals would not affect the overall aesthetic of the building or existing access arrangements.

The proposals have been designed in order to prevent water ingress, to repair damaged, failed or vulnerable fabric and rainwater goods, and to introduce thermal insulation. They have been sensitively designed, and it is considered that they would conserve the significance of the Grade-I listed Chetham's Library and School, the listed buildings adjacent, and the Cathedral Conservation Area. They would bring substantial heritage and public benefits and would allow the building to be adapted to better cope with the impacts of climate change.

The proposals would, therefore, conserve the significance of the heritage assets in accordance with the statutory duties set out in Sections 16, 66 and 72(I) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 and with Policy HE4 of the National Planning Policy Framework. They would comply in full with Policies DC18.1 and DC19.1 of the Unitary Development Plan.

2. Historical Background

2.1. The Development of the Cathedral Conservation Area

2.1.1. Early Medieval

The Roman fort of Mamucium had been situated in the Castlegate area, near the meeting point of the Rivers Medlock and Irwell. After the Romans departed the settlement came to be focused around the meeting point of the Rivers Irk and Irwell. This formed the focal point of a substantial early medieval (Anglo-Saxon) parish of more than 40 townships, led from the parish church in Manchester (the Church of St Mary), which had been founded in the 7th century and was relocated to a new building (on the site of the present-day Cathedral) in the 10th century.

2.1.2. Medieval

The baronetcy of Manchester was established at the end of the 11th century, after the Norman Conquest, and granted to Albert de Gresle. A ringwork 'castle' existed in Manchester at this time and was likely located at the Chetham's site, where in the 13th century the de Gresles built a fortified manor house (the administrative centre of the manor), known as the Baron's House. Adjacent to this, in the precincts of the Baron's Court, they also rebuilt the Church of St Mary in 1215. It was from these two buildings that the manor and parish of Manchester were governed, the medieval town growing up around them, Long Millgate its principal street, and the market held nearby. The defences were provided by the Rivers Irk and Irwell, the long ditch along Millgate Street, and Hanging Ditch (which was crossed by the Hanging Bridge, which existed by 1344 and potentially much earlier). The ditches may have also been the castle defences.

In 1421 Thomas de la Warre (a descendent of the Gresles) was lord of the manor. He was also Rector of the parish of Manchester and obtained permission to replace the Church of St Mary with a new Collegiate Church, dedicated to the Blessed Virgin, St George and St Denis, built from 1422 to c.1510, its many chantry chapels endowed by the town's wealthy cloth merchants. Housing for its warden, eight fellows (priests), four clerks and six choristers was provided nearby. Thomas la Warre died in 1426, leaving £3,000 for further buildings for the Collegiate Church, and much of this was used to build a 'College' of priests on the site formerly occupied by the manor house (i.e. the Chetham's site).

2.1.3. Post- Medieval

Extensions and rebuilding of the church continued into the 16th century. However, the Collegiate Church was dissolved in 1547 and its lands sold to Edward Stanley, 3rd Earl of Derby, although the college of priests was re-founded in 1533 (but not returned to the Chetham's site). It was re-founded as the College of Christ in 1578 (and later re-founded again), although it is unclear whether its members returned to the Chetham's site. The church itself was damaged during the English Civil Wars in both 1642 and 1649 **[Figure 2.1]**.



2.1 Manchester as it was in around 1650, John Berry, 1750 (Manchester Archives)

2.1.4.18th and 19th Centuries

The town continued to grow in size and in wealth, fed by the success of its textile industry, yet remained relatively small, still clustered around what the College of Christ. Its transformation from the mid-18th century onwards was, however, rapid, driven by its role in the 'marketing' of textiles, which was only increased by the arrival of the railways [**Figure 2.2**]. **Victoria Station (Grade II**, initially known as Hunt's Cross), which opened in 1844, was one of the first, designed by George Stephenson and served by **three railway viaducts/bridges**, constructed in 1844, c.1864 and c.1894 (**all Grade II**). By the 1890s it was one of the busiest passenger stations in Britain. Nearby, Manchester Exchange Station followed in 1884 (and closed in 1969). A permanent market building was built in 1837 and replaced on the same site by the **Corn & Produce Exchange (Grade II)** in 1896-99 and 1899-1903 [**Figures 2.3-2.4**]. Immediately adjacent, however, at the north of the Chetham's site, the area between Long Millgate and the River Irk had become something of a slum.

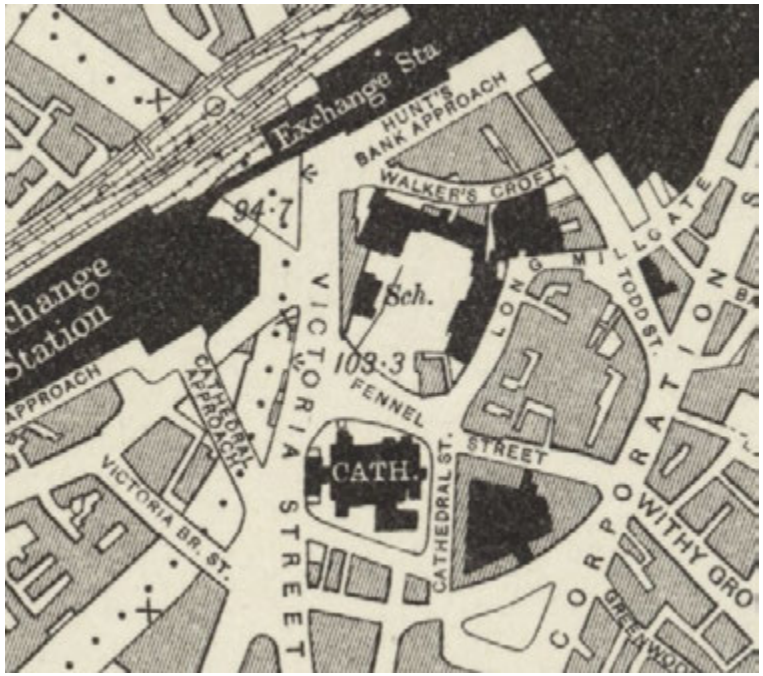
The College of Christ became **Manchester Cathedral (Grade I)** in 1847 and continued to be renewed and extended until the middle of the 21st century.



2.2 Roper, 1807 (Manchester Historical Maps)



2.3 OS map surveyed 1845, published 1848 (NLS)



2.4 OS map revised 1905-06, published 1909 (NLS)

2.1.5. 20th and 21st Centuries .

The city centred suffered heavily during the Manchester Blitz of 1940-41, with the northeast corner of the Cathedral suffering substantial damage. Restoration of the Cathedral took almost 20 years. Twenty six years later, an IRA bomb was detonated on Deansgate, damaging the glazing of the Cathedral and the dome of the Corn Exchange and leading to the creation of the new Shambles and Exchange Squares, the structural relocation of two historic public houses, the building of the Urbis in 2002 (now containing the National Football Museum) and the redevelopment of the Manchester Arndale shopping centre nearby (completed only in 2006).

The Corn Exchange, which had become a market emporium, was reopened as the Triangle Shopping Centre (and in the 2010s converted into a food outlet and aparthotel).

In between the Cathedral and the Chetham's site, the Glade of Light memorial, commemorating the victims of the Manchester Arena attack (2017), was installed in 2021 **[Figure 2.5]**.

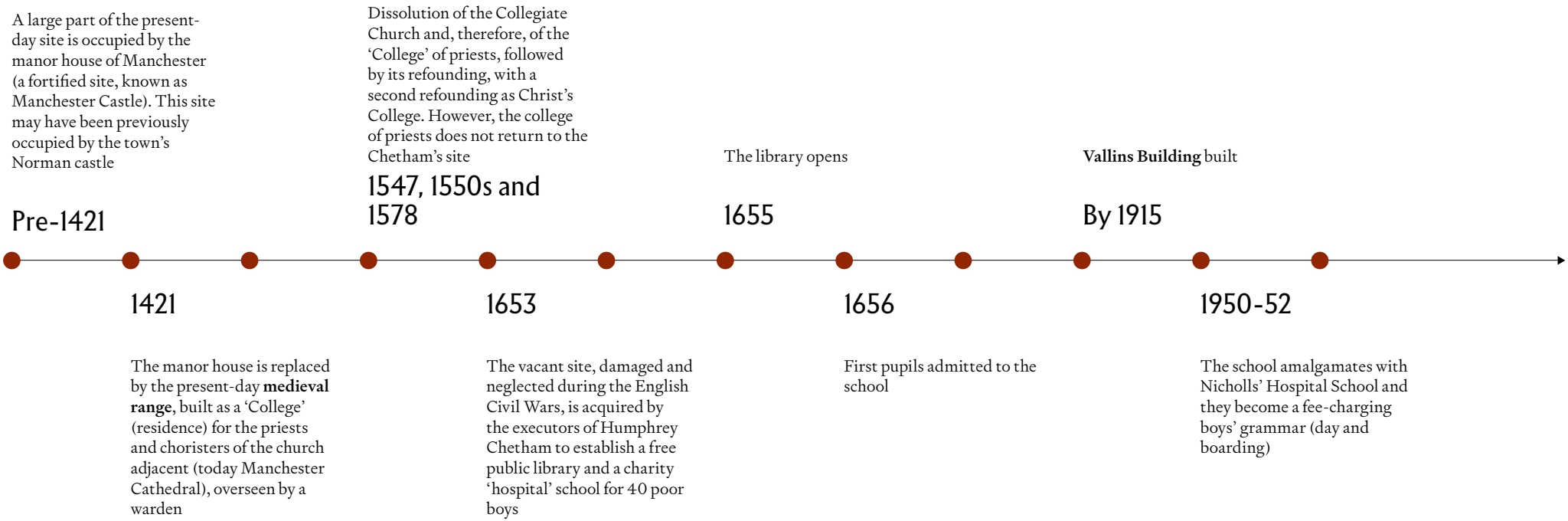


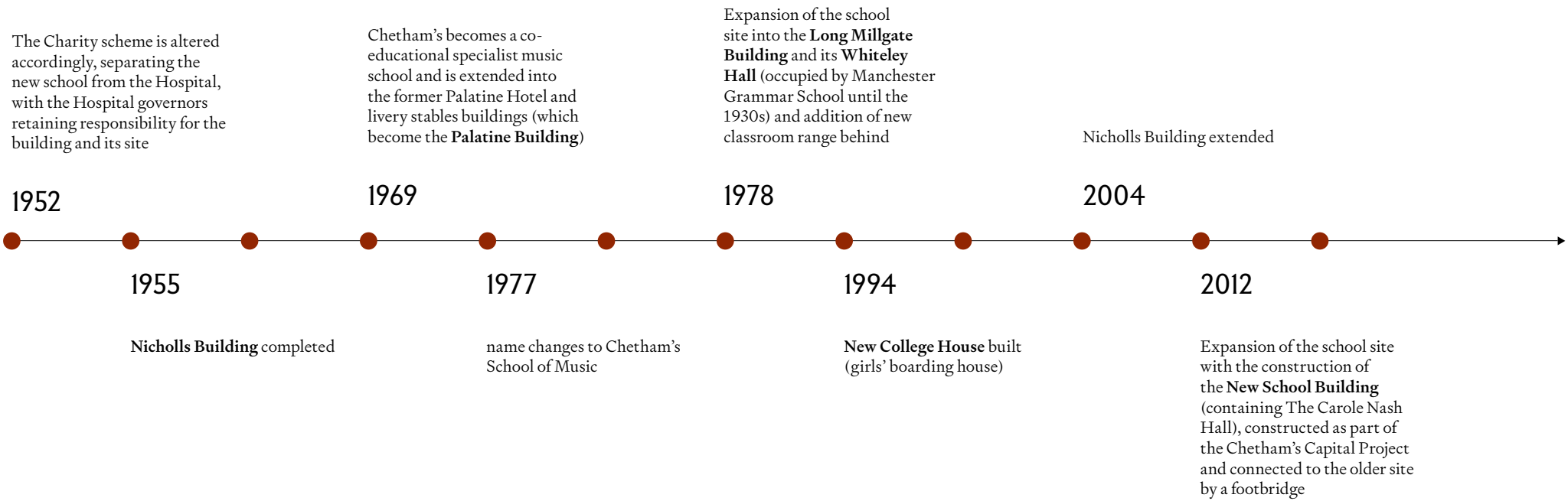
2.5 Present day (Esri)

2.2. Summary History of the Chetham's Site

This is a summary of key events only and should be read in conjunction with the detailed history provided in volume 1 of Donald Insall Associates Ltd, for Chetham's School of Music (2007), 'Chetham's Hospital, Manchester. Conservation Management Plan'.

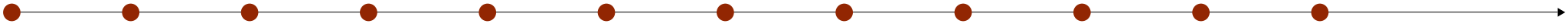
2.2.1. Timeline of Key Dates




1952
The Charity scheme is altered accordingly, separating the new school from the Hospital, with the Hospital governors retaining responsibility for the building and its site
1955
Nicholls Building completed
1969
Chetham's becomes a co-educational specialist music school and is extended into the former Palatine Hotel and livery stables buildings (which become the **Palatine Building**)
1977
name changes to Chetham's School of Music
1978
Expansion of the school site into the **Long Millgate Building** and its **Whiteley Hall** (occupied by Manchester Grammar School until the 1930s) and addition of new classroom range behind
1994
New College House built (girls' boarding house)
2004
Nicholls Building extended
2012
Expansion of the school site with the construction of the **New School Building** (containing The Carole Nash Hall), constructed as part of the Chetham's Capital Project and connected to the older site by a footbridge

Palatine Building demolished, leaving only the gable end, re-exposing the medieval range to view from Westgate Street

2016



2017

Formal opening of the New School Building's Stoller Hall

2.2.2. Medieval

The core site sits on a promontory of sand rock, with a sheer drop to the north (where the River Irk, culverted in the 19th century, once ran). It was a key defensive site and is likely to have been used, even if transiently, by the Romans, Britons and Anglo Saxons.

It is known to have been in use since at least the medieval period, when it was occupied from the 13th century onwards by the Norman fortified manor house known as Manchester Castle. Its position on the bluff, at the confluence of the two rivers, would have offered an important strategic (and defensible) location.

In the 14th century the site passed to Thomas de la Warre, who re-founded the parish church as the Collegiate Church (1421) and gave the manor house site for a residential 'College'. Whilst it was traditionally suggested that parts of the old manor house were incorporated into the new College no evidence has been found of this. It is possible, however, that parts were reused as the foundations for the linear wing, in what was otherwise an entirely new building.

Construction took several decades, and incorporated some monastic elements (such as the quadrangle with an usual two-storey cloister) whilst also including a domestic medieval great hall, complete with screens passage, buttery, pantry and withdrawing room.

2.2.3. Post-Medieval

The Collegiate Church and, therefore, its college were dissolved in 1547 (as part of Henry VIII's Dissolution of the Monasteries) and the college site was granted to Edward Stanley, 3rd Earl of Derby and converted to a town residence. It is unclear whether the priests (known as fellows) and warden returned to the Chetham's site after the church and its college were re-established by Elizabeth I, as Christ's College. Some secondary texts suggest that they did, as part of an arrangement with Derby, whilst others say that only John Dee, sometime warden, was allowed to reside here, as a favour. The mathematician and astrologer John Dee – something of a celebrity of his day – was appointed warden by the Queen in 1595.

During the turmoil of the English Civil Wars of 1642-51 the site was used by the local Parliamentarians as a prison and a gunpowder manufactory, and at the wars' end it was allegedly left vacant, damaged and occupied by pigs. Humphrey Chetham described the site in 1649 as "spoyld and ruin'd and become like a dunghill", although Hartwell suggests that a later reconstruction drawing showing the building at this time exaggerates the damage **[Figure 2.6]**.[2]

The site was sequestered by the Commonwealth's Parliament in 1651, when the Cavalier (Royalist) Lord James Stanley was executed and his property confiscated. It was subsequently acquired by the leader of a local Baptist group.

2 Hartwell (2004), pp. 56-57.



2.6 Reconstruction drawing of the semi-derelict site as described by Humphrey Chetham in 1649, drawn 1908 (Manchester City Council)

2.2.4. Library and School Use

Humphrey Chetham (d.1653) – a Manchester-based cloth merchant and financier, a benefactor of the Collegiate Church, and the Lord Lieutenant of Lancashire – was a philanthropist who had tried to acquire the former manor house site in 1649. His will left a sum of more than £8,000 for the establishment of a library and a residential 'hospital' (charity) school for 40 poor local boys of "honest" families. A sum of £,1000, plus the residue of his estate, was bequeathed for the purchase of books, "there to remaine as a publick librarie forever", its books to be chained.[3]

The lease of the site was acquired by his executors in 1654, its buildings repaired, and in 1665 the charity was incorporated and the school opened. The library opened in 1656. The site at this time included a number of ancillary buildings in addition to the medieval range.

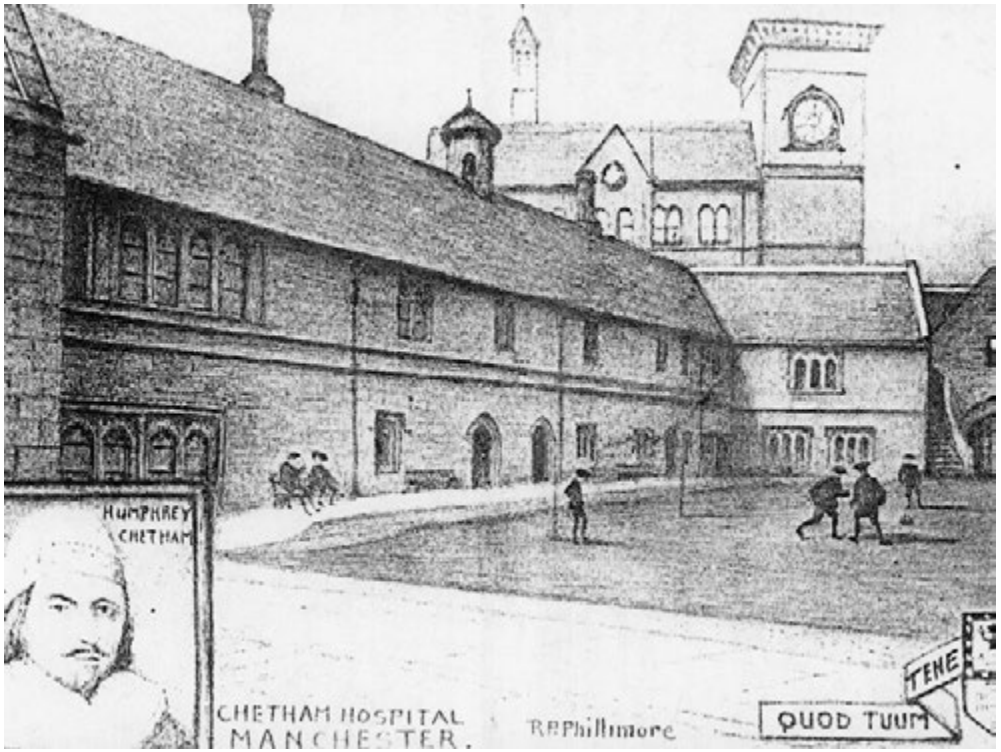
The library and school appear to have continued to occupy only the medieval range and its gatehouse until the 20th century. Whilst clearly romanticised, artworks of the 18th and early-mid 19th centuries suggest that the exterior of the building – and its site as a whole, enclosed behind its buildings and its precinct boundary wall – underwent relatively little change across this period, particularly as they fronted into the interior of the site. There were, however, evidently changes to the north elevation, where various additions, at different heights, are shown constructed against the outer face from the early-19th century onwards. By the mid and later 19th century, the medieval range was also increasingly enveloped – and seemingly abutted – by outside buildings **[Figures 2.7-2.12]**.

The fragment of the 17th century Hydes Cross (Grade II) was relocated here from Withy Grove/Fennel Street in 1913.

By the Edwardian period an additional school building (the Vallins Building, by Alfred Waterhouse) had been added within the site, whilst further additions had been made running along the north elevation of the medieval range. These were followed by two flat-roofed buildings added shortly after the end of the Second World War, at some date between 1946 and the 1948 **[Figure 2.14]**.

At the school, the number of pupils fell during the Second World War and it amalgamated with Nicholls' Hospital School in 1950, before being turned into a fee-charging boys' grammar school (day boys and boarding) in 1952. Numbers rose again and the Nicholls Building was completed in 1955.

3 The residue was actually invested in land, that would generate annual monies for the purchase of books.



2.7 The Chetham's site in 1780 (Manchester City Council)



2.8 The north elevation, c.1821 (Manchester City Council).avif



2.9 The Chetham's site in 1797 (Manchester City Council)



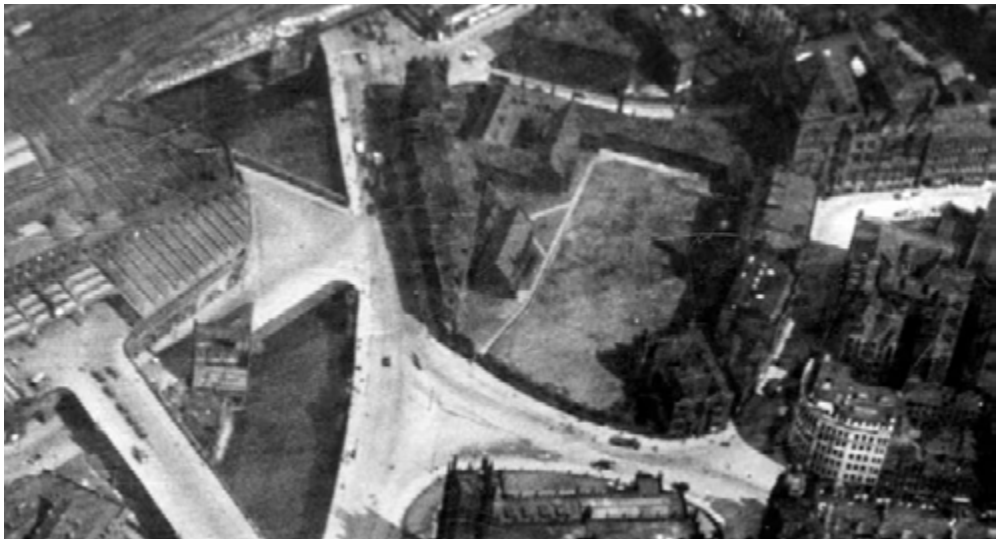
2.10 The north and west faces of the site in 1812, its boundary wall in front (Manchester City Council)



2.11 Inner faces of the Chetham's buildings, shown in 1850 (Manchester City Council)



2.12 The Chetham's site in c.1890, the Manchester Grammar School building now existing adjacent (Manchester City Council)



2.13 Chetham's site in 1926 (Manchester City Council)



2.14 Chetham's site in 1948 (Britain From Above)

2.2.5. Library and Music School

In 1969 the school was turned into a co-educational private music school (day and boarding). The name changed to reflect this in 1977. Additional practice, classroom and boarding accommodation was required and the former Palatine Hotel and livery stables (built in 1835-45) were brought into use, largening the school site. The Long Millgate building (Grade II, designed by Alfred Waterhouse in 1878) and the Whiteley Hall (concert venue), which had until then both been occupied by Manchester Grammar School, were bought in 1978, extending it further.

New College House was built in 1994 as a girls' boarding house and the Nicholls Building was extended in 2004, also to provide additional boarding accommodation. The Palatine Building (the former Palatine Hotel) was demolished in 2016 to open up the interior of the site to views from the south, leaving only a small section attached to the listed precinct boundary wall.

New performance/music tuition space was added in the New School Building of 2012, which included The Carole Nash Hall (a recital hall) and (completed in 2017) the concert hall known as The Stoller Hall.

For the school, other smaller or more ancillary buildings and numerous extensions have also been added over the decades (and some since demolished).

The library, however, has always been situated in the quadrangle. As its storage and office needs grew, and the school relocated to alternative accommodation, it expanded beyond its original first-floor chained library and reading room to create additional office and store spaces at both ground and first floors. Today it is responsible for all of the quadrangle with the exception of the school Principal's flat, and for the ground-floor rooms at the west end of the linear wing. The operational library and its offices and stores are focused in the west and north ranges, with rooms in the east used for income-generating tours and occasional venue hire. As part of these changes the historic Reading Room (situated in the east) has also been repurposed as part of the library's visitor tour, but the long Library remains in its original use.

2.3. The Medieval Range (Grade I)

This sections provides a summary only, with a detailed chronology of all known changes to the building provided in volume 1 of the Donald Insall Associates CMP (2007).

2.3.1. Summary of Use and Change Over Time

The medieval 'college' was comprised of the medieval range that survives today plus a number of ancillary buildings (such as stables and a brewhouse – all since lost). The college accommodated eight priests, four clerks and six lay choristers, under the stewardship of a warden, in a site enclosed within a precinct boundary wall and entered at the side of the Gatehouse. Construction of the medieval range is believed to have started in the 1420s, using red sandstone from Collyhurst and green (unseasoned) timber.[4] The Great Hall (now Baronial Hall) and the 'sets' (double-storey living accommodation) around the cloister of the quadrangle were likely completed by the end of the 1450s. Hartwell suggests that construction was completed by the 16th century at the latest,

4 Dendrochronology shows a start date certainly by 1429 and potentially in 14214, See Hartwell (2004), p. 20.

but that further repairs or alterations were undertaken in the late 16th or early 17th century, and that it was perhaps at this time that the first chimney (subsequently altered) was added in the Baronial Hall.[5]

It was this building that was damaged and neglected during the English Civil Wars, and substantially repaired/rebuilt in the 1650s to be opened as the library and the charity school. The first floors of the ranges on the west and south of the quadrangle thus became the library and the remainder of the building the school. There are no known early depictions of the building.

Plans and drawings by John Palmer record the building as it existed in 1815 (for which see Hartwell's published study). It is known that the gatehouse was refaced in 1815, whilst substantial works were carried out in 1844-54. These included repairs, remodelling of the exterior (particularly of the main range), and the addition of an extension running along the north of the main range, adding a schoolroom and additional dormitory accommodation above (1844/45).[6] The whole site was extended to the south in 1859.[7]

Waterhouse also made changes to the quadrangle in the 1870s, adding a northwest porch to provide independent access into the quadrangle for library users, and a new staircase in the south by which they could reach the first-floor Library and Reading Room.

There were further repairs in the 1880s.

Works carried out in the 1890s were mainly limited to the quadrangle and included repairs to the courtyard, restoration of the walls and roof of the stair turret and the rebuilding (internal and external) of the Baronial Hall chimney and the inglenook adjacent. There were also works to the windows.[8] As a result, most of the building may have been refaced during the 19th century.

Historic England notes that a restoration and enlargement was carried out in 1883-95, under architects Oliver and Charles James Heywood (see Appendix I). In addition, it gives an (unspecified 19th century date) to gritstone dressings and a parallel addition to the rear of the east wing of the quadrangle, and an early 19th century date to the rebuilding of part of the gatehouse.

There were evidently further works at the turn of the 20th century, as the (former) kitchen chimneystack bears the inscription 'Rebuilt 1902'.

The medieval range was damaged during the Manchester Blitz of December 1940, when an incendiary bomb hit the intersection of the quadrangle and the linear wing (recorded in the contemporary bomb damage map). The fire may have travelled beyond this, as it is reported to be the cause of blackened stone visible in the Baronial Hall.[9] Its repair may have been delayed until the pupils' return after the war, when the opportunity was also taken to modernise the interior. A newspaper report of 1948 also notes that '*the bombs that destroyed much that was priceless were the means to modern fittings and comforts*', but that the *'work of restoration is well in hand'*, including the replacement of leaded glass with opening casements, new washing and showering facilities with plumbed hot water, and plans for the replacement of the old cooking ranges. However, *'[w]herever possible, as in the governor's house, damage is made good by restoration in the original form' and 'the library and its surroundings remains untouched'* **[Figure 2.41]**.[10]

5 Ibid., p. 53.
6 Ibid., p. 105.
7 Ibid., pp. 106-107.
8 Ibid., p. 108.
9 Information provided by Julianne Simpson.
10 'Restoration of Chetham's. Some Modern Touches'. *Manchester Guardian*, 14 July 1948, cited in Hartwell.

Photographs of the mid-20th century show the medieval range still retaining some leaded glass, although other glazing had seemingly been replaced and the rainwater goods were also modern [**Figure 2.16**].



2.41 Bomb-damaged roof, December 1940 (Chetham's Library)



2.16 Leaded and modern glazing, and modern rainwater goods, 1966 (Manchester City Council).avif

2.3.2. External Footprint

Maps reveal that, from the later-18th century onwards, the external footprint of the medieval range itself has remained relatively consistent, although a number of structures have been added along its north.

1772 (small scale) [Figure 2.17]: the west range of the quadrangle seemingly abutted to at either end, and another small building or extension added at the quadrangle's southeast, abutting the main wing (now College House). The main wing had a terrace/yard built against the middle of its north elevation and was also abutted by a large building to its east (in unrelated ownership).

1807 (small scale) [Figure 2.18]: an unrelated building seemingly running along (or at least very close to) the entire west elevation of the quadrangle. The addition at the southeast corner between the main wing and the quadrangle building shown to be substantial, but no addition yet indicated on the north elevation of the main wing. The east range now shown to have a jagged footprint along its west.

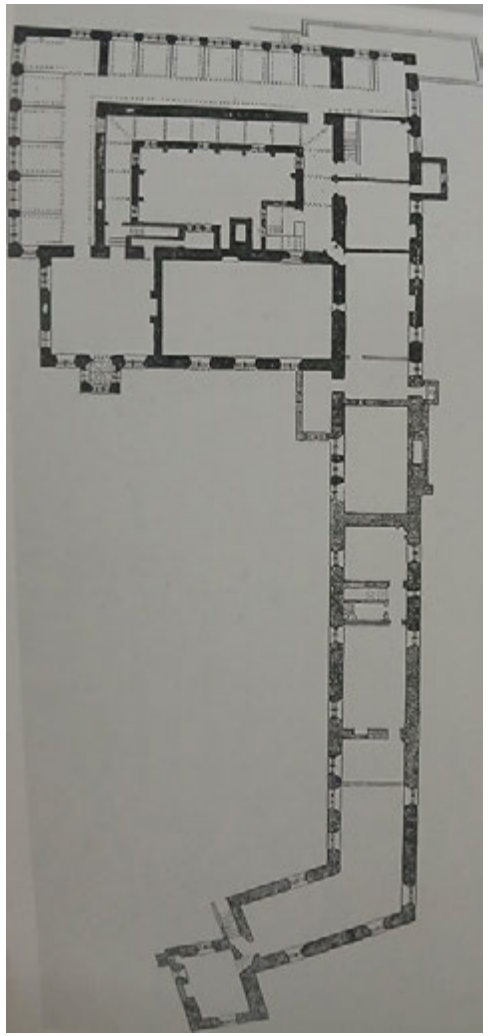
1815 (plan) [Figure 2.19]: this plan by John Palmer shows only very minor additions, plus a yard at the northwest (with all other abutting buildings seemingly lying outside the site). Artistic depictions of around this period show small additions/structures built along the west end of the north elevation, situated along the basement level of the building (the medieval range built above a deep ditch).



2.17 The Chetham's site and its surroundings, 1772



2.18 The Chetham's site and its surroundings, 1807



2.18 The medieval range, 1815 (reproduced from Hartwell)

1849 (large scale) [Figures 2.20-2.21]: the four-sided quadrangle building in the west shown as enclosing a small courtyard between its cloister walks and having lean-to additions at its northwest corner, on its north, and in its east (a porch, nestled into the corner with the main wing). Along its west, a wall and a fence enclosed two yards whilst the Palatine livery stables had been built against the quadrangle's southwest corner. The main wing also had a long group of structures running along the east end of its north elevation, the yard/terrace adjacent containing a water tank and pump. The east range was now shown with external stairs at its west, whilst the gatehouse was abutted by the grammar school building (now the Long Millgate Building).

1886 (large-scale Goad insurance plan) [Figure 2.22]: this detailed depiction of the footprint shows the building primarily of two storeys, with the structures built along the north elevation a mixture of one and two (some with an additional 'basement' below) and the Great Hall (now Baronial Hall) double-height.

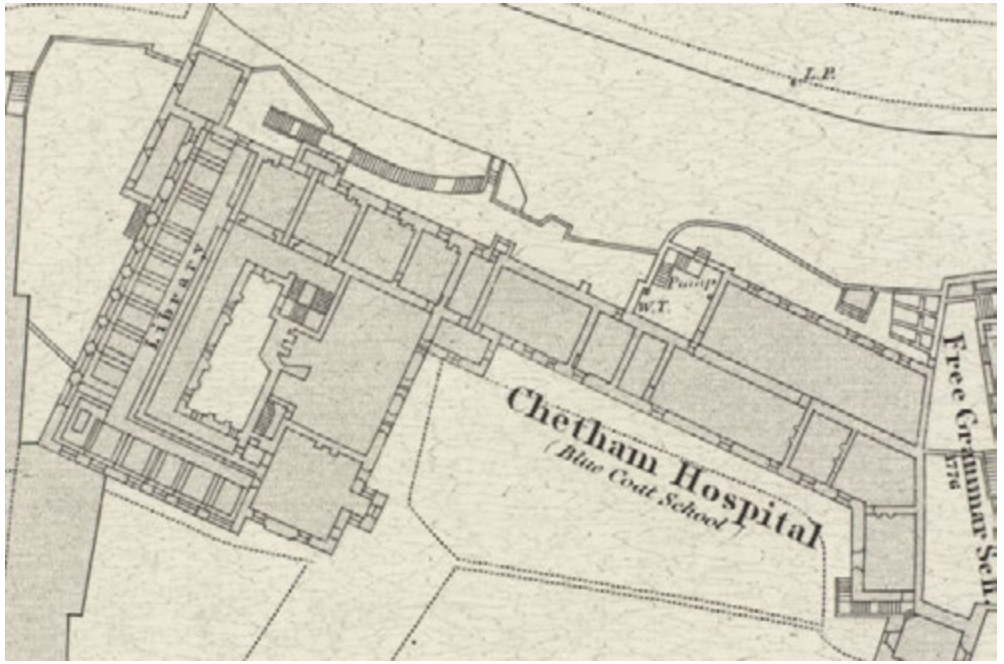
1915 [Figure 2.23]: further structures added along the north of the main wing. Inside its quadrangle, the fireplace and stairs on the east wall are shown with a different external footprint to that given in the 1894 reconstruction floorplan showing the ecclesiastical 'College'. There had been no visible change by 1931.



2.20 The site and its surroundings, OS map surveyed 1849, published 1850 (National Library of Scotland)



2.23 The site and its surroundings, OS map revised 1915, published 1922 (National Library of Scotland)



2.21 The medieval range, OS map surveyed 1849, published 1850 (National Library of Scotland)

1970 [Figure 2.24]: more of the southwest corner was now enveloped by the Palatine Building behind, whilst the wall fronting onto the east of cloister walk had been changed and for the first time was shown matching its depiction in the 1894 plan of the ecclesiastical 'College'. Across the whole north frontage, more buildings had been added and both of the areas shown as yards or open-sided structures in earlier years were now either buildings or at least covered over.

Present-day [Figure 2.25]: the building has retained the external footprint recorded in 1970 but is now exposed to the west as the result of the demolition of the Palatine Building.



2.24 The Chetham's site, OS map revised 1961-70, published 1971 (National Library of Scotland)



2.25 The Chetham's site, 2026 (Esri)

2.3.3. The Roof

The roofs of the linear wing and the quadrangle have coverings of stone slate. The primary sources are limited and the degree of destruction of the roof during and after the English Civil Wars is unclear. Whilst Humphrey Chetham claimed that *"some of the roof is blown of"* and referred to *"the timbers being rotted for [lack] of slate"* Hartwell suggests that this might have been an exaggeration, or was referring to some of the ancillary buildings since lost.[11]

The principal information is provided in Hartwell's study (2004). This concludes that:

The roof belongs to a family more usually associated with the box-framed tradition of the south of England, as opposed to cruck-framed tradition of the north-west. It is a type of crown-post roof, with arch-braced tie-beams and a collar-purlin, but it differs from the usual form in that the crown post has been reduced to the merest stub which is concealed by the arched braces attaching the collar purlin to the tie beam. [...] A small group of crown post roofs has been identified in the north-west and west of England, though the Chetham's roof seems to be without direct parallels. Lancashire examples include a roof section at Smithill's Hall, Bolton; a roof at Morleys Hall, Leigh; trusses in the east wing of Ordsall Hall, Salford dated to 1360; and an early fifteenth-century roof in St Wilfrid's Church, Ribchester.

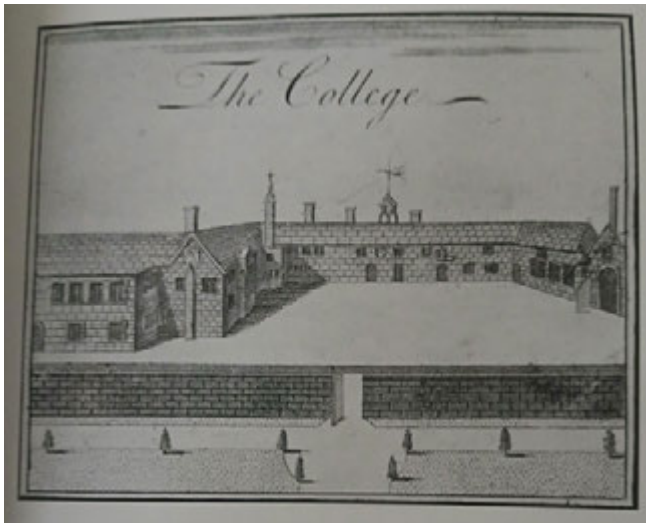
The condition of the roof structure is generally good and principal trusses appear to be substantially original. In fact there is no evidence for wholesale replacement of any of the principal roof timbers except those altered, probably in the early eighteenth century, to insert a bellcote, and in the part of the roof above the pantry and buttery damaged in the Second World War. This tends to belie the seventeenth century description of the building which states: "some of the roof is blown of ... & the timbers being rotted for [lack] of slate". Though this could have been a reference to the condition of ancillary buildings since demolished.[12]

Outer Form

Historic drawings of the mid-18th century onwards, and photographs from late-19th century and later, show the outer roof form remaining unchanged over time, always with a cover of reddish stone slate. They highlight the presence of chimneys, flues and gablets, and the bellcote (an 18th century addition), across this latter part of the building's history. Upper rooms were inserted in the 20th century – with the dormers present inserted to serve the Principal's flat after the Second World War. At this time a single earlier dormer present in a photograph dated to 1910 (see Figure 2.37) was likely widened and a new window inserted **[Figures 2.26-2.39]**.

11 Hartwell (2004), p. 57.

12 Ibid., pp. 101-102.



2.26 Roof of the medieval range, 1741 (reproduced from Hartwell)



2.27 Roof of the medieval range, 1760 (Manchester City Council).avif



2.28 Roof of the medieval range, shown in 1807 (Manchester City Council)



2.29 Roof of the medieval range, shown in 1820 (Manchester City Council).avif



2.30 Roof of the medieval range, shown in 1830 (Manchester City Council)



2.31 Roof of the medieval range, shown in 1885 (Manchester City Council).avif



2.32 Roof of the medieval range, photograph of 1890 (Manchester City Council)



2.33 Roof of the medieval range, also showing the buildings constructed against it, shown in 1894 (Manchester City Council)



2.34 Stone slates on the medieval range, photograph of c.1900 (Rob Bates)



2.35 Roof of the medieval range, shown in 1902 (Manchester City Council).avif



2.36 Roof of the main wing of the medieval range, photograph of 1910 (Manchester City Council)



2.37 Dormer window, shown in 1910 (Manchester City Council)



2.38 Roof of the medieval range, photograph of 1955 (Manchester City Council)



2.39 Roof of the medieval range, photograph of 1986 (Manchester City Council)

1650s works

As part of the building's restoration and conversion a 'false ceiling' was added in the Baronial Hall whilst roof timbers in the Reading Room – which had originally continued down the walls – were heavily foreshortened. Hartwell suggests that the latter was to allow panelling of the walls.[13]

Hartwell also notes that a number of non-original plaster counter ceilings were inserted below the roofs (concealing the roof timbers), probably during the building's repair/rebuilding in the 1650s. These were probably removed again in the works of the 1890s.[14]

19th Century Works

General repairs and modifications to the building were made in several phases during the second half of the 19th century.

These included, in 1884, the addition of rooflights to the east side of the Library 'gallery'. This was a response to the loss of light caused by the Palatine Building adjacent.[15]

13 Ibid., pp. 82, 78.
14 Ibid., pp. 108-109, 66-67.
15 *Manchester Guardian*, 5 August 1884.

Second World War Bomb Damage

There is only limited information about the December 1940 incendiary bomb damage. The damage was greatest in the east end of the present-day Principal's flat (F13-F14) and the rooms below but also affected the double-height (former) Kitchen (G23). A photograph (undated) held by Chetham's Library shows the east room of the first-floor flat with its west wall damaged and its roof missing altogether (described as 'burnt'), whilst to the east the former Kitchen (G23, now the Old Kitchen or the Association Room) was covered in tarpaulin. The damaged wall (which runs up between G11 and G13) required a total rebuilding (as can be seen today). Aerial photographs of 1944 and others of 1946 – the latter shortly after the end of the Second World War – show the roof seemingly still with damage around the area of the hit, or under repair. Its repair appears to have been underway by 1948,

when the school pupils returned from evacuation, a photograph showing the slates here either temporarily removed, or replaced, or the roof covered over. This was no longer visible in 1955 where the snowboards also first appear in photographic evidence **[Figures 2.40-2.46]**.



2.40 Roof of the main range in 1944 (Manchester City Council)



2.41 Bomb-damaged roof, December 1940 (Chetham's Library)



2.44 Damage or works underway on the cloister roof, 1948 (Britain From Above)



2.42 Damage to the medieval range roof, 1946 (Britain From Above)



2.45 The south range of the Library and Audit Room in 1955, with snowboards (Manchester City Council)



2.43 Chetham's site, 1948 (Britain From Above)



2.46 Chetham's site roofs, 1958 (Historic England)

Later Works

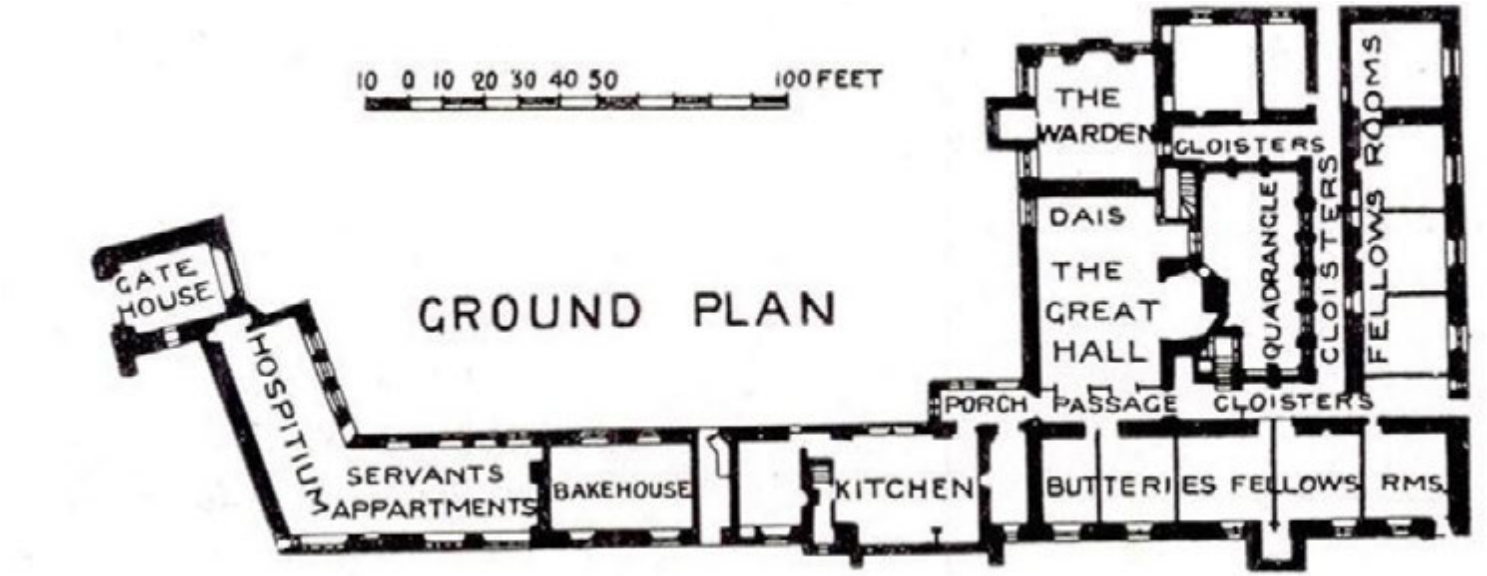
In recent decades, the roofs have undergone a number of ad-hoc reactionary maintenance repairs and 'like for like replacements', relating to the replacement of broken slates, the re-fixing of slipped slates and the replacement of snowboards. In recent years there have been issues with water ingress through the rooflights of the Library and the Fox Chimney (that of the Baronial Hall). The Fox Chimney has been subject to repointing and the renewal of its capping, flashings and back gutters. These 'like for like' works have not required planning permission/listed building consent.

2.3.4. Interior

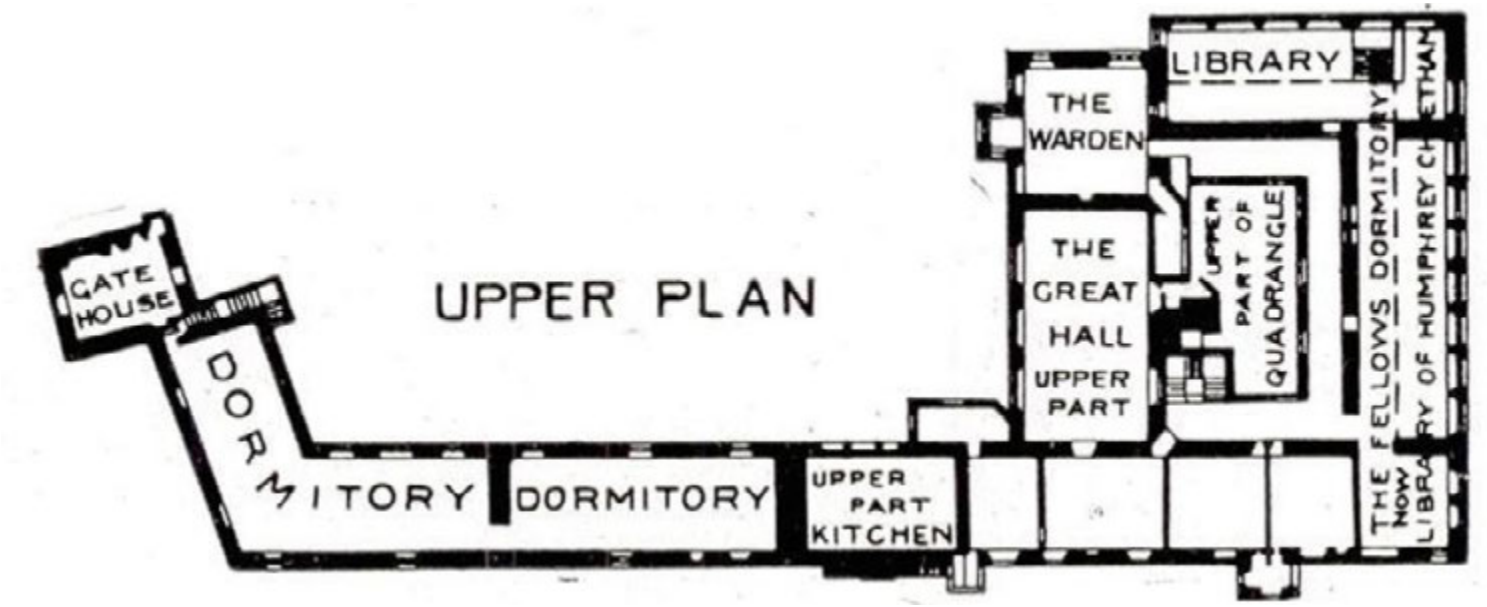
The division and uses of the ground and first floor during the building's original, 'college', use is recorded in reconstruction plans **[Figures 2.47-2.48]**.

Almost all of the building, and all of its communal/public spaces, has retained its historic character (primarily of the 15th and 17th centuries) across the centuries **[Figures 2.49-2.55]**.

Plans of the medieval range as it existed in 1876 were drawn by Waterhouse **[Plates 2.56-2.57]**.



2.47 Ground floor of the medieval college, reconstruction (Country Life)



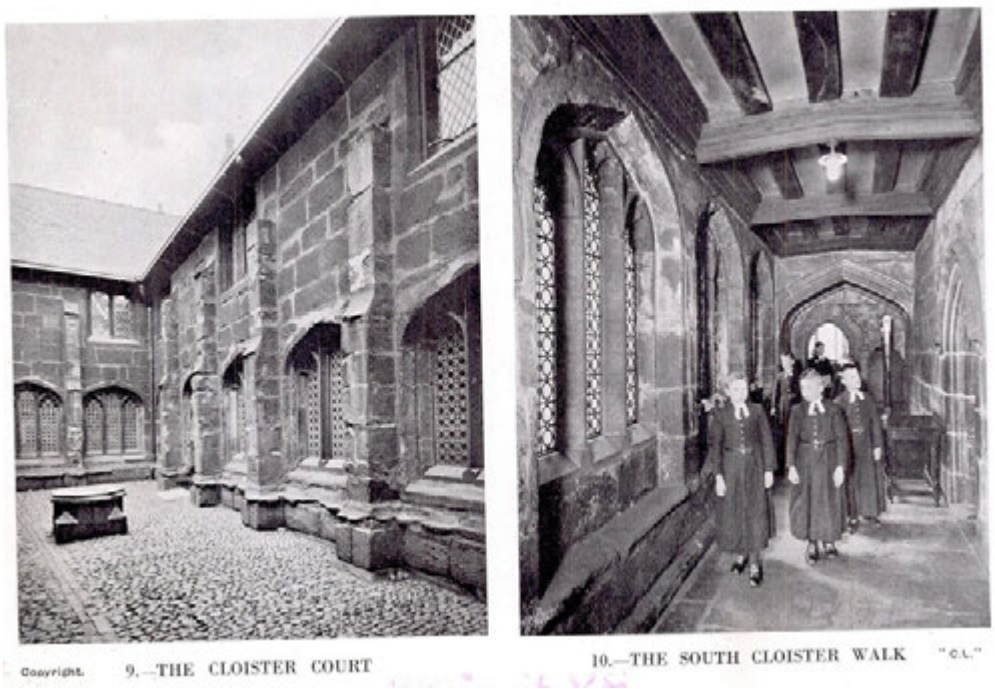
2.48 First floor of the medieval college, reconstruction (Country Life)



2.49 Great Hall, shown in 1934 (Country Life)



2.50 Kitchen, shown in 1934 (Country Life)



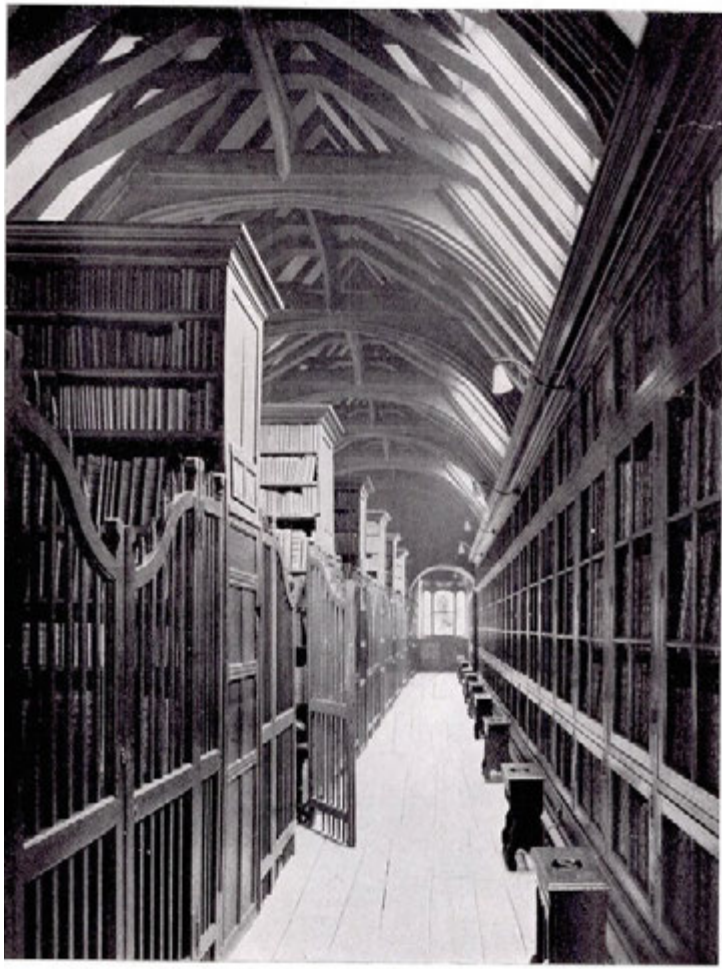
2.51 Cloister walkway and cloister courtyard, shown in 1934 (Country Life)



2.52 Reading Room, shown in 1934 (Country Life)



2.53 Audit Room, shown in 1934 (Country Life)



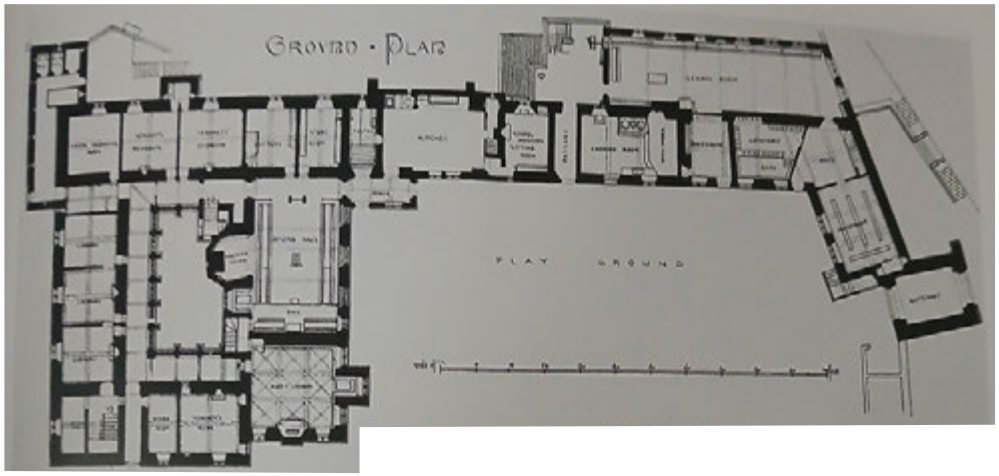
Copyright. 5.—THE WEST RANGE OF THE LIBRARY "C.L."
The presses by Richard Martinscroft

2.54 Library, shown in 1934 (Country Life)

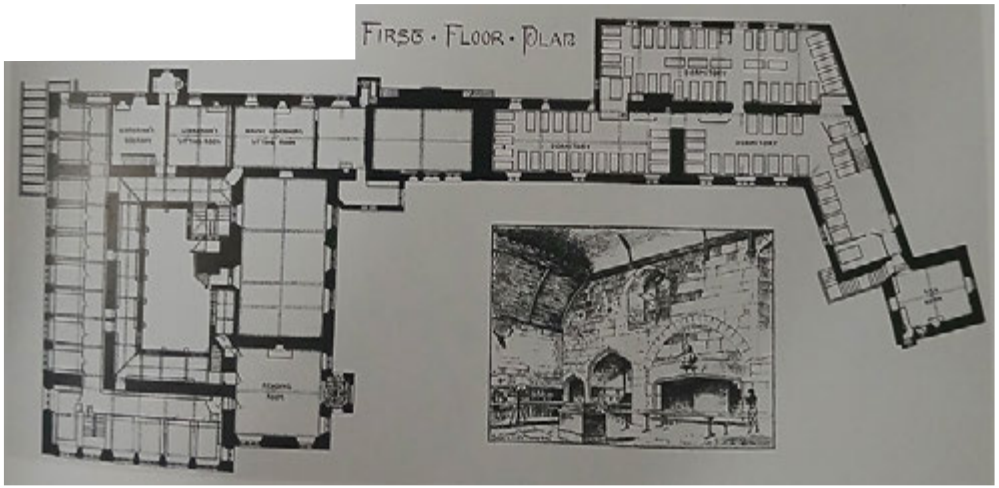


Copyright. 8.—THE EASTERN DORMITORY "COUNTRY LIFE."
This formed part of the guest-house in the days of the College

2.55 East dormitory (now part of the school library), shown in 1934 (Country Life)



2.56 Ground floor drawn by Waterhouse (Hartwell)



2.57 First floor drawn by Waterhouse (Hartwell)

Today, the school occupies most of the linear wing, which provides offices at ground floor and the school library above. Whilst minor alterations have been made these spaces have retained their historic footprint and character. The rear extension (which has an entirely modern fitout) is now in office use and there are openings between the two at both floors.

The quadrangle has very little modern fitout and this is mainly confined to the school Principal's flat, the modern ground-floor stores, and the infilled first-floor walkway. All other spaces retain their historic character unaltered.

2.4. Relevant Planning History

The following applications relating to the medieval range are listed on Manchester City Council's online planning portal.

087188/LO/2008/C1; 2008; Approved – LISTED BUILDING CONSENT Alterations to second floor flat to form shower/w.c **[including insertion of a slate vent to the roof]**.

136415/LO/2023; 2023-2024; Approved – Listed Building Consent for the conservation and repair works to College House, including; Removal of 20th century snowboards, repair and conservation of a lead roof damaged by water ingress, removal of 20th century lighting, and repair of historic internal stone floor.

138312/LO/2023, 138430/FO/2023; 2023-2024; Approved – Listed Building Consent for the replacement of a flue.

2.5. Bibliography of Principal Sources

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University of Manchester, Online Map Collections, https://www.library.manchester.ac.uk/rylands/special-collections/subject-areas/map-collections-travel-and-discovery/online-map-collection/

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Idem. (2004). *The History and Architecture of Chetham's School and Library*

Oswald, A. (1934) 'Chetham's Hospital and Library, Manchester – I', *Country Life*, vol. 76, iss. 1962, pp. 192-198, 25 August 1934

Idem. (1934) 'Chetham's Hospital and Library, Manchester – II', *Country Life*, vol. 76, iss. 1963, pp. 220-226

Barter, M. (2020) ‘Chetham’s School of Music, Manchester: Heritage Significance: Advice on the Snowboards

Online Heritage/Development Management Resources

Historic England, National Heritage List for England, https://historicengland.org.uk/liWsting/the-list/

Manchester City Council, See or comment on planning applications, https://www.manchester.gov.uk/planning-and-regeneration/planning/planning-permission/see-or-comment-on-planning-applications

Websites

Chetham’s Library, ‘The Medieval Buildings’, https://library.chethams.com/about/history/the-medieval-buildings/

Information was also provided by Julianne Simpson (Librarian) both in person and by email.

3. Site Survey Descriptions

Unless otherwise stated, all photographs were taken by DIA in summer 2026.

3.1. The Setting of the Building and the Conservation Area Context

The Chetham's site forms the northwest of the Cathedral Conservation Area. This conservation area was designated principally to protect the setting to its two medieval buildings – the two oldest buildings surviving in central Manchester today. It contains the core of the medieval settlement of Manchester, which was focused around the confluence of the Rivers Irk (now culverted beneath Walker's Croft) and Irwell, the defensive town ditches, and its parish church, manor house and market. Whilst the conservation area is now heavily altered it retains the Hanging Bridge above the Hanging Ditch (albeit no longer accessible), its medieval street pattern, the church (now the Cathedral) and the manor house (altered in the 1650s to become the Chetham's medieval range) and the exposed River Irwell, whilst there is some visibility of its former topography in the fall in land height at the rear of the Chetham's medieval range. Victorian railway architecture is also important to the character of the conservation area and includes Victoria Station, the former road bridge into Exchange Station (Cathedral Approach) and, in Salford, what survives of Exchange Station (built in 1884), the conservation area being unusual in that it extends into the City of Salford. Victorian commercial architecture, above all the former Corn Exchange, is also an important part of its character and streetscape.

The conservation area has also undergone two major recent redevelopment/renewal programmes to its public realm, which have transformed its character. Shambles Square and Exchange Square were both created in the aftermath of the 1996 bomb attack and Cathedral Gardens was introduced in the early 2000s.

The substantial **River Irwell** runs through the conservation area from south to west and marks the boundary between the cities of Manchester and Salford. This is now mainly concealed behind sandstone walls with modern railings but can be appreciated from the several bridges that cross it here. In the south is a modern footbridge with glazed parapets, which slopes down to Salford. Adjacent is the 1830s **Victoria Bridge Street (Grade II),** built in sandstone with a stone parapet above decorated with Greek scrolls and the sovereign orb (modern glazed panels in front); this sits on the site of a predecessor, which until 1760 was the only bridge linking the two cities **[Figures 3.1-3.2]**. At the Salford end the red brick arched structure below is exposed, but this is not visible from Manchester. The wide bridge adjacent, Cathedral Approach, dates from 1884, built as the road bridge into the since-demolished Manchester Exchange Station, and has a parapet of brick at its Salford end and an iron open parapet otherwise. At its Salford end, to either side, are two remnants of Exchange Station, now in car park use and forming the plinth to the Embankment high-rise residential development above. To the north, in the northwest corner of the conservation area, the Palatine Bridge (1864, with alterations of 1911) has wrought iron railings to its northwest side but is mainly read as a part of the road.

To the east of the river, between the Cathedral and the Chetham's site, lies the relatively new Glade of Light; a contemporary memorial garden dedicated to the victims of the 2017 Manchester Arena bombing. This has trees, native planting, contemporary seating and public realm, and a marble ring inscribed with the victims' names (known as The Halo) **[Figure 3.3]**.

The **Cathedral (Grade I)** is situated in the south of the conservation area. Built in sandstone in the English Perpendicular style, its original fabric of the early 15th century has been extensively rebuilt and extended. Due to the built-up streetscape surrounding, its greatest townscape presence is to the west, where the rebuilt west tower of 1867 is a prominent townscape feature, the building continuing behind. On the north side, facing the Chetham's site, is the 1880s north porch by J. S. Crowther, whilst on the west end there are late Victorian vestries and a porch, all added by Basil Champneys in 1898. Adjoining at the corner of the Cathedral is the lower southeast range, comprising Victorian ranges to its rear and the early-20th century Champneys Library and Worthington Extensions in front, facing onto Cathedral Street **[Figures 3.4-3.6]**.

To the south of the Cathedral are two historic **public houses**, neither, however, in its original position. Sinclair's Oyster Bar (Grade II) dates from the 1730s and was relocated here in 1971 during the construction of the Arndale Centre, whilst the timber-framed Wellington Inn (Grade II), built in the 16th century and extended in the 17th, and was moved to this site in 1999, after the Manchester bomb, as part of the creation of Shambles Square. The two blocks to their west are both Victorian in date, that in the middle containing the L-shaped **Mitre Hotel (Grade II),** a sandstone building of 1867, and the early/mid-19th century Crown & Anchor, faced in red brick and pale faience. The two small blocks to their west are comprised of tall red brick later Victorian commercial buildings, those in the west truncated, a garden added behind. Running between these smaller blocks is the course of the late medieval **Hanging Bridge (scheduled monument)**, which ran across the Hanging Ditch that formed part of the town defences and now survives partly above ground and partly as underground remains.

To the east of this group is the former **Corn Exchange (Grade II).** Built in 1903, this curved triangular building of four storeys occupies a substantial site, modern shopfronts running along its outside whilst the middle form an atrium with a glazed roof with a central dome. Exchange Square runs along its southern side, preserving the former path of the medieval defensive Hanging Ditch (although this is not articulated), and was created in 1999 as part of the rebuilding that followed the Manchester bomb. The Metrolink stop and tramlines followed in 2015 **[Figure 3.9]**.

The middle of the conservation area runs between Fennel Street in the south and Walker's Croft in the north and is occupied by the Chetham's site in the west. On the opposite side of Long Millgate are Cathedral Gardens, comprised of paving, lawns and mature trees and a water feature and opened in 2002 as part of the Millenium Quarter development. To their east is the substantial National Football Museum (2002), a six-storey sloping structure of glass and steel, occupying a prominent position. A small island site to its own immediate east contains **City Buildings** (Grade II), a curved 1860s-70s ashlar commercial building of four storeys, the modern 14-storey metal clad and glazed Mamucium hotel rising immediately behind, set above an ashlar-faced plinth. This is now enclosed along its east by the Metrolink tracks running into Victoria Station **[Figures 3.10-3.13]**.

To the north of Millgate the group of buildings mainly forms part of the Chetham's site but also includes a small red brick building with a glazed roof that was constructed as the entrance to the underground British Railways Staff Association club.

Walker's Croft marks the former site of the River Irk and was formerly a public road. It has now been brought into the Chetham's site as an enclosed car park/service yard. To its north is the newest building of

Chetham's Music School – the New School Building, incorporating Stoller Hall – which sits at a much lower land height than the school buildings to its south/southwest. The Fall in land height at Walker's Croft is the only indication on public land of the former existence of the River Irk.

Hunt's Bank and Victoria Station Approach form the northern boundary of the conservation area and are enclosed on the outside by **Victoria Station (Grade II).** Where it fronts onto Victoria Station Approach this is a sandstone station office building of 1844 in an Italianate style, with a canopy in iron and glass, and to Hunt's Bank a 1909 addition in a neo-baroque style. To their rear, inside the concourse, are the booking hall, restaurant and bookstall, which retain some decorative features and a stained glass dome above (the rest of the station being heavily altered). To the rear of the extension, on Hunt's Bank, the 1990s A0 Arena is visible on the elevated site behind, with its prominent entrance block and steps running down to the street in the west **[Figures 3.14-3.15]**.

Immediately outside the conservation area, a group of three railway bridges serving the station runs along northwest boundary – the **North Bridge (Grade II)** of 1888, built in iron with a decorated parapet, the **Middle Bridge (Grade II)** of 1864 (which has an ornate parapet in black, red and gold), and the 1844 **Stephenson Bridge (Grade II),** the latter by George Stephenson.



3.1 River Irwell, the Chetham's site behind



3.3 Glade of Light



3.4 Cathedral, west end



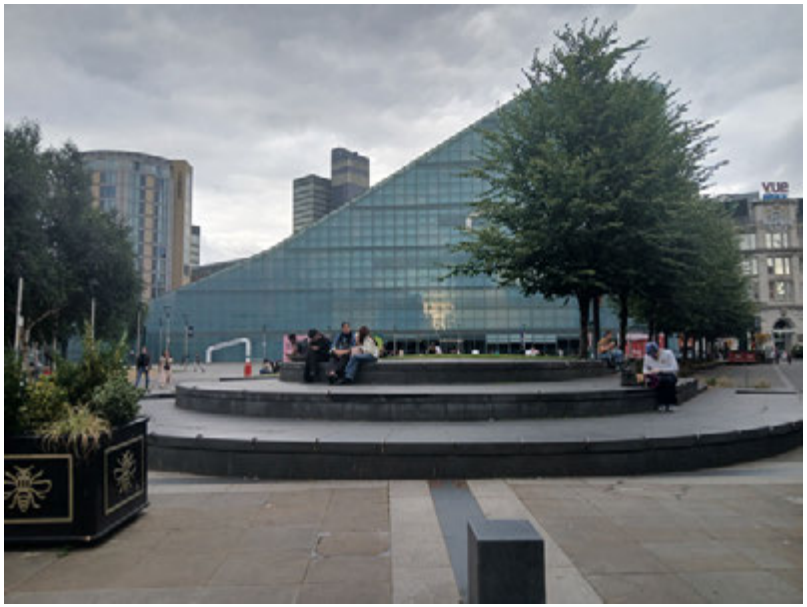
3.5 Cathedral, east end and south frontage



3.6 Cathedral, southeast range



3.9 Corn Exchange (Grade II)



3.10 National Football Museum



3.11 Cathedral Gardens



3.12 Cathedral Gardens, paved area



3.13 City Buildings (Grade II)



3.14 Victoria Station (Grade II)



3.15 Victoria Station (Grade II) and former club entrance facing

3.2. The Chetham's Site

The Chetham's site has expanded over time and now incorporates a much larger area than that acquired by Humphrey Chetham. With the sole exception of the former club entrance on Victoria Station Approach (which is unrelated ownership), it now occupies the entire area bound between Victoria Street in the west, Fennel Street in the south, Long Millgate in the east, Victoria Station Approach in the northeast, and Hunts Bank Approach in the northwest.

The principal part of the site is that running between Victoria Street, Walker's Croft, Fennel Street, Long Millgate and the new internal footbridge. Where its buildings do not form its boundaries this is enclosed behind boundary walls of various ages along its north, west and south, almost all in sandstone and the oldest running out of the southwest corner of the medieval range (and forming part of the listed building). In the north of this area is the **medieval range**, with later additions built along its northern elevation, these sitting at a much lower level due to the falling land height. To the southwest of this range is the **Vallins Building (Grade II)**, a detached red sandstone building with pitched roofs and Gothic detailing designed by Alfred Waterhouse, originally of one tall storey but now with a mezzanine. The grassed area running along the west of the site was until fairly recently occupied by the Palatine Building; this has now been demolished, leaving only its southern tip, which adjoins the site's sandstone precinct wall adjacent to the ornate 1830s Vallins Gate in the south **[Figures 3.16-3.21]**.

The middle of this site is undeveloped and is occupied by lawns in the north (containing the repositioned **Grade II-listed 17th century cross shaft base**), a car park and a hard-surfaced games pitch/playground in the middle, and another lawn at the south and planting along the southern boundary. The east frontage block runs along their edge and in the north is comprised of the **Long Millgate Building and Whiteley Hall (Grade II)** (originally built for Manchester Grammar School), a linear building of red brick with sandstone dressings designed by Alfred Waterhouse in a Tudor style. Originally of three principal storeys, plus a four-storey gate tower, this now has a modern roof extension above, whilst a functional modern extension (itself with a roof extension) runs along its rear, inside the site. To their south, at the site's southeast corner, is the **Nicholls Building of 1995**, originally built in brick with loose Victorian references but extended upwards in a very contemporary style in 2004, transforming its character **[Figures 3.22-3.28]**.

To the east of this historic site is a 20th century extension of the school site, comprised of the two connecting blocks of **New College House (1994),** built in red brick and sandstone, with a pitched roof above. The land height steps down here and a lawned garden runs to these buildings' north and northeast, the retaining wall containing a brick arch through which the River Irk may have once run. The entrance into the school site sits at the immediate southwest of New College House, in front of its medieval **gatehouse** (which forms the end of the medieval range), set behind a boundary wall of stone in the north and both stone and brick in the south, with an elaborate pair of tall gates. A small modern entrance lodge is faced in sandstone and there is a surface of setts. To the north, a footbridge in a contemporary design runs out to the New School Building **[Figures 3.29-32]**.

A **sandstone boundary wall (part listed at Grade II)** runs along the north, west and southwest of the historic site, that in the north and west is the medieval precinct wall. The short sections of boundary wall at the entrance are later in date **[Figures 3.33-3.36]**.

Walker's Croft runs along the north of the medieval range, the historic stone precinct wall of the historic site running along its edge. Whilst its east end has now been absorbed into the Chetham's site, providing parking and a service area, the gate and fencing allow views along its length, towards the Victorian buildings beyond [**Figure 3.37**].

In the north of the site, the **New School Building (2012)** occupies the triangular block bound between Hunts Bank Approach, Victoria Station Approach and Walker's Croft. Faced in textured brick, and having its frontage to the north, this tall, very contemporary, building sits at a lower level than the ground to its south and is connected to the rest of the school by the bridge walkway that extends above Walker's Croft [**Figures 3.38-3.39**].



3.16 Chetham's site, west frontage



3.17 Vallins Building (Grade II)



3.18 Boundary wall and buildings behind exposed by the demolition of the Palatine Building



3.19 Boundary wall and Vallins Gate, and Palatine Building (surviving remnant)



3.20 Palatine Building, rear



3.21 Vallins Gate, rear



3.22 North lawns



3.23 Hey's Cross base (Grade II)



3.24 Long Millgate Building



3.25 Long Millgate Building



3.26 Long Millgate Building, rear and later additions



3.27 Nicholls Building, the top floors modern



3.28 Nicholls Building, rear



3.29 New College House



3.30 Chetham's site entrance



3.31 Entrance lodge, New College House behind



3.32 Footbridge to New School Building



3.33 Boundary wall, here to the north along Walker's Croft



3.34 Boundary wall



3.35 Southern boundary wall



3.36 Boundary wall and entrance gates



3.37 Walker's Croft, now part of the Chetham's site



3.38 New School Building



3.39 New School Building

3.3. The Medieval Range

The medieval range is comprised of the gatehouse, the main linear wing and the quadrangle, the latter being comprised of east, south, west and north ranges surrounding a small enclosed courtyard (Fox's Court). Built in the 1420s as a college of priests, it was converted into a townhouse in the 1540s, fell into dilapidation in the 1640s and was repaired and converted for use as a public library and a residential charity school in the 1650s. Various extensions were added along its north and northwest, most notably in the 1880s and 90s, when restoration works were also undertaken, and it is suggested that much of the building was refaced over this century. The interior, however, seems to have remained relatively unaltered until the 1940s, when it suffered a fire at the intersection of the two ranges (December 1940, caused by an incendiary bomb) and underwent a programme of internal modernisation, primarily in its service and living spaces (towards the end of the decade). These, however, appear to have had only very limited impacts, and to have left little evidence today.

The 19th and 20th century extensions along its north are outside the scope of the proposed works and are not described.

Today, the linear wing is mainly occupied by the school. With the exception of the first- and second-floor space that is used as the Principal's flat, the quadrangle is operated by the library, although a number of rooms are used solely for tours and venue hire.

A full gazetteer of the medieval range as it existed in 2007 is provided in volume 2 of the Donald Insall Associates CMP of that year. The descriptions below do not intend to duplicate that and are instead provided as only a summary, which should be read in combination with the gazetteer.

3.3.1. The Building Externally

The medieval range is of solid masonry construction using coursed, squared, Collyhurst red sandstone (except on the outer frontage of the Gatehouse, which has been refaced in buff ashlar), and the quadrangle and linear wing sit on plinths of matching stone. Its detailing is in the Perpendicular Gothic style but is limited to the window and door openings, where the dressings are also in red sandstone, with some occasional use of grey gritstone that is most probably evidence of 19th century repairs. Its roofs, which are all pitched, have timber structures with stone slate roofs above. The glazing is leaded to the front elevations (facing into the courtyard) and plain to the rears but is comprised of later replacements, whilst the doors and rainwater goods are modern. Most windows retain, or are sympathetic to, the historic character, but to rear faces there are occasional deviations **[Figures 3.40-3.43]**.[16]

The building is of two principal floors, although in the north (where the land height falls) there are rooms at lower ground/basement level, which are accessed from the outside and function as independent spaces; they are not described below. In addition, there is a small second-floor/attic space above the Principal's flat (created in the 1650s and the only rooms at this floor).

16 The window openings were most likely originally unglazed in the 1420s. The first glass added to the windows does not survive today.



3.40 Medieval range, south elevation



3.41 Medieval range, north elevation



3.42 Medieval range, east elevation



3.43 Medieval range, north elevation

Linear wing

This wing contained the service and ancillary rooms of the college of priests, comprising the kitchen, bakehouse, hospitium and other spaces.

This long, narrow, range is L-shaped, its principal length running from east to west and a short side return in the east terminating in the Gatehouse. It continues into the quadrangle, which it meets behind the latter's northeast porch (with the continuation beyond this is described separately, as the north cloister range).

The ground floor is tall and the first floor low, its windows set immediately below the eaves. The roof rises steeply above, the 18th century bellcote (offset slightly from the centre) and a small octagonal chimney to either side set on the crest.

To the south elevation (front) there is an irregular arrangement of window and door openings, the floors separated by a double drip mould. There are four doorways, all with stone surrounds with four-centred arched hoodmoulds (which to the two eastern doorways continue over the window adjacent). The windows are all cusped, with square-headed hoodmoulds, and are mostly paired, although the west end is more irregular and contains a triple and a single light at ground floor and two doubles at first floor, with the second light of the westernmost first-floor window covered by the quadrangle porch adjacent (but still visible to the inside). The ground- and first-floor openings are not aligned, whilst the presence of gritstone dressings suggests that some have been restored and, potentially, altered **[Figure 3.44]**.

The north elevation is mainly obscured in the east by Waterhouse's abutting addition, which rises to a similar height. A small elevated courtyard sits at the west of this, accessed via G26. The bay to its west has a four-centred arched window at ground and first floor (the latter cusped), and there is a small opening in the east side of the substantial external chimney stack to the former Kitchen, which extends across the bays to its east (see above, Figure 3.41).

The short two-bay side return is similar to the main body of the range on its east elevation, which has two windows at ground floor and one at first floor (all triple light) but the drip mould is single and much lower. Its south elevation is the blind gable end of the range and is partly abutted by the Gatehouse, the external stairs of which wrap around its southwest corner and mount the gable wall.

The east elevation of the side return (its rear) is blind at ground floor and first floor has three windows with rectangular lintels (chamfered to the two larger windows) that are presumably later insertions **[Figures 3.45-3.46]**.



3.44 Linear wing, south elevation



3.45 Linear wing, east end



3.46 Linear wing, east elevation

Gatehouse

This is a small building with steeply pointed gable ends to its east and west elevations. Its ground floor contains only a plainly moulded four-centred archway in each of these frontages, leading into the passage that runs through the building. The external steps run along the north of its west elevation, where they enter a four-centred arched doorway, the first-floor window at its side without a lintel and likely a later alteration or insertion. The east elevation has been refaced in buff-coloured ashlar sandstone of an early-19th century date and has a cusped four-centred arched mullioned window at first floor and a simple drip mould. Above this is a carved tablet with a coat of arms and a more elaborate cusped statuary niche (now empty). The north and south walls are abutted by the linear wing and the Victorian Long Millgate Building and are not visible **[Figures 3.47-3.48]**.



3.47 Gatehouse, east elevation



3.48 Gatehouse, west elevation

Quadrangle

As altered for the college of priests this space contained the priests' two-storey 'sets' in the north, south and west cloister ranges, with double-storey cloister walkways along their inner faces, whilst the east range contained the Great Hall (now Baronial Hall) and the warden's accommodation.

This small cloistered quadrangle occupies the west of the medieval range. Its **east elevation** – the hall range – is of two parts. The north part is the double-height Baronial Hall and has a low two-light "dole" (almsgiving) window in its first bay (the dais end) and three large cross-windows at a high level, in bays 2 to 3. A later two-storey porch sits at its north end (at the end of screens passage), in the angle with the east wing, and on each side has a door and window at ground floor and a window above, the windows of two lights. The south part (the solar end of the range) is of three bays, the centre bay stepped forward with a gabled roof above, each bay having windows on both floors, the first-floor window of the projecting bay a triple light and all others double. The projecting bay has a drip mould, first-floor windows to its sides, and an empty crocketed niche. All windows are four-centred arches, mullioned and cusped. Above, there is an octagonal chimney on the crest of the roof at the junction of the solar and Hall **[Figure 3.49]**.

The **south elevation** is also of two parts. In its east is the three-bayed gabled side return of the hall range (the solar end), which has a central pointed chimneybreast projecting at ground and first floors. There are cusped windows with hoodmoulds at both floors, which are four-centred arched double lights to the east of the chimney and squared-headed mullioned (double at ground and triple above) to its west, and the chimney, which rises out of the roof at the gable, appears to have been rebuilt. The remainder of this elevation, the larger part, is of six bays and projects, with its door offset to the west and an external staircase running along the westernmost bay at ground floor. The windows square-headed and mullioned, those at ground floor of one and two lights and the large first-floor windows, which are late-17th century replacements, triple lights. The doorway is a four-centred arch, the ground-floor openings all with hoodmoulds. A shallow side return to the east, meeting the solar, has a single mullioned window at each floor, the double-light window at ground floor running into the corner and the square-headed window above being of only two lights **[Figure 3.50]**.

A section of the original precinct wall is attached to the southwest corner, built in sandstone with a pitched coping and approximately 2m high to the interior of the site.

The west elevation of the quadrangle is comprised of seven inner bays, with a double-bay steeply pointed gable to either end. The windows are rebuilt square-headed mullions, of three lights at first floor and one at two at ground floor, with the basement level (where exposed) blind. In the north is the flat-roofed projecting northwest porch added by Waterhouse, which runs across the gable end and part of the bay adjacent **[Figure 3.51]**.

The **north elevation** of the quadrangle is of 10 bays, with small gabled projection in bay 8. In the east bays, the substantial external chimney stack to the former Kitchen is constructed against the outer wall and is a wide, gabled, structure with buttresses, the large chimney flue breaking through at the bottom of the roof and rising high above. It bears the inscription 'Rebuilt 1902'. A smaller corbelled projection to its immediate west, at first floor only, is a former garderobe. There are square-headed windows to both floors in the bays to the east of the

chimney, the larger ones mullioned and cusped. Bays 5-7 have square-headed mullioned windows at both floors, those at ground floor square and those above, which are set tight beneath the eaves, rectangular and cusped (one replaced with a timber sashed window). There are two octagonal chimneys set low on the ridgeline above. The projecting bay 8 has small windows on the sides and a cusped mullioned square-headed two-light window at first floor to the front. The windows in bay 9 are rebuilt (presumably dating from the addition of the porch), having moulded stone surrounds at ground floor and being mullioned above, and at first floor a pointed arched opening sits above Waterhouse's porch **[Figures 3.51-3.52]**.

Fox Court is the small cloister space enclosed between the four ranges of the quadrangle. It has a floor of cobbles and setts and contains a well (now sealed over). Here, the windows are mainly cusped four-centred mullioned arches of three lights at ground floor and two above (one of the windows in the west range converted to a doorway). There are buttresses along the walls of the north, west and south ranges, and a 17th century stair turret at the junction of the north and east ranges (its first-floor windows square-headed mullions). To the immediate south of the stair turret is the 19th century rebuilt chimney of the Baronial Hall, which sits on a skewed polygonal footprint and has an inglenook window. To the south of this is the oriel window of the Baronial Hall and a staircase with windows at first floor only. There is a single rooflight in the north, serving the Principal's flat **[Figure 3.53]**.



3.49 Quadrangle, east elevation



3.50 Quadrangle, south elevation



3.51 Quadrangle, north elevation



3.52 Quadrangle, Waterhouse's 19th century northwest porch addition



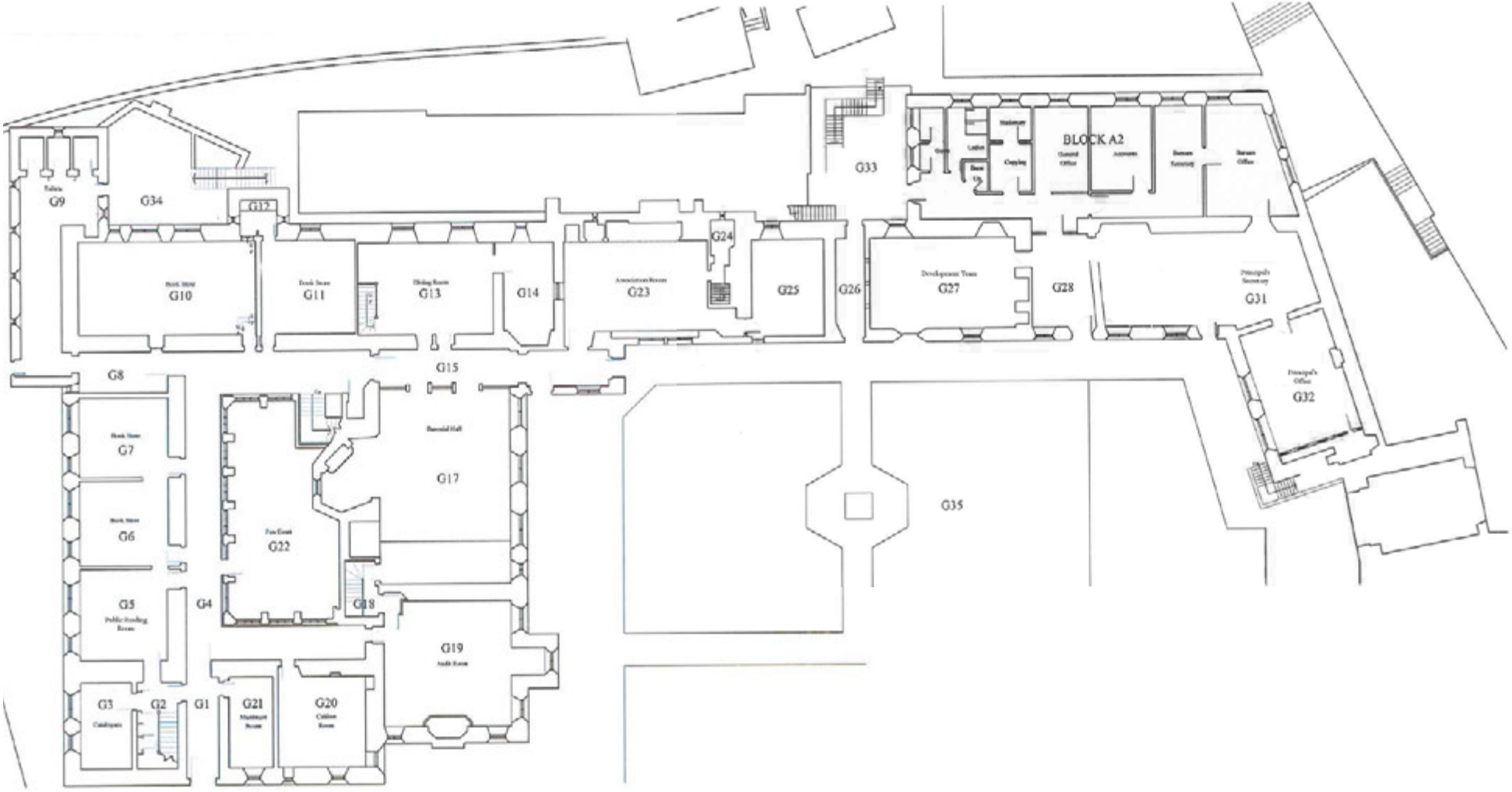
3.53 Fox Court, looking north

3.3.2. The Building Internally

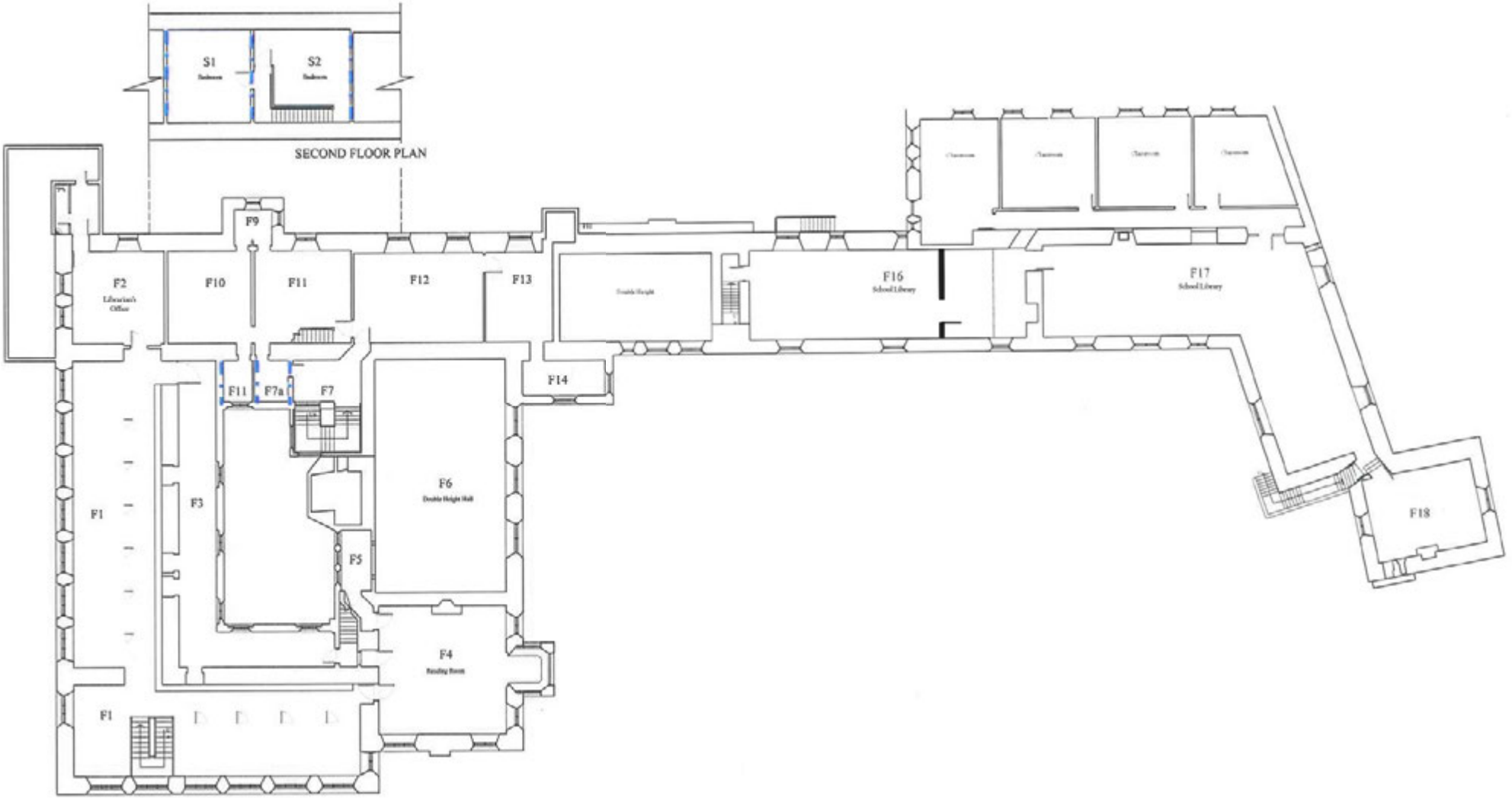
A fuller description of the internal spaces is provided in the gazetteer of the 2007 CMP. The description below is intended only to summarise the plan form, highlight principal spaces and features of interest, and identify key areas of modern alteration. Not all ancillary spaces were available to view.

Room numbers refer to those used in the CMP **[Figures 3.54-3.56]**.

The basement level is included in the 2006 gazetteer and, consequently, was not surveyed.



3.54 Ground floor room plan



3.55 First floor room plan

3.3.3. The Building Internally: The Gatehouse

This was not available to survey but is included in the 2006 gazetteer.

3.3.4. The Building Internally: Linear Wing

The east part of the wing is occupied by the school (rooms G27-32). The ground floor is in use as staff offices, with the exception of G28, the circulation space (whilst G26 is a through passage to Belltower Court, an elevated yard space at the rear). The exposed fabric is mainly historic, with the internal dividing walls red sandstone to either side of G27 and G28 and inserted historic brick between G31 and G32 (one face of the latter painted). The internal faces of the outer walls are the original red sandstone, generally exposed but painted in some places. The doorways between rooms are four-centred archways with timber doors, the ground-floor ceilings are plastered, with the beams exposed below, and the floors are carpeted, with modern red tiles to G28. Modern ceiling-mounted lighting is light touch. To G27 panelling has been applied to the lower level of the wall to allow trunking to be mounted and the windows to the through passage have modern glazing and cills. G28 and G29, which had been formed using modern partitioning, have been removed, restoring the footprint of G31, whilst G32, the principal's office, has a brick fireplace **[Figures 3.57-3.59]**.

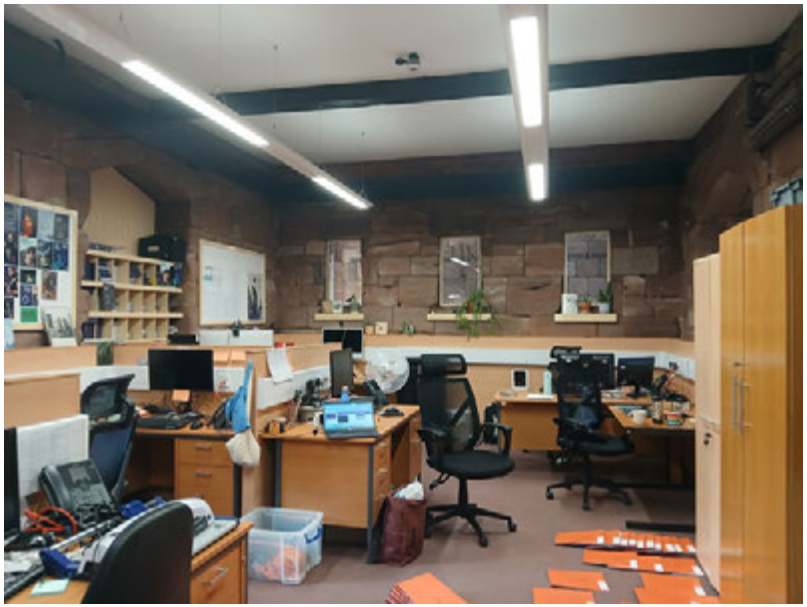
An inserted doorway in the rear of G28 also provides access into the offices and staff WCs situated in the 19th century extension along the rear (which has an entirely modern fit out at both ground and first floor).

The first floor is divided into F16 and F17 and occupied by the school library. The inner faces of the external walls are mainly exposed sandstone, with a small area of plaster, the more substantial trunking (for computer banks, in F17) carried along applied cladding. The timbers and crown post trusses of the roof structure are fully exposed, with plaster above, and are divided into two at the sandstone wall between F16 and F17, which has a doorway (a modern glazed fire lobby added on its west side) and, on the west wall, a fireplace (now covered over). The doorway into F17 from the stairs at its east is original whilst that into F16 from the stairs to its west is plain and square-headed and likely to be a more recent insertion. The two door openings in the north wall of F17 are four-centred arches (the larger partially infilled to create a smaller opening leading into the extension and the other leading into the former garderobe), whilst the opening to the north in F16 is modern. There is lightweight suspended lighting, whilst the floor is carpeted **[Figures 3.60-3.64]**.

Rooms G23-26 are now occupied by Chetham's Library. G23, the **Association Room** (or 'Old Kitchen', for a time the Music Library) is a double-height space with a ceiling and exposed roof structure similar to F16-F17 adjacent. Its walls are exposed sandstone with a substantial 7m-wide fireplace in the north, below a flat lintel and an altered arched opening in the east that was probably also a fireplace, with a small doorway (seemingly a later insertion) adjacent, and a large relieving arch on the south wall. The inserted doorway leads into its antechamber (G25), which wraps around the small staircase adjacent (G24) and sits below part of F16, the school library **[Figures 3.65-3.67]**.



3.57 G28 entrance corridor



3.58 G27 Development office



3.59 G32 Principal's office



3.60 F16 school library, looking west



3.61 F16, looking east



3.62 F17 school library, looking west



3.63 F17, dividing wall with F16



3.64 F17, roof



3.65 G23 Association Room, looking east



3.66 G23, roof



3.67 G23, roof trusses

3.3.5. Quadrangle, Ground Floor

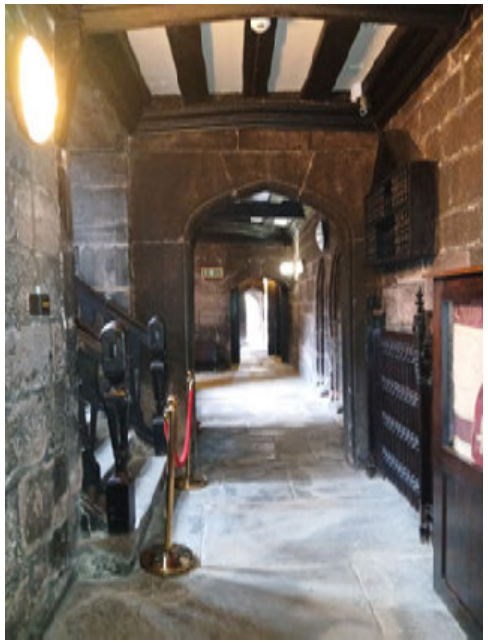
An internal cloister walkway runs along the north, west and south ranges (G15, G4), that to the north range (G15) continuing to either side as a through passage (in the west as G8). These walkways overlook the small enclosed cloister (**Fox Court**), which is accessed via a converted doorway (formerly a window) in the cloister walkway of the east range. The walkways have a mixture of two- and four-centred arched doorways between their sections and into the rooms adjacent, have flagged floors and retain their historic plan, fabric and character with very few obvious deviations. The east end of G8 has been suggested as the location of the stairs to the first floor prior to the 1650s alterations **[Figures 3.68-3.70]**.

The east range is the hall range and is occupied at ground floor by the Baronial Hall (historically the Great Hall) in its north and the Audit Room (originally the Hall's retiring room) in the south. The **Baronial Hall** (G17) is a well-preserved late medieval hall with a screens passage at its north end and a raised dais with oak canopy above at its south, although the massive inglenook fireplace and chimney in its west end is a Victorian alteration (whilst the flagstone floor dates from the 17th century). Its screen passage, which retains its three oak screens, forms the east end of the north cloister walkway, connecting to what was historically the kitchen (G23), G13 (where it has coupled doorways) and an outer door in the east. To the south, the **Audit Room** (G18) is one of the two most decorative spaces and has a panelled ceiling that has beams with carved bosses (the ceiling consolidated in 2016). Other features include the window alcove, muntin-and-rail panelling, and a moulded plaster frieze (which is floriated). These two rooms are part of the Library's heritage offer and are not in day-to-day use by staff or readers **[Figures 3.71-3.75]**.

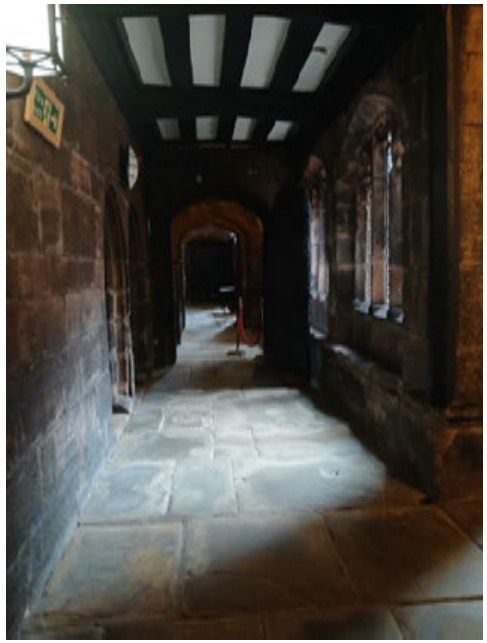
The north range was originally one large room with an antechamber in its east. Modern partitions have been added and it is now comprised of two rooms that are actively used for Library operations and a room known as the Dining Room, although no longer in this use. G10 (west) and G11 (middle), plus G11's tiny antechamber (G12) are **library book stores** – G11 converted from a guest room relatively recently. The wall that divides them is a later partition, whilst the sandstone of the external walls is painted and the plastered ceilings have sprinklers and strip lighting and, to G11, small exposed beams. G13, the '**Dining Room**' (historically divided into two – the buttery and pantry) has a timber floor and its west wall is a mid-20th century rebuilding in modern brick, replacing the wall damaged in the incendiary bomb hit of December 1940. Stairs to the basement level run down the side of this wall. Its square-headed doorway in the east, into its antechamber (G14) is seemingly modern, with a flat lintel. Corridor G9, which runs out of the northwest corner, is part of Waterhouse's 19th century addition to provide independent access to the library and has a flagstone floor, a pitched stone roof and, as a later alteration, modern WCs inserted at its end **[Figures 3.76-3.80]**.

The west range is divided into three with partition walls. All three rooms are in active library use, with the two north rooms (G6-G7) book stores and G5 now the sole public reading room. The **book stores** have exposed beams to the ceiling, strip lighting, painted walls, carpeted floors and various mounted service cabinets along part of the east wall. The **public reading room** has a similar ceiling, plastered walls, and a carpeted floor **[Figures 3.81-3.82]**. The ceiling beams to this range were recently reinforced in order to better bear the weight of the books in the Library above.

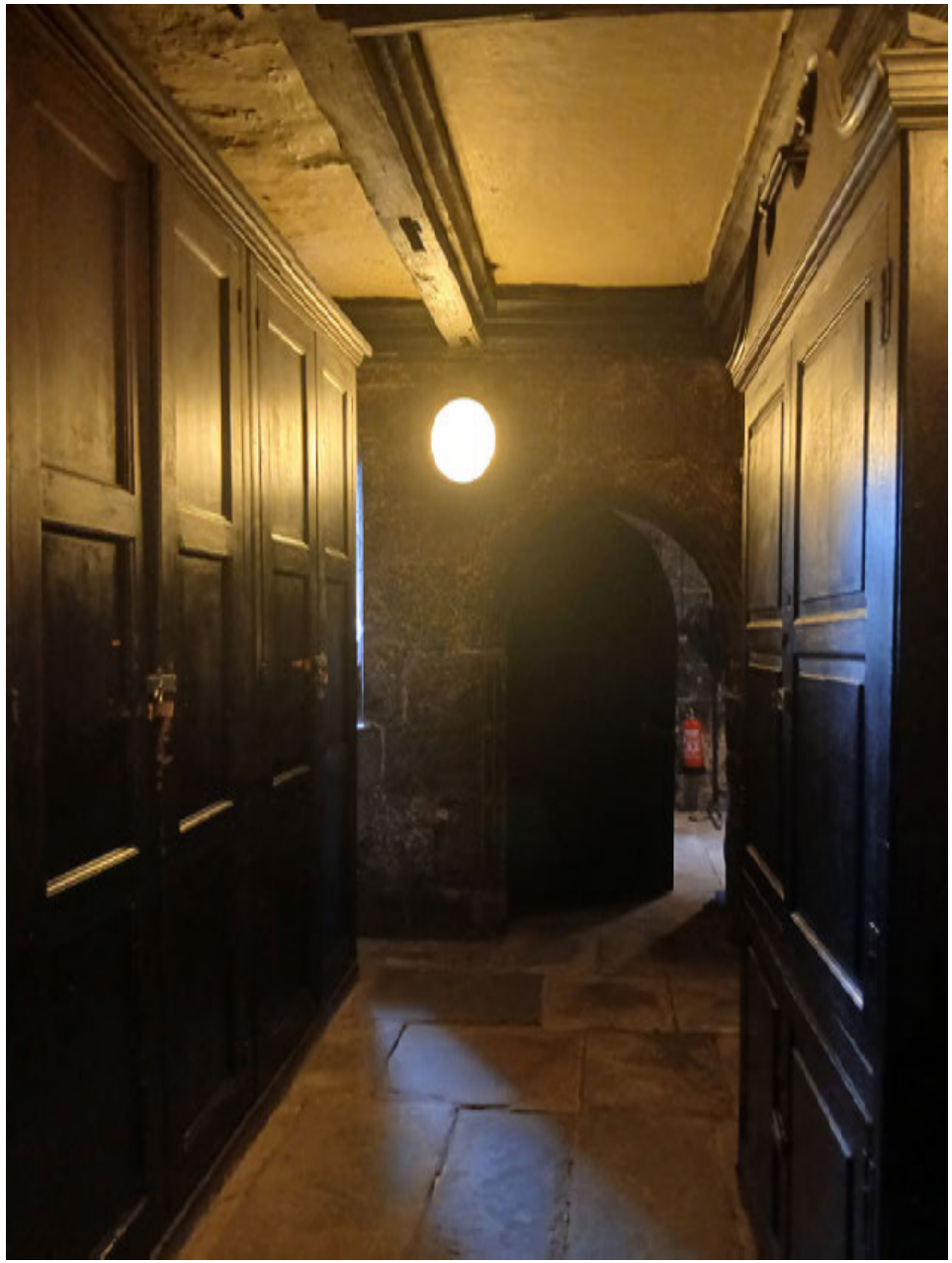
The south range appears to have historically been two rooms, with corridor G1 running in between; both rooms have since been subdivided. The west room was provided with its staircase (G2) in the 19th century, by Waterhouse, as part of the provision of independent access into the library and is divided by a partition to create the small catalogue room (G3, which was not available to view) in its west. The east room, divided into G21 and G20, is also in library store use and is similar in character to the other ground-floor stores.



3.68 G15, north cloister walkway, looking west from the Baronial Hall screens passage



3.69 G15, looking east from the northwest corner



3.70 G8 north cloister walkway, looking west



3.71 G17 Baronial Hall, looking north



3.72 G17, looking south



3.73 G18 Audit Room



3.74 G18, window alcove



3.75 G18, ceiling



3.76 G10 book store



3.80 G9 corridor with WCs



3.81 G6-G7 book stores



3.82 G5 public reading room

3.3.6. Quadrangle, First Floor

The first floor was also built with a cloister walkway along its north, west and south ranges, but these have now been incorporated into the rooms adjacent, with the loss of the dividing walls. Doorways are similar to those at ground floor and all floors are of historic timber boards.

In the east is the upper continuation of the **Baronial Hall** (F6) and to its south the historic **Reading Room** (F4), both having a ceiling and exposed roof structure similar to that in F16-F17. The Reading Room is the building's most decorated space and has a segmental-vaulted ceiling inserted before 1654, muntin-and-rail panelled walls similar to the Audit Room below, a fireplace in its north wall and, above this, a substantial tympanum commemorating Humphrey Chetham and his charitable foundation, surmounted by a cavetto moulded wall plate with emblems of the Derby family (a portrait of Chetham mounted below). There are three tables dating from the 1650s, one with matching chairs and the other two probably made by Richard Martinscroft, the creator of the library presses and stools **[Figure 3.83]**.

The north range is mainly in use as the lower floor of the **Principal's flat** (F9-F13), which has been divided by partition walls and has plaster to the original stone walls but retains its exposed roof structure, which is again similar to those in other parts of the building. Rooms F9-F13 are formed by partition walls, whilst the wall at the east end of F13 is that rebuilt as a result of the 1940 bomb damage. The flat also includes the absorbed north cloister walkway (F7a, which seems to have contained the 1650s staircase up to the second floor, and F11) and extends onto the first floor of the northeast porch (F14). Its access is from staircase F7 (a 1650s addition to provide independent access), where the arched opening into the continuation of the north cloister walkway has been infilled with white-painted timber screening and a door, probably in the mid-20th century **[Figures 3.84-3.87]**.

Stairs (a later replacement) in F11 lead up to two bedrooms (S1-S2) in the eaves, which are situated above F10-F11. The upper levels of the roof trusses are exposed here (but the internal walls are partitions and the external walls are plastered). There is a dormer with timber casement windows to S1 **[Figures 3.88-3.91]**.

The **librarians' office** (F2), at the west end of the range, has a north window that is believed to have been rebuilt after the 1940 incendiary bomb damage. The roof structure is again exposed **[Figure 3.92]**.

F1, occupying the west and south ranges, is the **17th century Library**, which also has Waterhouse's 19th century staircase (G2) in its southwest. Although its books are no longer chained, it retains its original 'presses' (shelves) and other historic furniture, alongside its historic book holdings, newer acquisitions, and archival materials. Rooflights have been added and are believed to be those inserted in 1884, added after the construction of the Palatine Building reduced the daylight provided by the west windows. There are blinds in the windows and mounted ceiling fans. F3, its extension across the west and south cloister walkways, has a pitched roof with exposed timbers and sarking boards behind and is used as a book store **[Figures 3.93-3.98]**.



3.83 F4 Historic Reading Room (Chetham's Library)



3.84 F12 Principal's flat



3.85 F12, ceiling



3.86 F1 Principal's flat, cupboard and former site of the 17th century stairs to the second floor



3.87 F7 staircase, arched opening of the north cloister walkway



3.88 S1 bedroom, looking into S2



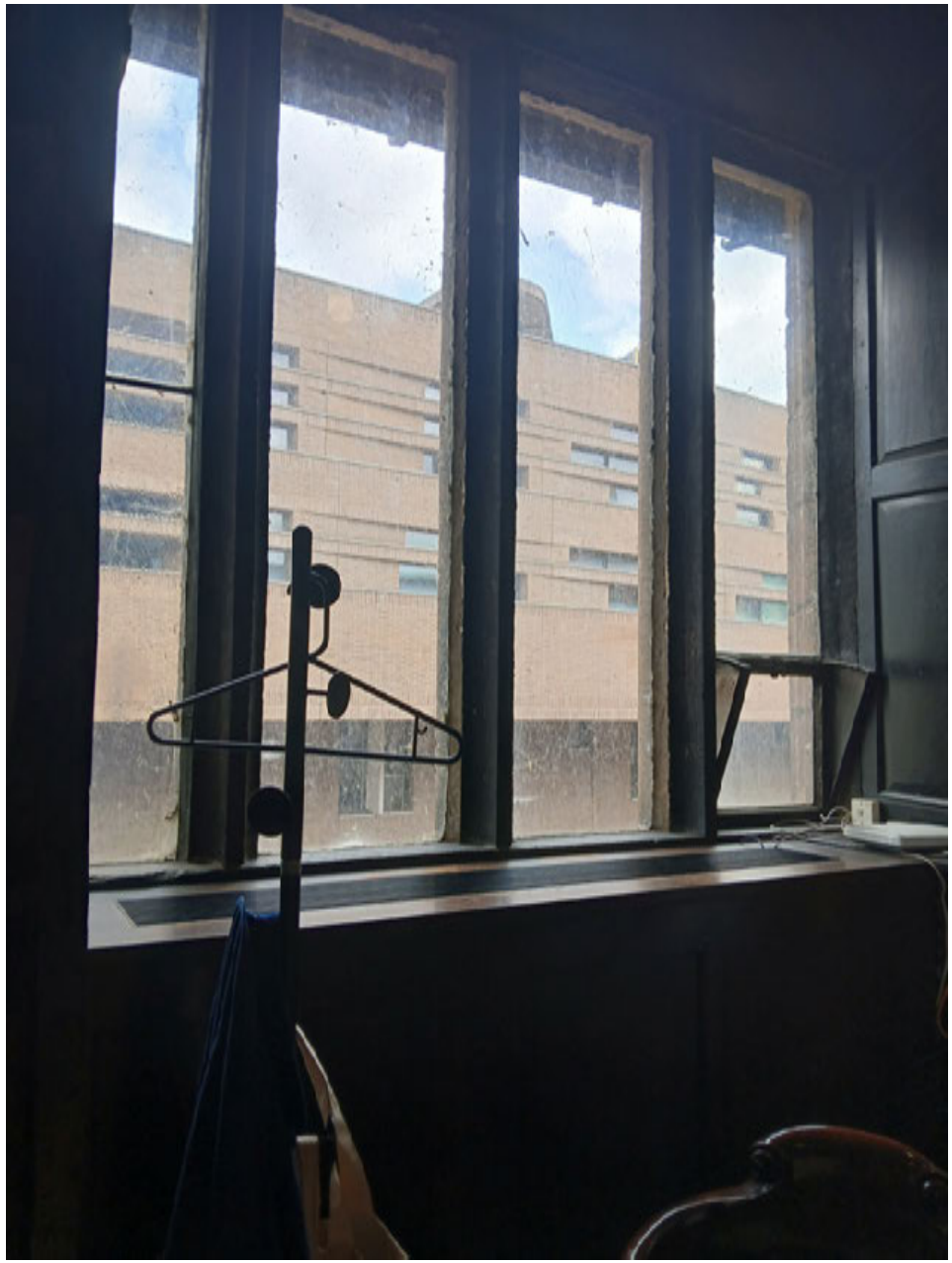
3.89 S1, roof trusses, looking east



3.90 S2 bedroom, looking west



3.91 S2, looking east



3.92 F2 librarians' office, rebuilt window



3.93 F1 Library, looking east (Chetham's Library)



3.94 F1 Library, looking north (Chetham's Library)



3.95 F1, presses (Chetham's Library)



3.96 F1 Library, Victorian rooflights



3.97 F1, Victorian rooflights



3.98 F3 Library extension, looking south

3.3.7. The Principal Roof

Across the principal parts of the medieval range, the roof is of a uniform design, comprised of cavetto-moulded beams, and collar-rafter roofs with arch-braced principal trusses (which appear mainly original) and super-imposed collar purlins, all deeply moulded. Unusually, the crown posts have been reduced to stubs, which are concealed by the arched braces that attach the collar purlins to the tie beams. The principals survive intact only in the Baronial Hall, where they rise from the foliated stone corbels. Elsewhere, the feet of the principals have been cut off and the corbels that supported these have been removed (only a single example, of plain stone, surviving in the Library) **[Figure 3.99]**.

Otherwise, the roof structure appears mainly intact, with alterations made only on the linear wing, where the bellcote has been inserted, and in the area of Second World War bomb damage.

The roof structure is exposed throughout the inside of the building **[Figures 3.100-102]**.

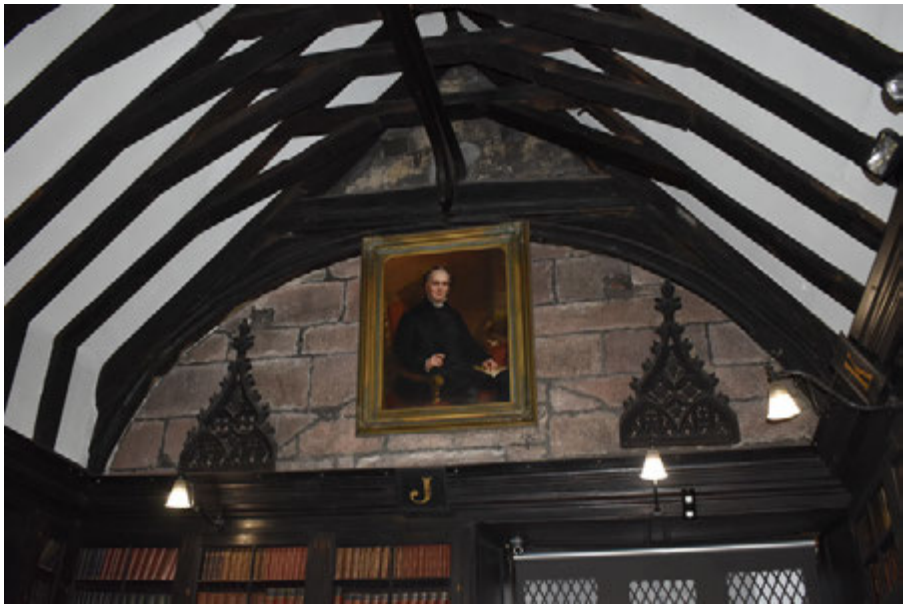
Please refer to Section 6 for details on the proposed works to the roofs.



3.99 Foilated stone corbel



3.100 Exposed roof structure of the Baronial Hall



3.101 Exposed roof structure to the library



3.102 Exposed roof structure to stairwell

4. Assessment of Significance

The purpose of this section is to provide an assessment of the significance of the Grade-I listed Chetham's Hospital building and its contribution to the significance of other designated heritage assets, so that the proposals for change are fully informed as to its significance and the effect of the proposals on that significance can be evaluated. This assessment responds to Policy HE4 of the National Planning Policy Framework, which states that 'heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance'.

The NPPF defines significance as:

'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance'.

4.1. Cathedral Conservation Area

The Cathedral Conservation Area has high historic interest as the medieval and post-medieval ecclesiastical, administrative and scholastic centre of the settlement and the parish that it governed. Central to these were the parish church (later the Collegiate Church and subsequently the Cathedral) and the manor house, which was replaced by a residential 'college' serving the Collegiate Church and later turned into Chetham's charitable 'hospital' school.

The conservation area preserves the historic core of medieval Manchester, contained behind the River Irwell, Hanging Ditch and the course of the River Irk (the Irk since covered over and Hanging Ditch infilled).

At its heart is the Cathedral site, which was the first parish church of Manchester, and has been in continuous church use ever since. Whilst the building has been substantially altered it retains at its core the building of the 1420s, with extensions and alterations of all centuries (which tell the story of its subsequent change in status), and its historic churchyard (although not all of the former precinct). This forms a focal point of the medieval street system, which, survives relatively intact (having been lost outside the conservation area).

The legibility of this medieval grain is, however, undermined by the later evolution of the conservation area. To the south and east the Cathedral and Chetham's School are separated from the rest of the city centre by a partial ring of Victorian Commercial buildings, including the impressive Corn Exchange, the contemporaneous Victoria Station sitting at their north. The construction of the Arndale Centre (and its subsequent redevelopment after the Manchester Bomb of 1996), the relocation of two historic public houses, the arrival of the Metrolink and its tram stop, associated pedestrianisation, the construction of Urbis and, more recently, the creation of Exchange Square and the memorial garden, have created a vibrant, busy, area but have fundamentally altered the setting and the legibility of the conservation area and its street pattern.

As such, Chetham's medieval range is essential to the surviving medieval character of the conservation area, providing context to the Cathedral in an otherwise transformed setting and articulating the area's early date. With its stone wall and the Vallins Gate, it forms an important part of the immediate setting to the Cathedral, whilst the removal of the Palatine Building has given its medieval range a new visibility at an important gateway into the city centre, immediately adjacent to the Cathedral's prominent west end. The Chetham's site more generally has a strong

townscape presence to the now pedestrianised approach from Victoria Station through Cathedral Gardens, and to Exchange Square, with the medieval gatehouse prominent between Waterhouse's Victorian Long Millgate Building and the modern boarding house facing. As a visual feature of evident age, the range further enhances the character and appearance of the mixed streetscene of the conservation area, which also incorporates Victorian educational, commercial and transport buildings and modern, often contemporary, architecture.

4.2. The Medieval Range

The medieval range is of the highest national significance and was identified by Clare Hartwell as 'the best and most complete example of its date of in the country'.[17] It has high architectural and historic interest as a late-medieval 'college', built to serve the Collegiate Church immediately facing (the two being contemporaneous), constructed on the site of Manchester's medieval manor house and its predecessor castle, and converted into a library and charitable school in the 17th century. The library, with its endowment of books, became the first free public library in the English-speaking world, whilst the school has similarly survived in continuous operation, still on the same site (now as a music school).

The medieval range survives as a highly intact late-medieval building with original roof timbers, its early fitout ranging from the 15th century to the 17th, with later restorations and additions. There are fine 16th and 17th century interiors to the Audit and Reading Rooms, original 17th century library furniture, and historic library collections of international importance.

The original 15th century roof structure is a rare example of its type in northern England, with no known local parallel, and survives almost entirely intact (albeit with its principals shortened). Its deeply moulded timbers and braces, exposed throughout the building, have both a uniformity of design and a high aesthetic value, indicating a high quality of craftsmanship and giving a high level of architectural and historic interest.

17 Hartwell (2004), p. 2.

4.3. Assessment of Significance

The building has a high historic and architectural interest at a national level.

This is derived from the following elements:

Architectural interest (High)	The building as one of the finest examples of a medieval secular religious building surviving in Britain
	Its amalgamation of late-medieval ecclesiastical and domestic elements
	The late-medieval fabric of its interior and exterior
	Its late-medieval and post-medieval/early modern fit out, combining medieval and Tudor/Stuart influences, with a small number of fine interiors
	The survival of some original/early furniture
Historic interest (High)	The building's and site's association with Manchester Cathedral and predecessor churches
	The association with the school (founded in 1656) and library and their founder
	The building's and site's historic association with figures and events of local and national importance, from the medieval period onwards
	The library's importance as the first free public library in the English-speaking world, and its continued operation on this basis today
	The library's association with figures such as John Dee, and readers including Karl Marx
	The continued existence of the school (its identity having evolved) and its continuous occupation of the building and its site
	The uninterrupted operation of the library, still in its original building

This special interest is manifest in the setting, fabric and plan form of the building, which has the following hierarchy of relative significance:

Highest relative significance within the building's overall significance	The relatively intact exteriors and unaltered roof form, of the principal parts of the range The gatehouse, which is an important townscape feature, remains in its original use, and has exposed original beams The Great Hall, with its timber roof, screens passage, canopy and dais and 16th century window openings (and 19th century fireplace) The Audit Room and Reading Room, with their fine 16th and 17th century interiors (the Reading Room also having 17th century doors) The Library, with its 17th century bookcases and 18th century gates The unusual, and almost fully intact, 15th century roof structure of deeply moulded trusses and braces Other high status spaces, including the ground-floor cloister walkways The library's historic collections All relatively intact spaces
Moderate/Low relative significance within the building's overall significance	Characterful, sympathetic or non-obtrusive 19th century insertions, such as the Great Hall fireplace Waterhouse's 19th century additions and alterations Restored cobbled floor of the cloister courtyard 19th century rooflights and 20th century dormer windows The rebuilt internal wall preserving the story of the building's 1940 bomb damage

Neutral, neither contributing to nor harming the building's overall significance	Sympathetic post-war restoration Sympathetic replacement windows and doors External refacing in matching red sandstone Minimal introduction of modern services and fit out Victorian and modern school buildings within the historic school site The school site's expansion by the addition of the contemporary New School Building Change of use of some spaces
Detracting, harming the building's overall significance	Loss of the first-floor cloister walkways Plastered walls Loss of character to parts of the Principal's flat Very occasional non-sympathetic alterations Mid-20th century snowboards which obscure historic eaves detail

5. Condition Survey and Opening up Works

5.1. Findings of the Condition Survey

The building has severe water ingress issues, which has caused dampness and staining in the historic interior. The repairs undertaken by the management team have failed to rectify this.

As a result, it was determined that a comprehensive review of the roof is necessary in order to address the root causes. DIA carried out a condition survey in April 2026.

The condition survey made the following key recommendations:

– Conduct a full review of the existing rainwater management system and carry out repairs to all rainwater goods, replacing elements in cast iron where required.

– Replace the leadwork and valleys, which are in poor condition and the main sources of water ingress. Ensure that new leadwork includes ventilation.

– Overhaul the stone slate and Welsh blue slate roofs, which are aging and damaged in areas, as numerous slipped and broken slates are contributing to water ingress.

– Fully repair the bellcote, which has persistent water ingress issues, and inspect its timber frame for stability.

– Use a full scaffolded enclosure for the building or phased sections, to protect it from the weather during repairs.

5.2. Findings of the Opening up Works

Opening up works were undertaken by Farcroft on 23 and 24 July 2026, under the supervision of DIA. The investigation was undertaken from the outside, across various locations of the roof.

There are no known bat roosts on site and none were discovered during the opening up works and the associated ecology survey (see appendix IV). The works broadly involved the careful removal of small sections of slates.

The purpose of the opening up was to understand the existing roof build-up – particularly the arrangement of battens/ counter battens and fixings – and to identify the presence of any historic features, such as oak pegs or torching.

The existing roof is formed of both blue slate and stone slate roof slopes, and one flat lead roof. A section of the roof was damaged by a bomb in the Second World War and subsequently rebuilt. The slates are fixed with what appeared to be copper nails, except for one location where aluminium pegs were found.

After the investigation, the opening up works were made good with the existing slates refixed. Fixings were found to be generally in poor condition, with slates either unfixed and wedged or mortared on in areas.

6. Client Brief and Design Development

6.1. Understanding the Brief

The project brief is to carry out urgent repairs to the roof to protect the internationally significant collections, interiors and fabric of the building, which are currently at risk from defects at roof level.

The medieval range dates to 1421 and houses Chetham's Library, the oldest public library in the English speaking world (1653). Its collections include rare books, manuscripts, art and archives, and is known for its associations with Marx and Engels and Dr John Dee. As a free, publicly accessible institution in the heart of Manchester, Chetham's plays a vital role in education, research, heritage engagement and community life.

The Library is currently experiencing water ingress issues. These must be addressed to preserve a landmark 600 year old building, protect collections of local and international significance, and ensure that Chetham's Library continues to inspire future generations.

6.2. Design Development

The proposed repairs are based on a condition survey undertaken by DIA in April 2026.

The survey identifies the medieval roofs as the most urgent works across the Chetham's estate, with more than fifteen roof slopes exhibiting significant defects. Broken, slipped, missing and delaminating stone slates, failing lead roofs, deteriorating lead gutters, valleys and flashings, and missing ridge bedding mortar are causing active water ingress to internationally significant collections, historic plaster ceilings and occupied staff spaces. Blocked valley gutters and temporary snowboards, retained as a safety measure, are obstructing drainage and accelerating damp damage to masonry and interiors. Failing and leaking rooflights above irreplaceable books further compound the risk.

6.3. Description of the Proposals

Works will include replacing defective slates with matching materials, re-bedding and repointing ridges in lime mortar, renewing all leadwork to Lead Sheet Academy standards, removing the existing rooflights, and removing snowboards once the roof is made safe. Rainwater goods will be replaced with cast iron where appropriate, with overhauling and repainting undertaken to existing cast iron goods as required. Thermal insulation will be incorporated within the roof structure wherever possible, to improve the performance of the roof.

6.3.1. Roof

The majority of the roof is covered with sandstone slates, a portion of which are assumed to be suitable for retention and reuse. Where they cannot be retained, it would be preferable to use new stone. However, if new stone is not achievable then reclaimed slates are to be sourced from identifiable provenance, to match the existing.

Where roofs are covered with Welsh blue slate, these will also be reused where possible. It is assumed that some of the existing blue slates will

need to be replaced with new, which would be sourced to match the existing slates.

The proposed repairs will include the following:

- Existing roof to be recorded to capture diminishing course layouts.
- Roofs to be carefully stripped.
- Suitability of the existing stone/ Welsh blue slates for reuse to be checked.
- Existing stone faces of slates deemed suitable for reuse to be dressed back to hard face, to ensure continued water shedding.
- Stone slates/ Welsh blue slate to be graded by size.
- Stone slates/ Welsh blue slate to be re-laid to roof to diminishing courses to match existing, pegged with aluminium pegs.
- New slates used where existing is not sufficient.
- Replacement of all internal lead valleys, roofs and gutters in accordance with Lead Sheet Training Academy guidance.
- Introduction of hidden gutters to verges to improve the existing verge detail and allow for insulation.
- Removal of snowboards.

6.3.2. Rainwater Goods

As is evident by water staining and persistent ingress issues, the rainwater goods need to be improved by repair to faulty sections or replacement with cast iron elements.

The following strategies are proposed for mitigating issues of water ingress:

- New rainwater pipes, hoppers and overflow outlets to be installed at identified locations.
- Faulty rainwater pipes to be upgraded and all downpipes to have hoppers and overflow outlets where layouts permit.
- Quality cast iron products to be installed to suitable heritage profiles.
- Existing below ground drainage to be repaired as required and modified to improve capacity- this is to be dealt with in a separate application.

According estimated rainwater calculations based on a rainfall intensity of 0.018 l/s/m^2, the recommended minimum gutter size is approximately 100 × 75mm with 63mm diameter downpipes. The dimensions of the existing rainwater goods exceed these dimensions and therefore enlargement of the existing system is not considered to be required. The proposals include for the repair of the existing rainwater goods and replacement in cast iron where required to match the existing profiles and dimensions.

6.3.3. Thermal Upgrades

There is the opportunity to thermally upgrade currently uninsulated roof spaces to improve the building whole life running costs. The proposals include the installation of new fire resistant insulation (Rockwool batts or similar) to be installed between rafters to help achieve this. Final details with regard to insulation are to be agreed with the conservation architect

and conservation officer when the roof structure is opened up, The introduction of insulation will not pose an increased risk to the roof, and ventilation and moisture has been factored into the proposed details.

Schedule 1 – Part L Conservation of fuel and power L1 of the building regulations states:

L1. Reasonable provision shall be made for the conservation of fuel and power in buildings by—

- *(a) limiting heat gains and losses—*
- *(i) through thermal elements and other parts of the building fabric; and*
- *(ii) from pipes, ducts and vessels used for space heating, space cooling and hot water services*

The current existing estimated U value of the uninsulated roof, derived from the standard figures within the Passive House Planning Package (PHPP) is 4.0 W/m²K, and the estimated energy demand is 242 kWh/(m²a). The maximum U-value for replacement elements in new and existing buildings as set out in Table 4.1 of Approved Document L Volume 2, is 0.16 W/m²K.

Item 4.8 of Approved Document L Volume 2 states:

If achieving the U-value in Table 4.2, column (b) either:

- *a. is not technically or functionally feasible or*
- *b. would not achieve a simple payback of 15 years or less*
- *then the element should be upgraded to the lowest U-value that both:*
- *a. is technically and functionally feasible and*
- *b. can achieve a simple payback not exceeding 15 years.*
- *Generally, a thermal element once upgraded should not have a U-value greater than 0.7W/(m²K).*
- *A lesser standard for the thermal element may be acceptable where work complies with Part C of the Building Regulations on protection from the harmful effects of interstitial and surface condensation.*

PHPP calculations estimate that with the introduction of insulation to the roof as proposed, the U-value of the roof will reduce to 0.358 W/m²K and the energy demand is estimated to decrease to 173 kWh/(m²a). Whilst this will be less thermally efficient than the value set out in the table, this will greatly improve the energy performance of the roof and complies with Approved Document L in that the upgraded roof should not have a U-value greater than 0.7W/(m²K) and will comply with Part C of the Building Regulations.

6.3.4. Structural Repairs

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. As a general approach, the proposals should be in situ, light-touch, interventions with reversible repairs wherever possible.

6.3.5. Chimneys

Following high level inspection by a structural engineer, chimney stacks are to be repaired as required.

Repairs will include:

- New lead flashings to the base and areas of flaunching, to be redone in lime mortar.

– Any cracked chimney pots will be replaced and bird protection will also be re-instated where required. Where possible, these will be repaired rather than replaced if they have any heritage value.

– If structural defects are identified chimney stacks are to be safely dismantled, restored and rebuilt and new bricks/ stone are to be reinstated to match the existing where necessary.

6.3.6. Bellcote

High level access will also be provided to the bellcote to allow for an inspection by a structural engineer to assess the repairs required. Provision will be made to carefully dismantle the bellcote and repair, and the condition of the bell will be assessed by a specialist foundry prior to it being re-hung. Bird protection in the form of black netting is also proposed to be fixed so as not to be visible from ground level and prevent birds accessing the building and damage to the existing fabric from bird guano etc.. The aim of the works will be to retain as much historic fabric as possible.

6.3.6.1. Recording methodology:

A photographic survey is to be undertaken of the bellcote before, during and after repair works. A more detailed condition survey drawing to be undertaken when high level access available for inspection. Any elements that are to be dismantled for repair are to be carefully removed, tagged, and stored with their positions/ locations on the bellcote marked up.

6.3.7. Rooflights

Existing rooflights in the main library (R2b) are to be removed and replaced with slates to match the existing. The rooflights were installed in the 19th century to provide additional light after the daylight was blocked by the Palatine Building (since demolished). The existing rooflights are in very poor condition with assumed inappropriate modern repairs, and are causing leaks within one of the most significant spaces of the Library.

As the rooflights are considered to be of low significance and are no longer needed for lighting purposes, it is proposed to remove them and reinstate the roofing to ensure the protection of the highly significant fabric and collections below.

6.3.8. Lath and Plaster Ceilings

Following stripping of the roof coverings, the existing lath and plaster ceilings will be inspected by a specialist conservator. The voids to the ceilings will be carefully cleaned out and it is proposed, where required, to consolidate the ceilings throughout the building using a ‘pad system’ and/or stainless steel screws and washers and to make repairs with lime and sand plaster.

7. Further Design Considerations

7.1. Ecology

A preliminary bat survey was carried out in early August 2026 and no evidence of bats was found, please refer to Appendix IV for more information. Nevertheless, the presence of bats cannot be fully ruled out until an emergence survey can be carried out next year (May-July). The proposals assume that there are no bats; should bats be found in summer 2027, the LBC will be amended accordingly.

All works affecting roost sites will be carried out at an appropriate time of year under licence from a Natural England Licensed ecologist to supervise removal of roosting features such as slates, felt and roof timbers.

New roof timbers are to be treated with an appropriate product authorised by Natural England.

Works will ideally take place outside the breeding bird season, which lasts from 1 March to 31 August, to avoid disturbing nesting birds. Breeding bird checks will be undertaken by an ecologist no more than 48 hours in advance of works commencing.

7.2. Access

The repair works to the roof will ensure safe access for visitors. Currently the timber snowboards to the gutters have been retained as a temporary safety measure to stop loose/ slipped slates from falling. Therefore the proposals aim to improve the safety of visitors and staff by repairing the roof, and removing the snowboards which are of low significance and will no longer be required. The removal of the snowboards will also improve access for maintenance of the gutters.

Sustainability

The proposed repairs to the Library will be undertaken in line with best conservation practice and will have clear heritage benefits whilst the improvements to thermal performance will contribute to lowering energy use and improving environmental performance.

8. Commentary on the Proposals

8.1. Summary of the Proposals

The proposals are necessary in order to safeguard the fabric of the medieval range of Chetham's Hospital and the collections held in its Library. The building is of the highest significance and the collections that it houses are of national and international importance. The proposals are for repairs, on a 'like-for-like' basis and represent the minimum intervention necessary to address the current issues of water ingress and equip the building to deal with worsening climate change and increased precipitation.

The condition survey and opening up works have identified failed and moving roof slates, failed, inadequate and insufficient rainwater goods and below ground drainage, chimneystack defects, and leaking rooflights as the principal sources of the identified water ingress.

To rectify this, it is proposed to carry out repairs to the roof, reusing the existing stone slates and Welsh slates wherever possible and, where not possible, using matching slates. These would be re-laid in the existing diminishing course layouts. The existing lead gutters, valleys and roofs would also be replaced using new lead, again on a 'like for like' basis. The bank of Victorian rooflights in the library, which is allowing rain to enter, would also be removed and replaced with stone slates.

Where rainwater goods have failed, or have proved inadequate, these would be upgraded and, where suitable, hoppers and overflow outlets would be added. Where the existing system is inadequate to deal with increasing heavy rain, it is proposed to introduce new rainwater goods, which, wherever possible, would be sympathetically positioned. All replacements and additions would be quality cast iron products in a heritage profile. The existing below ground drainage would also be repaired and upgraded to improve its capacity. Where structural repairs are required to timber gutters and frame, these would be in situ, light-touch and, wherever possible, reversible. Mid-20th century snowboards, no longer required following the works of roof repair, will be removed – better revealing the historic eaves detail of the medieval roof.

The roof's chimneys would also be repaired, using lead flashings and lime mortar, addressing structural defects (using matching stone and bricks) and replacing cracked chimneypots. Bird protection would be replaced/added where required. In addition, the works offer the opportunity to carry out any repairs to the Victorian bellcote as required.

Internally, the works also offer the opportunity to introduce insulation to roof spaces that are currently uninsulated. This would help with environmental control and the stabilisation of building temperatures, reduce heating costs and lower the building's operational carbon footprint. The material used would be breathable, suitable technically for a building of natural materials and traditional construction and would be installed between the rafters. No damage would be caused to the rafters by its installation.

To the interior, the ceiling voids would be cleaned and the lath and plaster ceilings repaired where necessary using 'like for like' lime plaster. Where required, vulnerable ceilings would be consolidated.

8.2. Impact on the Listed Building

The proposals have been sensitively designed. They represent the 'minimum intervention necessary' to safeguard the historic fabric and the collections held within the building. Externally, they would retain the existing materials wherever possible and would otherwise use matching materials, conserving the existing character and appearance

of the building and ensuring technical compatibility. Whilst a small number of additional rainwater goods would be introduced, these would be sympathetically positioned to reduce their visual impact, and the replacement of the existing goods, which are of varying appearance and quality, would improve their appearance. The new matching rainwater goods would, therefore, bring a slight enhancement to the appearance of the building. Historic photographic evidence indicates that the snowboards were installed between 1942 and 1955, following post-war roof repairs. They are therefore a relatively recent intervention which obscure the historic eaves detail and their removal presents an enhancement. Likewise, the 19th century rooflights are of low significance and make no contribution to the aesthetic or architectural interest of the building. Their removal would bring about a slight enhancement.

The repairs at roof level would prevent further water ingress into the inside of the building, helping to safeguard not only the interiors but also the roof trusses, which are recognised as being of the highest significance. They would also offer increased protection to the fabric at roof level, reducing the amount of moisture entering between the bricks of the chimneys or around damaged/misaligned slates, preventing sitting water, and supporting the faster removal of rainwater.

The roof is an iconic and immediately recognisable feature of the building that plays a critical role in its landmark status and articulates its great age. Its buff-coloured sandstone slates are fundamental to its character, whilst its chimneys and bellcote, although later in date, also contribute to its interest. The proposals would conserve this significance and townscape importance in full. There would be no loss of or harm to historic or sympathetic fabric, which would instead be returned to a better state of repair, and no impact on the character or appearance of the roof or its chimneys.

To the interior, the works would repair and consolidate fragile historic ceilings, conserving their character and protecting their historic fabric. The introduction of insulation would have no impact on the trusses.

The proposals would, therefore, conserve significance and prevent its future loss. There would also be elements of slight enhancement to significance.

8.3. Impact on the Conservation Area and Listed Buildings Surrounding

The proposals would have no effect on the external character or appearance of the medieval range and, consequently, there would no impact on its contribution to the conservation area or to the setting of other designated heritage assets within or beyond the Chetham's site.

8.4. Policy Justification of the Proposals

The proposals have been designed in order to prevent water ingress, to repair damaged, failed or vulnerable fabric and rainwater goods, and to introduce thermal insulation. They have been sensitively designed, and it is considered that they would conserve the significance of the Grade-I listed Chetham's Library and School, the listed buildings adjacent, and the Cathedral Conservation Area. They would also allow its precious collections to remain at the Library. They would bring substantial heritage and public benefits and would allow the building to be adapted to better cope with the impacts of climate change.

The proposals would, therefore, conserve the significance of the heritage assets in accordance with Policy HE4 of the National Planning Policy Framework.

Moreover, it is considered that the proposed works would preserve the special architectural and historic interest of the listed buildings and the character and appearance of the conservation area, in accordance with the statutory duties set out in Sections 16, 66 and 72(I) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

In policy terms, the proposals would fully comply with Policies DC18.1 and DC19.1 of the Unitary Development Plan and Policies HE4, HE6 and HE9 of the NPPF.

Appendix I - Statutory List Descriptions

The Site

Chethams Hospital and Attached Wall

Grade I Listed Building

List Entry Number: 1283015

Date first listed: 25-Feb-195

Date of most recent amendment: 06-Jun-1994

Listing NGR: SJ8391298905

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 wing), 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.

Setting

South east wing to Chetham's Hospital (former Manchester Grammar School), Long Millgate

Grade II Listed Building

List Entry Number: 1197921

Date first listed: 03-Oct-1974

Listing NGR: SJ8395198845

School, now part of Music School. 1873-78, by Alfred Waterhouse. Red brick with sandstone dressings (roof concealed). Rectangular plan parallel to street, forming part of east side of courtyard of Chetham's Hospital. Tudor style.

Three storeys over basement, with four-storey gate tower, 1:1:6 bays, the second being the gate tower and breaking forwards slightly; with stone basement, bands between floors, and embattled parapet with coupled octagonal chimneys and corner pinnacles. The main wing has tall segmental-pointed two-light windows at ground floor, with arched lights, and two-light sashed windows to the upper floors with shafts; the gate tower to the left has a large segmental-pointed arched doorway moulded in four orders with rectangular stone surround lettered "SCHOLA MANCUNIENSIS 1870", a small rose window above set into the corbel of a tiered two-storey canted oriel at first and second floors, a mullioned five-light window at third floor, a cornice with corbel table, embattled parapet with central upstand, and a tall octagonal turret attached to the left side. To the left is a narrow bay with two-light windows on all floors; and attached to the left of this a later addition. Rear similar.

Interior not inspected.

Detached Block of Schoolroom Approximately 20 Metres South of Chethams Hospital

Grade II Listed Building

List Entry Number: 1197920

Date first listed: 03-Oct-1974

Date of most recent amendment: 06-Jun-1994

Listing NGR: SJ 83882 98861

Schoolroom, now part laundry and part schoolroom. 1878, by Alfred Waterhouse; altered. Coursed squared sandstone, slate roof. Rectangular plan on north-south axis, plus smaller parallel range to rear projecting at north end. Perpendicular style. Single storey (altered internally by insertion of upper floor), 6 bays, with buttresses and sill-band carried round; gabled porch to 1st bay with moulded Tudor-arched doorway and panelled double doors up 5 steps; extruded chimney stack to 2nd bay tapered to tall octagonal chimney; transomed 3-light windows to the other bays with cusped lights; moulded corbels and cornice. Large transomed 4-light window in each gable wall, with Perpendicular tracery and hoodmould, and small 2-light windows above these; coped gables with crocket finials. Rear wing has two 3-light windows in gable wall and porch in angle. Interior: upper floor inserted at transom level; brattished wallplates, arch-braced kingpost roof with windbraces.

Fragment of Hydes Cross Approximately 20 Metres South of Chethams Hospital

Grade II Listed Building

List Entry Number: 1219660

Date first listed: 03-Oct-1974

Date of most recent amendment: 06-Jun-1994

Listing NGR: SJ8392498887

Shaft of cross formerly at junction of Fennel Street and Withy Grove, re-located on this site 1913. Dated 1653 at top of shaft. Sandstone. Two-stage octagonal base with moulded top, shaft square at the base and chamfered above, the base carved with geometrical strap-work and the top with raised lettering "1653" in sunk panels. Mounted on C20 pedestal with inscription recording that it was "preserved to the Hospital by Professor and Mrs Wild An.Dn:1913".Shaft of cross formerly at junction of Fennel Street and Withy Grove, re-located on this site 1913. Dated 1653 at top of shaft. Sandstone. Two-stage octagonal base with moulded top, shaft square at the base and chamfered above, the base carved with geometrical strap-work and the top with raised lettering "1653" in sunk panels. Mounted on C20 pedestal with inscription recording that it was "preserved to the Hospital by Professor and Mrs Wild An.Dn:1913".

Appendix II – Cathedral Conservation Area

Manchester City Council provides information about the conservation area in the 'Conservation areas' section of its website. This includes an introduction, a historic background, and separate sections on the Cathedral and the buildings surrounding it, Chetham's Hospital School, The Corn Exchange, and Manchester Training College.

The Introduction summarise the significance of the conservation area as follows:

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.

To the north and west the Cathedral overlooks the broad width of the busy Victoria Street and the deep cut of the River Irwell, both of which traverse the area, and beyond, into Salford, to the extensive cobbled forecourt of the disused Exchange Station which forms the western boundary of the area.

The area was designated as a Conservation Area in April 1972 in order to preserve and enhance the quality of the setting of the Cathedral and Chetham's Hospital School.

On Chetham's School, the dedicated section states:

Chetham's is now a nationally known school of music whose library contains some 70,000 books with an emphasis on local history. The present school, founded in 1656, is constructed as a series of blocks around a large rectangular courtyard. It stands on the site of the Manor House of the Barony of Manchester in which - during the 12th and 13th centuries - were held the meetings of the Court leet - the judicial body responsible for governing the medieval town.

From 1421 the Manor House provided accommodation for the warden and fellows of the Collegiate Church. After the dissolution of the College in 1547 it became the home of the Earl of Derby. Thereafter, despite the re-establishment of the College in 1557, the original building fell into serious disrepair until it was purchased by Humphrey Chetham after the civil war.

On the former Manchester Training College building (now the Long Millgate Building, part of the school), it states:

Hugh Oldham, Bishop of Exeter, founded and maintained the first Manchester Grammar School in 1515 on a site adjacent to the present Chetham's School, with an income derived from three mills established for that purpose on the banks of the River Irk. Located between Chetham's and Long Millgate the present structure designed by Alfred Waterhouse, and erected in 1870, is the third building to house the grammar school Since the removal of the school to Fallowfield in 1931 the building has accommodated the Manchester Training College.

On the Cathedral and surrounding buildings it states:

Dedicated to St Mary, St George and St Denys, the Cathedral is a notable example of the perpendicular-Gothic style of architecture. Its present form owes much to the gradual rebuilding of the original church in the 15th and 16th centuries following its dedication in 1421 by Sir Thomas de la Warre, the Lord of the Manor of Manchester, as a collegiate Church.

The choir and the aisle were erected between 1422 and 1458 by the addition on either side of the original nave of a series of chapels the largest of which being the one dedicated to John the Baptist, constructed to celebrate the return of Sir John Stanley from the Battle of Flodden Field in 1513. The nave itself holds the distinction of being the widest of any church in England - 114 feet (York Cathedral 104' wide).

The Church was extensively reconstructed and further enlarged following the creation of the Diocese of Manchester and its attainment of Cathedral Status in 1847. The height of the West Tower was increased during rebuilding in the 1860's. The original south porch was demolished and rebuilt and a new north porch erected as part of J. S. Crowther's extensive restoration work in the 1880's. The Victorian porch and vestries overlooking Victoria Street were designed by the Architect, Basil Champneys and constructed in 1898 to commemorate Queen Victoria's diamond jubilee.

For the full text see: https://www.manchester.gov.uk/parks-leisure-and-the-arts/parks-playgrounds-allotments-and-open-spaces/conservation-areas/introduction8

Appendix III - Planning Policy and Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

The Act is legislative basis for decision making on applications that relate to the historic environment.

Section 16 states that:

[...] in considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Similarly, section 66 states that:

In considering whether to grant permission for development which affects a listed building or its setting, the local planning authority, or as the case may be the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72(I) states that:

[...] with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

Manchester's Local Development Framework – Core Strategy Development Plan Document (adopted July 2012)

This contains the following policies of relevance:

Policy CC 9 Design and Heritage: Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character. Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. The Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

Policy EN 1 Design Principles and Strategic Character Areas: All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes. Design and Access Statements submitted with proposals for new development must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives.

1. City Centre Character Area

   The City Centre contains a rich legacy which reflects its urban evolution to the current day and includes listed buildings, conservation areas, archaeological remains and an historic street pattern. Its core area presents a particularly dense environment that accommodates a wide and closely integrated range of uses including commercial, civic and residential activities. Relative to the amount of development there is

limited open space and this includes a range of civic and less formal green spaces and waterways. Outside the core and associated with the Inner Relief Route there are less active and less densely developed areas with significant elements of cleared land. The City Centre is the focus of the City's transport routes.

– Developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.

– While there will be opportunities to create landmark buildings, developments should also contribute positively to the experience of all at street level. Wherever possible the opportunity should be realised to enhance existing and provide new areas of meaningful open space, and the maintenance and improvement of the City's permeability should be considered in all proposals.

[...]

Policy EN 3 Heritage: Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as 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. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Unitary Development Plan – adopted 1995

The Unitary Development Plan for the City of Manchester (UDP) was adopted by the Council in 1995. The following 'saved' policies of relevance remain extant.

18. CONSERVATION AREAS

DC18.1

The Council will give particularly careful consideration to development proposals within Conservation Areas.

The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

i) the relationship of new structures to neighbouring buildings and spaces;

ii) the effect of major changes to the appearance of existing buildings;

iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);

iv) the effect of signs and advertisements;

v) any further guidance on specific areas which has been approved by the Council.

The Council will not normally grant outline planning permission for development within Conservation Areas. **[...]**

19. LISTED BUILDINGS

DC19.1

In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:

Not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;

Not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;

Not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;

Seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;

Permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;

Not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.

Cathedral Conservation Area

The Cathedral Conservation Area was designed in 1972. There is no Conservation Area Appraisal and/or Management Plan. However, information provided on the Manchester City Council's 'Conservation Area's webpages provides a summary of its special interest and key buildings (see above, Appendix II).

It also provides the following statement on its improvement:

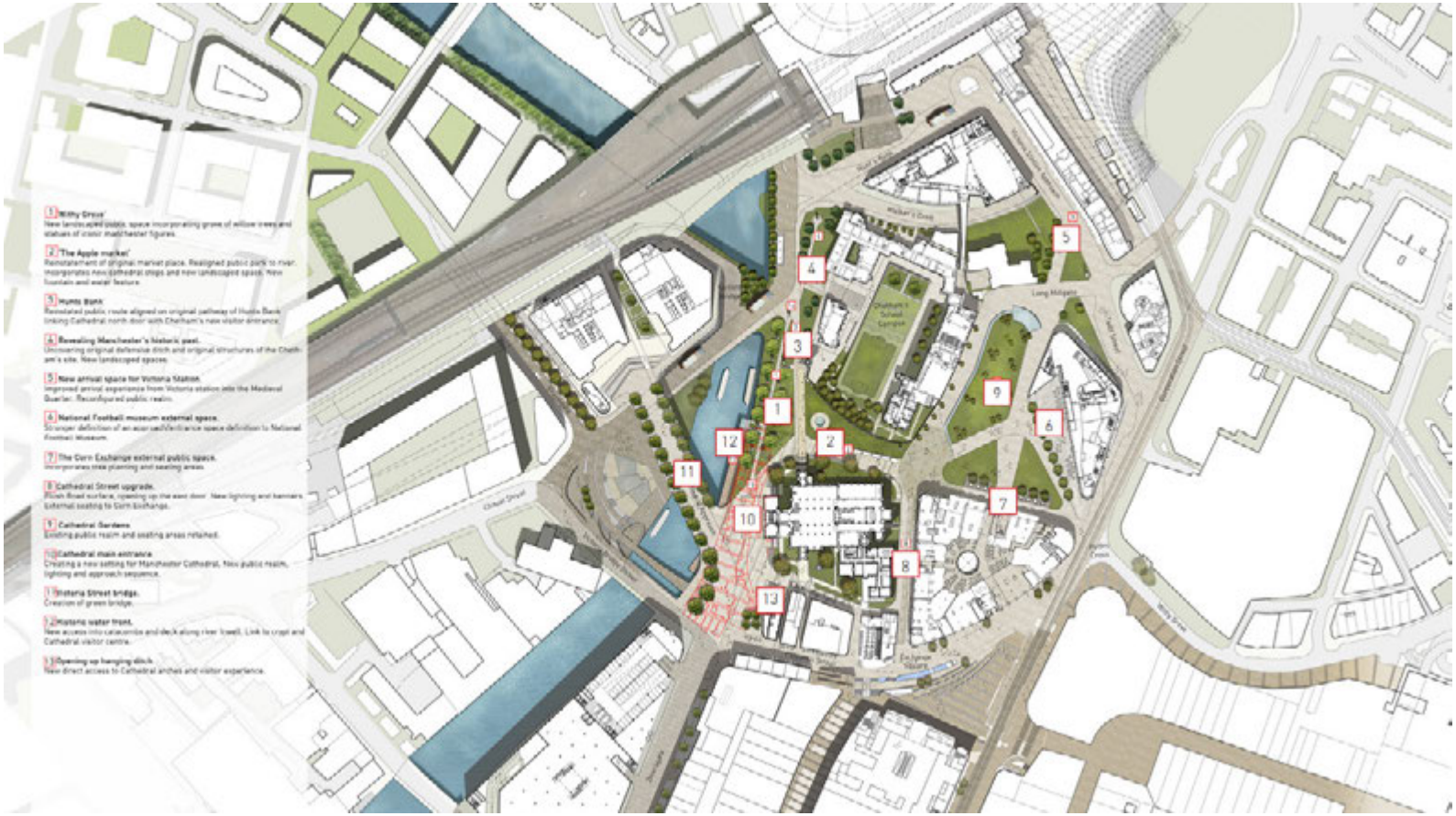
Improvement of the conservation area

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

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

Medieval Quarter Masterplan (2016)

Chetham's School also located within the Medieval Quarter Masterplan area. The Masterplan was produced for Manchester City Council in 2016, by SimpsonHaugh and Partners **[Plate III.1]**.



III.1 Medieval Quarter Masterplan area

The Masterplan provides the following summary of the character and interest of this area, the issues faced, and the plan's ambitions:

1. INTRODUCTION & CONTEXT

   The Medieval Quarter is a strategically important area of the city centre, adjacent to the city's retail hub and the Salford City border. The Medieval Quarter is rich in both cultural and historical significance; it is home to Manchester Cathedral and Chetham's School of Music, two renowned historical assets of the Manchester landscape, as well as the National Football Museum, one of the city's key visitor attractions. It lies at the heart of the Northern Gateway to the city centre; an area with the potential to be a key driver for change, accommodating up to 20,000 new jobs as well as significant opportunities for residential development.

   Significant progress has been made in transforming the Medieval Quarter in recent years, commencing with the initial investments made following the 1996 IRA bombing of this area of the city centre. This includes the National Football Museum, ongoing redevelopment projects at Chetham's School of Music and Manchester Cathedral, and the restoration of the Corn Exchange as a high quality specialist food retailing centre.

   Developments within the Medieval Quarter and the wider Northern Gateway area, including NOMA, the refurbishment of Victoria Station, Metrolink's Second City Crossing and Greengate, are making the area even more important, both as a destination in its own right, and also as a gateway and route into the main retail and business core of the city centre.

   Whilst new developments are providing key opportunities, there are a number of issues with the current environment and public realm within the Medieval Quarter. This masterplan has been developed in order to address these, and provide a greatly enhanced setting for the area's assets. The new proposals build on Manchester's successful investment in public realm as part of concerted efforts to revitalise the city centre as the major employment location and driver of economic growth for the Greater Manchester economy.

2. MEDIEVAL QUARTER MASTERPLAN AND NEW PUBLIC REALM PROPOSALS

   The new public realm proposals within this masterplan will fundamentally change the visitor experience and open up and transform the Medieval Quarter. They are designed to change the Medieval Quarter from a fragmented and incoherent area into one of the most impressive destination in the city centre, enhancing the investment taking place in the area's key assets.

   The new public realm works will make the Medieval Quarter one of the most high profile and iconic locations in the city, shared by business and leisure visitors, daily commuters and many workers from the new retail and office space being developed. It will also re-inforce the new residential developments being brought forward at NOMA.

   The works will open up a new visitor experience for both the Cathedral and Chetham's and allow both organisations and the National Football Museum to organise outside events in the new space. Recent analysis suggests that the effect will be to increase both events and visitor numbers. It is expected that overall visitor numbers will increase by between 10%-20% as a result of the new public realm, although some visitors will go to more than one attraction, also increasing visitor spend in the area.

The quality of the proposals for the Medieval Quarter will also support re-development plans in the Northern Gateway area, particularly those around Victoria Station and NOMA, and the further strengthening of Manchester's retail and hospitality offer.

Chetham's School features in a number of ambitions within the Masterplan.

National Planning Policy Framework

Any proposals for consent relating to heritage assets are subject to the policies of the NPPF (August 2026). This sets out the Government's planning policies for England and how these are expected to be applied. With regard to 'Conserving and enhancing the historic environment', the Framework requires proposals relating to heritage assets to be justified and an explanation of their effect on the heritage asset's significance provided, with the level of any harm identified and weighed against the benefits.

Paragraph 15 states that:

The purpose of the planning system is to contribute to the achievement of sustainable development, by managing the use and development of land in the long-term public interest.

Paragraph 16 provides a definition, stating that:

At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. [...]

Paragraph 17 expands on this:

Achieving sustainable development means that the planning system has three overarching objectives in providing for the homes, commercial development, facilities and infrastructure which society needs. These objectives are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across all three):

a. an economic objective –to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b. a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible community facilities, public service infrastructure and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c. an environmental objective – to support efforts to mitigate and adapt to climate change, including moving to a low carbon economy; and to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, and minimising waste and pollution.

Paragraph 18 establishes that:

These objectives should be delivered through the preparation and implementation of development plans and the application of the policies

in this Framework; they are not criteria against which every development proposal can or should be judged. Development plans and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

The 'presumption in favour of sustainable development' is established in Policy S3 (Chapter 4, Sustainable development).

Chapter 5 provides national decision-making policies on Meeting the challenge of climate change. Policy CC3: Adaptation to climate change, Paragraph 2, states that:

Substantial weight should be given to the benefits of improving the resilience of existing buildings and public spaces to anticipated climate change impacts where this would be achieved through proposals for development.

Chapter 20 '**Conserving and enhancing the historic environment' sets out the national decision-making policies for development proposals affecting** heritage assets:

HE4: Securing the conservation of heritage assets

1. Heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance. To achieve this, development proposals which would affect the significance of heritage assets, including any contribution made by their setting should:

a. Maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution they can make to sustainable communities including local economies, and the positive contribution they can make to local character and distinctiveness; and

b. Avoid (or if that is not possible, minimise) harm to the significance of heritage assets, and instead conserve this significance.

2. Any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting) should have a clear and convincing justification in accordance with the policies in this chapter.

3. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the asset should not be taken into account in any decision relating to the asset.

4. Proposals for enabling development, which would otherwise conflict with other policies in this Framework and/or those in the development plan, but which would secure the future conservation of a heritage asset, should be considered on the basis of whether the conservation benefits outweigh the disbenefits of departing from the policies concerned.

HE5: Assessing effects on heritage assets

1. Development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance. The relevant historic environment record should be referred to in making this assessment, and appropriate expertise employed where necessary.

2. Assessments of the potential effects of development proposals on the significance of heritage assets (including through effects on their setting) should identify whether proposals would be likely to:

a. Have a positive effect, which is where the significance of a heritage asset would be enhanced, or better revealed; or

b. Have no effect on the significance of a heritage asset; or

c. Result in harm to the significance of a heritage asset, either from work affecting the asset itself or from development within its setting. The degree of harm should be identified: substantial harm would occur where the development proposal would seriously affect a key element of the asset's significance; or

d. Cause the total loss of the significance of a heritage asset.

3. In making this assessment it is the effect on a heritage asset's significance rather than the scale of the development which should be considered.

4. Decision-makers should be satisfied that assessments accurately reflect the effects on heritage assets caused by development proposals.

5. Where a development proposal involves, or has the potential to involve, a heritage asset with archaeological interest, an appropriate desk-based assessment should be undertaken and, where necessary, a field evaluation. These should be used to help understand the asset's significance and the potential effect of the proposal on this, which should inform the design, mitigation and implementation of the development.

HE6: Proposals affecting designated heritage assets

1. When considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance.

2. Development proposals which would have a positive effect on a designated heritage asset should be supported.

3. Any harm to a designated heritage asset will be a matter of considerable importance and weight, which should be dealt with in accordance with paragraphs 4 to 6 of this policy.

4. Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building, and enabling energy efficiency and low carbon heating measures to be employed.

5. Where a development proposal would cause substantial harm to, or the total loss of, the significance of a designated heritage asset, consent should be refused unless it can be demonstrated that the harm is necessary to achieve substantial public benefits that outweigh the harm or loss, or if all of the following apply:

a. The nature of the heritage asset would otherwise prevent all reasonable uses of the site;

b. No suitable use for the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;

c. Conservation by grant-funding or some form of not for profit, charitable or public ownership is not possible; and

d. The harm or loss is outweighed by the benefit of bringing the asset back into use.

6. Within this context, development which would cause substantial harm to, or the total loss of, the significance of grade II listed buildings, or grade II

registered parks or gardens, should be exceptional; while development which would cause substantial harm to, or the total loss of, assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

HE9: Conservation areas

1. Development proposals within or affecting the significance of conservation areas should:

a. Retain and conserve buildings and other features which make a positive contribution to the character or appearance of the conservation area where possible; and

b. Consider the area's special architectural or historic interest (as identified as part of the designation of the conservation area) in the design of development.

2. Not all elements of a conservation area will necessarily contribute to its significance. Where a development proposal would result in the loss of a building or other element which contributes to the character or appearance of a conservation area that is desirable to conserve, the assessment of impact should take into account the relative significance of the element affected and its contribution to the significance of the conservation area as a whole, and the effects of this considered in accordance with policies HE5 and HE6.

3. Proposals which conserve those elements of a conservation area that make a positive contribution to the area (or which better reveal its significance) should be supported.

HE10: Loss or removal of heritage assets

1. Where a development proposal would result in the loss of the whole or part of a heritage asset (whether designated or not):

a. The development should not be approved without all reasonable steps being taken to ensure that the new development will proceed after the loss has occurred, including through the use of planning conditions and planning obligations to secure the development against the loss of the asset; and

b. The applicant should record and advance understanding of the significance of the asset to be lost in a manner proportionate to its importance and the potential impact upon it; and should make this evidence (and any archive generated) publicly accessible by depositing it in the relevant Historic Environment Record, and any archives with a local museum or other public depository. The ability to record evidence of our past should not be a decisive factor in deciding whether such loss should be approved.

2. Heritage assets with archaeological interest should be preserved in situ where feasible. Where an asset cannot be preserved or managed on-site, appropriate provision should be made for the investigation, understanding, recording, dissemination and archiving of that asset, which should be undertaken by suitably-qualified individuals or organisations.

[...]

Other Relevant Policy Documents

DCMS: The National Planning Practice Guidance (NPPG) (2019)

Historic England: Historic Environment Good Practice Advice in Planning (2017)

Historic England: Conservation Principles and Assessment (2008)

Appendix IV – Bat Survey Report

Chetham's School of Music, Manchester Bat Survey

August 2026



Dunelm Ecology
consultant ecologists

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1 Introduction

1.1 Background

1.1.1 Dunelm Ecology Ltd was commissioned to undertake a bat survey at Chetham's School of Music, Manchester. The survey was undertaken in support of a Listed Building Consent (LBC) application to re-roof several sections of roof that form part of the school.

1.1.2 The main objective of the survey was to identify if bats are using the buildings as roost sites, and if so, to establish the species and numbers of bats present, and type of roost. This report provides a brief overview of the legal protection afforded to bats in the UK. It includes a detailed description of the survey methods used and the results of the study. The implications of the survey findings are discussed; with an assessment of potential impacts provided and recommendations given as to what further measures are considered necessary.

1.2 Bat Ecology

1.2.1 There are 17 species of bat known to be resident (i.e. breed) in the British Isles, around six of which occur in the Manchester area. Habitat requirements vary widely, both on an individual and species level, although certain features, such as woodland, parkland, traditional pasture, marshes and areas of freshwater, are often focal points for foraging as insects are plentiful in these areas (Mitchell-Jones 2004). Bat roosts tend to be more common in areas where such habitats are present. Bats use linear features such as rivers, hedgerows, roads and woodland edges as landmarks in order to commute from one location to another (Schofield and Mitchell-Jones 2003).

1.2.2 Bats utilise different roosts at different times of the year. Between late October and March, bats hibernate; this typically requires an unexposed roost with a stable temperature, such as a cave, cellar or tunnel although cavity walls can be used by some species such as pipistrelle bats. Around March, the bats emerge and gradually move to their summer roosts, typically within man-made structures or suitable crevices in trees. During the spring and summer period, female bats gather at maternity roosts to give birth and rear their young. Most births occur between late-June and mid-July, with the young able to fly within three to five weeks (Altringham 2003). By the end of August, most of the young bats are independent and the colony begins to break up (Schofield and Mitchell-Jones 2003). Non-breeding roosts comprising individual and low numbers of bats can be found between spring and autumn. Mating takes place between August and December, either at the winter hibernation site or at autumn mating sites. The numbers of bats utilising these various roosts can range from single bats to hundreds of bats in a nursery colony (Altringham 2003).

1.3 Legislative and Planning Context

Bats

1.3.1 All British bat species are protected under the Wildlife and Countryside Act (WCA) 1981, which has been amended by later legislation, including the Countryside and Rights of Way (CRoW) Act 2000 and the Conservation of

Habitats and Species (Amendment) (EU Exit) Regulations 2019. Taken together, the above legislation makes it an offence to:

- Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for shelter or protection.
- Intentionally or recklessly obstruct access to any structure or place used for shelter or protection by a bat.
- deliberately capture, injure or kill a bat,
- deliberately disturb bats, in such a way as –
  - i) to impair their ability to survive, to breed or reproduce, or to rear their young, or
  - ii) to hibernate or migrate, or
  - iii) to affect significantly the local distribution or abundance of bats;
- damage or destroy a breeding site or resting place.

1.3.2 Under the 2019 Regulations it is an offence to damage or destroy a breeding site or resting place whether a bat is in occupation or not.

1.3.3 Seven native British bat species are listed as 'Priority Species' and are referred to as 'species of principal importance' for the conservation of biodiversity in England and Wales within Section 74 of the CRoW Act 2000 and Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.

1.3.4 The effects of developments on protected species are considered in the National Planning Policy Framework (NPPF). Section 15 of the NPPF states that Planning policies and decisions should contribute to and enhance the natural and local environment through a range of measures including minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs. Local authorities in England are required to ensure that where significant harm resulting from development cannot be avoided (through locating on alternative sites with less harmful impacts), adequately mitigated, or, as a last resort, compensated for; planning permission is refused.

1.3.5 Finally, Circular 06/2005: *Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System* states that protected species and habitats are a material consideration in the planning process. Paragraph 99 states 'It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted.'

2 Methods and Approach

2.1 Field Survey

Preliminary Roost Assessment (PRA)

2.1.1 A PRA survey was carried out during daylight hours on 4 August 2026 following the methodology outlined in the *Bat Surveys Good Practice Guidelines* (Collins 2023). The survey focused on those parts of the building that house the library, baronial hall, association room and college house. The survey involved searching the interior and exterior of the buildings for bats and their field signs with the aid of close-focusing binoculars (Opticron Countryman BGA 8x42) and a powerful torch (Clulite 1M candle-power). The buildings were assigned to a roost potential category based on the criteria presented in Table 1 (Collins 2023).

Table 1 Roost Assessment Criteria

Roost Potential Category	Description of Roosting Habitats
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).
Negligible	No obvious habitat features on site likely to be used by roosting bats, however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site but could be used by individual hibernating bats).
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only such as maternity or hibernation – the categorisation in this table is made irrespective of species conservation status, which is established after presence is confirmed).
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support high conservation roosts e.g. maternity or classic cool/stable hibernation site.

2.2 Personnel

2.2.1 The survey was carried out by Jon Guarnaccio MCIEEM who has 23 years continuous experience as a professional ecologist and has held a Natural England bat survey licence since 2005 (2015-15066-CLS-CLS).

2.3 Survey Constraints

2.3.1 The PRA was carried out at an appropriate time of year. Given the complex layout and size of the building, it was not possible to closely inspect all areas meaning some PRF and field signs may not have been recorded. For instance, several roof voids are present but these were not accessible at the time of survey.

2.3.2 It should be noted that species such as bats are unpredictable and may not conform to standard patterns recorded in scientific literature. Therefore, this report cannot predict with absolute certainty that bats will occur in apparently suitable locations or habitats, or that they will not occur in locations or habitats that appear unsuitable.

3 Results

3.1 PRA

3.1.1 The results of the PRA survey are shown in Table 2 below. In summary no evidence of bats was recorded during the survey although the building was assessed as having moderate bat roost potential owing to the presence of numerous PRF and proximity of suitable foraging habitat. Although the site is located within a highly urban area, it lies adjacent the River Irwell which is likely to be a key foraging and commuting resource for the local bat population. Such habitats increase the likelihood of bat roosts being present in the locality although maternity roosts are unlikely to be common based on the absence of other valuable habitats such as woodland.

Table 2 PRA Results

Building Description	Roosting Opportunities & Signs of Bat Use	Roost Potential
The original building is Grade I listed and dates from 1422. Constructed from coursed red sandstone walls set under a series of pitched roofs clad with stone slates. Most ceilings are vaulted but three small voids are present (assumed to be no more than 2 m long x 2 m high). Later 19th century extensions have been added to the northern elevation of the original building; these having pitched blue slate roofs.	No evidence of bats was recorded during the survey. However, gaps between stone slates are ubiquitous while gaps also appear to exist on wall tops under the eaves. Conversely, the blue slate sections of roof are relatively tight fitting with no discernible gaps. A louvered air vent and broken air brick in separate gables, do however provide potential roosting features in the 19th century section of building. All walls appear well pointed	Moderate

3.2 Other Species

3.2.1 No evidence of nesting birds was recorded during the survey and no obvious potential nesting features were identified.

4 Discussion

4.1 Assessment and Recommendations

4.1.1 There is no evidence to suggest that the building is used by roosting bats although it is assessed as having moderate roost potential due to the presence of potential access points and the proximity of the River Irwell which provides suitable foraging habitat.

4.1.2 Further survey effort in the form of two dusk emergence surveys is therefore recommended to give confidence in the initial negative survey result and to comply with best practice guidelines (Collins 2023). Such surveys can only be undertaken between May and August during suitable weather conditions i.e. warm (>10ºC), light winds and dry, with at least three weeks between each survey.

4.1.3 Should further survey confirm the presence of bats, then re-roofing works would need to be completed under licence from Natural England. Roost sites for bats should be incorporated into the scheme whether bats are present or not, in accordance with the NPPF which seeks net gains in biodiversity. This could be achieved by incorporating bespoke bat access points in some roofs although an appropriate bat friendly membrane would need to be used in conjunction with these e.g. TLX bat safe.

4.1.4 Although the risk is low, nesting birds could potentially be disturbed or harmed if works were undertaken during the nesting season, which would constitute and offence under the Wildlife and Countryside Act 1981 (as amended). If works cannot be undertaken outside the nesting season which lasts from March to August inclusive, then a pre-works check should be undertaken no more than 48 hours of work commencing. If breeding was confirmed, then works within 5 m of the nest would need to be postponed until chicks had fledged the nest. This approach is recommended to avoid infringement of the Wildlife and Countryside Act 1981 (as amended) which protects all wild birds and their nests. Artificial nesting features for birds could also be provided in the form of swift units; these being positioned on north or shaded elevations.

5 References

Altringham JD (2003). *British Bats*. Collins, London.

Collins J (ed) (2023). *Bat Surveys for Professional Ecologists: Good Practice Guidelines*. Fourth Edition. BCT, London.

Schofield HW & Mitchell-Jones AJ (2003). *The Bats of Britain and Ireland*. The Vincent Wildlife Trust, Ledbury.



Plate 1 Building from the south



Plate 2 Later 19th century addition on north side of building



Plate 3 Numerous gaps are present between stone slates



Plate 4 Vaulted ceilings are common through-out



Plate 5 Louvered vents in gable end provide access points for bats



Plate 6 The site is located adjacent the River Irwell which increases the likelihood of roost sites being present